

Office Building for Sale or Lease

2500

Vineyard Avenue, Oxnard

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

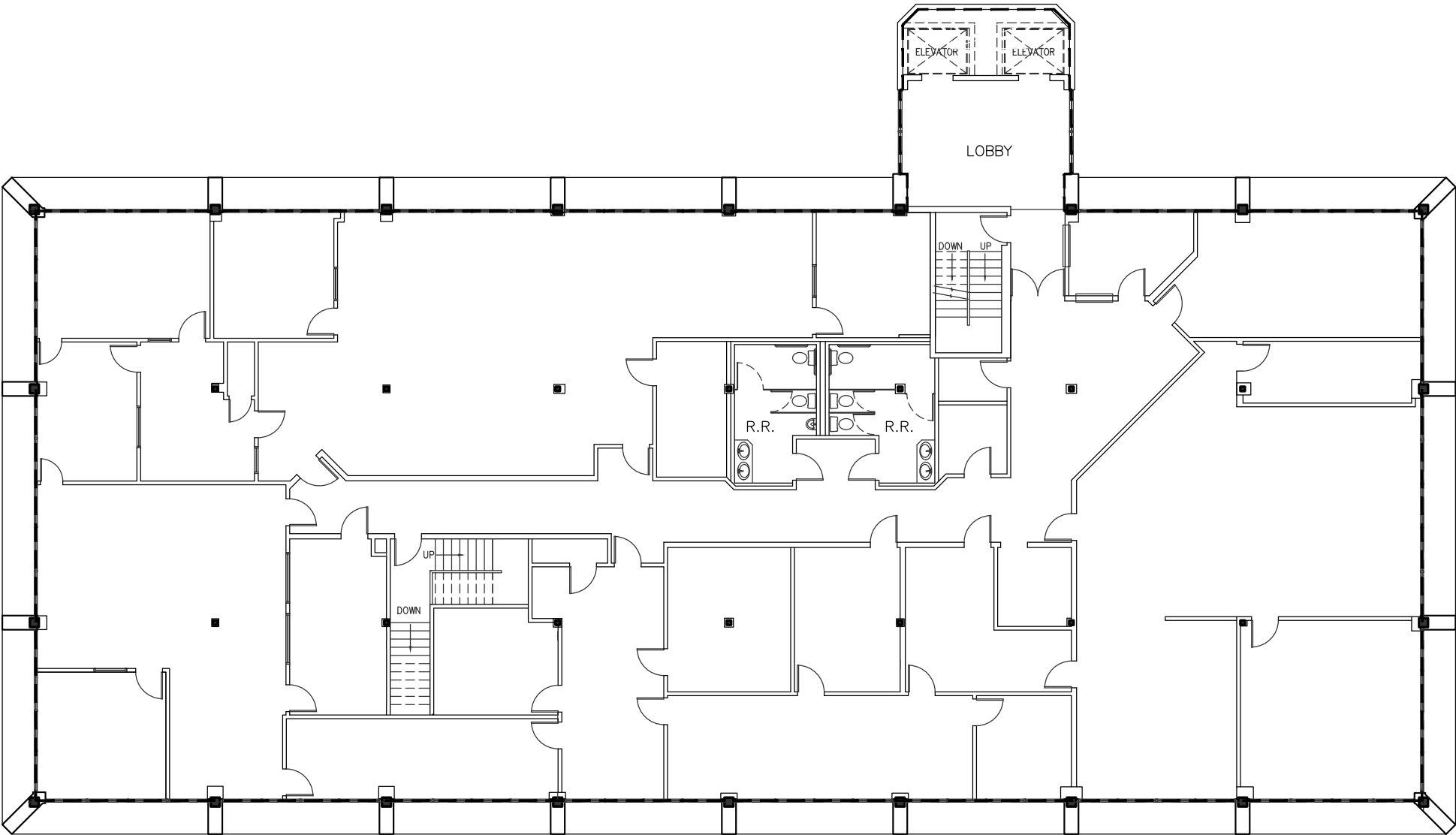


LOCATION:	2500 Vineyard Avenue Oxnard, CA 93036
YEAR BUILT:	1979
BUILDING SIZE:	31,610 RSF
AVAILABILITY:	5,000 - 31,610 SF
STORIES:	3
ELEVATOR:	Yes (2)
PARKING:	100 Covered & Surface Spaces (3.23/1000)
ZONING:	C-2
SALE PRICE:	\$7,495,000

- Great Owner-User Opportunity to Purchase
- Full Floor and Full Building Leasing Opportunities
- High-Image Office Building
- Freeway Visible Exterior Building Signage
- Covered Parking Garage With Exterior Surface Spaces
- Located near The Collection at Riverpark
- Excellent Access to Ventura 101 Freeway

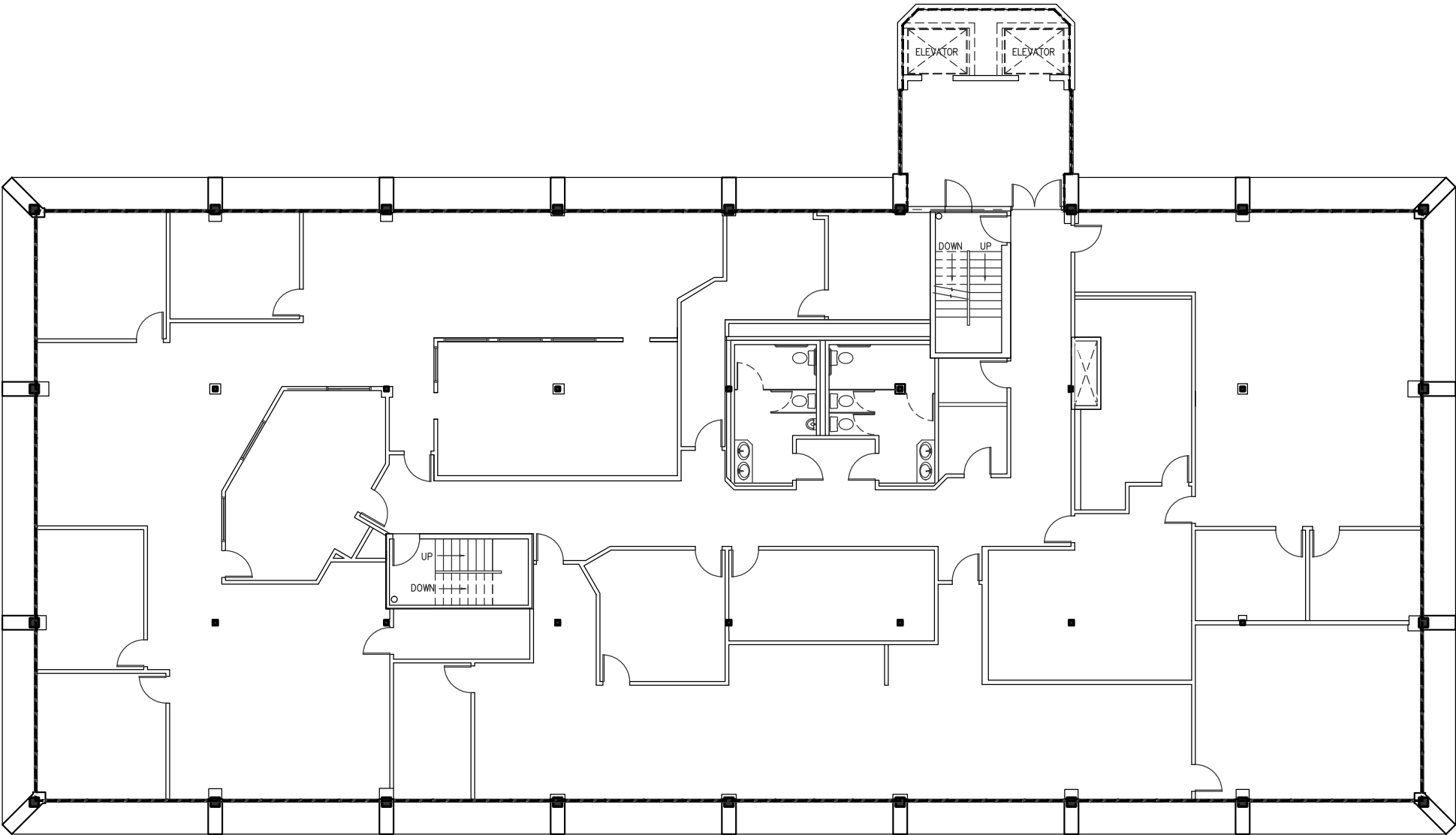


1st FLOOR • 5,000 - 10,034 RSF | \$2.50 PSF FULL-SERVICE GROSS



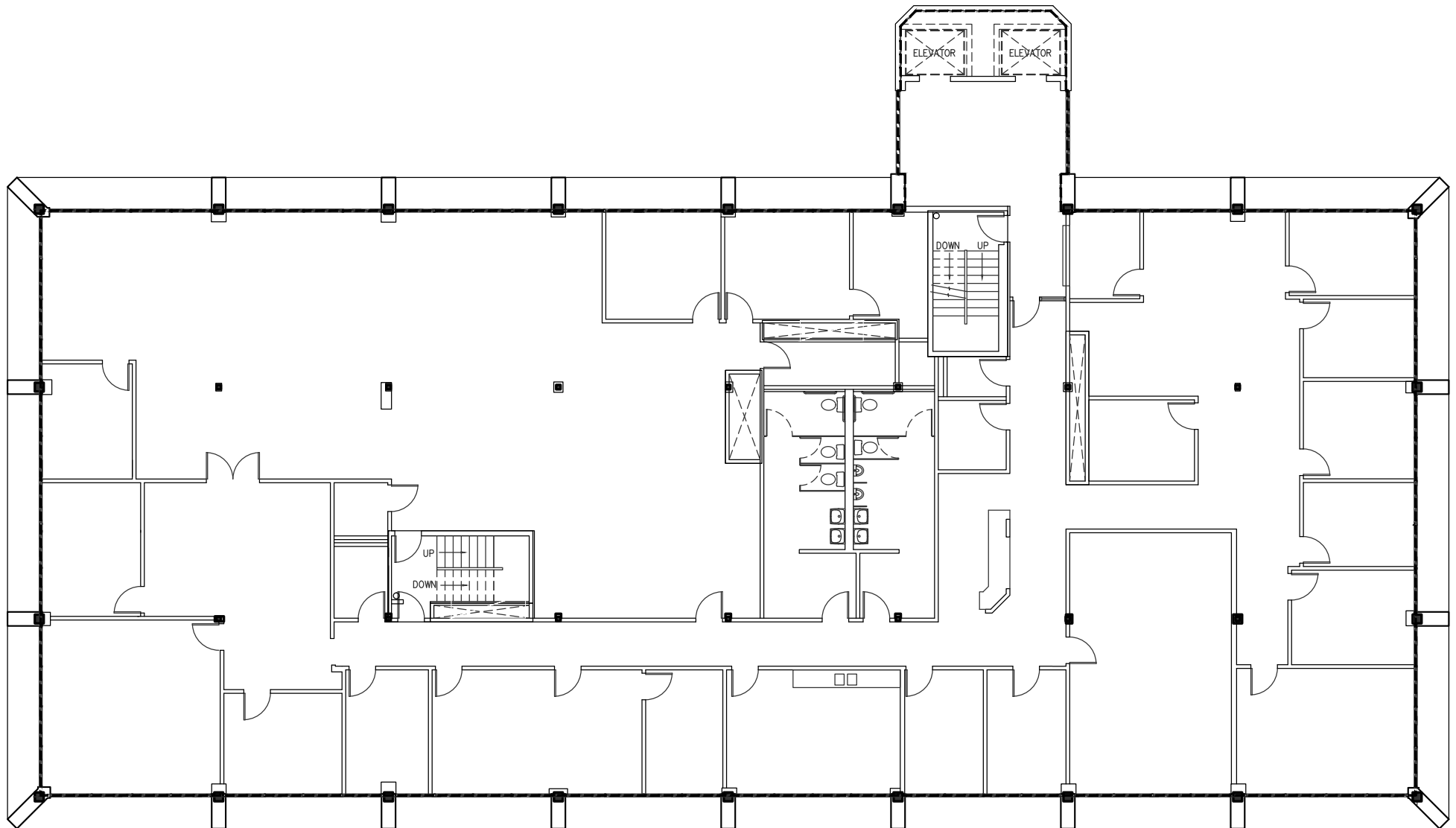


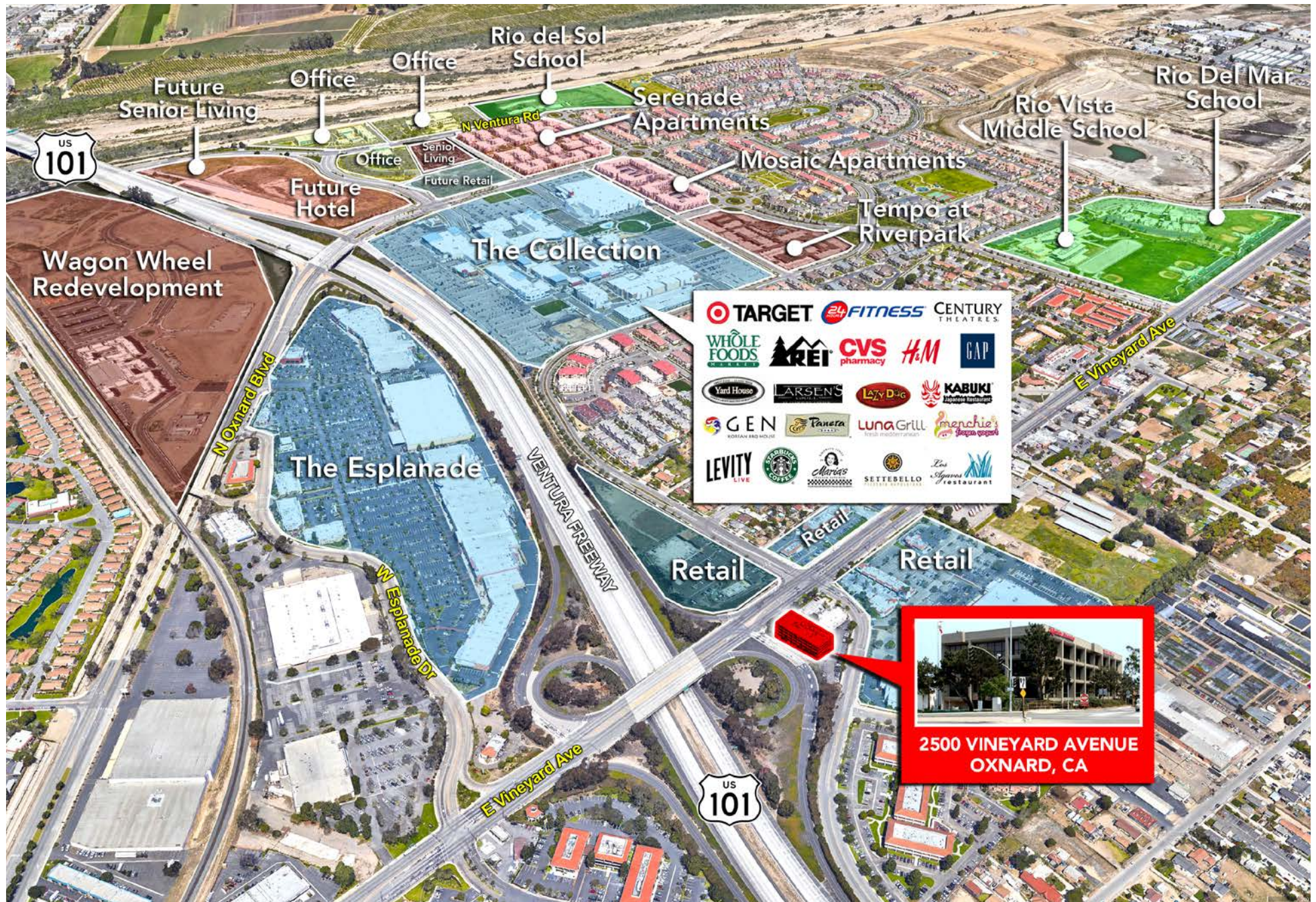
2nd FLOOR • 10,034 RSF | \$2.50 PSF FULL-SERVICE GROSS





3rd FLOOR • 10,034 RSF | \$2.50 PSF FULL-SERVICE GROSS







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