



RETAIL SPACE FOR LEASE

2031 Statham Blvd, Oxnard CA 93033

1,060 Square Feet

Lease Rate: \$2.25 / Foot NNN

+*8% Management Fee



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122

Info@BuengerInc.com www.BuengerInc.com

CalDRE License: 1378022

OVERVIEW

High visibility location on a signalized corner on the Oxnard Blvd corridor in South Oxnard.

AVAILABLE SPACE

Space	SQ. FT.	Rate	Type
Retail Space	1,060	\$2.25 / Month	NNN
+* 8% Management Fee			

Description: Ideal space for retail or professional office. Space features an open layout with natural lighting and private restroom.

Join these existing businesses

- Poke Luau
- The Right Hair Cuts
- Two Trees Physical Therapy
- Maki Plus
- Tacos Mis Gallos
- Friday's Coin Laundry

BUILDING

- Year built: 1991
- Square Feet: 15,783
- Land Acres: 1.42
- Parking Spaces: 67
- Zoning: Commercial (C-2 PD, City of Oxnard)



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022

FLOOR PLAN

Space	SQ. FT.	Rate	Type
Retail Space	1,060	\$2.25 / Month	NNN
+* 8% Management Fee			



Description: Ideal space for retail or professional office. Space features an open layout with natural lighting and private restroom.

Ideal location for:

- Retail or Office
- Nail Salon
- Estheticians
- Your concept

Amenities:

- Private ADA Restroom.
- Large Windows.
- Located on major thoroughfare.
- Perfect size for a variety of uses.



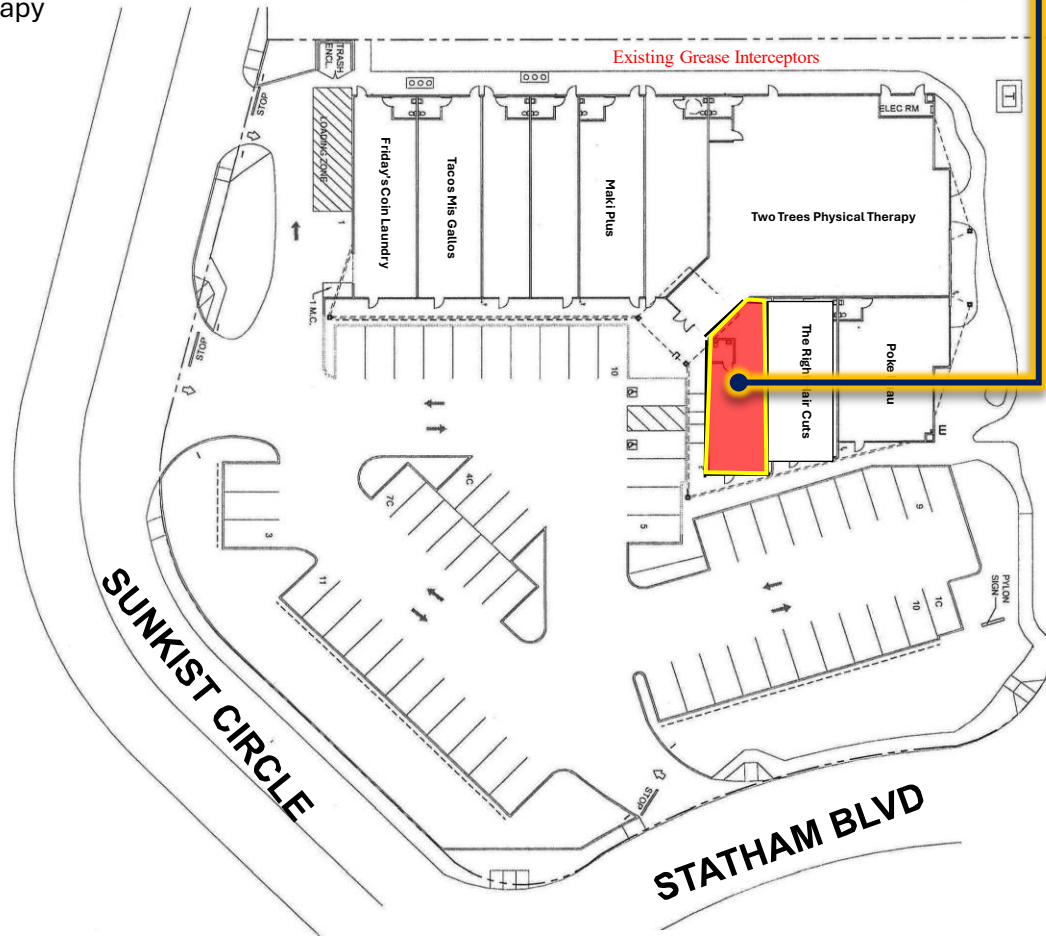
BUENGER
COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022

THE CENTER

Join these existing businesses:

- Poke Luau
- The Right Hair Cuts
- Two Trees Physical Therapy
- Maki Plus
- Tacos Mis Gallos
- Friday's Coin Laundry



AVAILABLE

S. OXNARD BLVD. (HWY 1)



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022

DEMOGRAPHICS & TRAFFIC

TRAFFIC

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
South Oxnard Blvd.	Statham	16,422	2026	0.01 mi
South Oxnard Blvd	Sunkist	19,633	2026	0.01 mi

INCOME

	2 miles	5 miles	10 miles
Avg Household Income	\$102,395	\$116,047	\$126,305
Median Household Income	\$81,759	\$93,285	\$100,485
\$25,000 - 50,000	4,461	10,340	17,951
\$50,000 - 75,000	3,548	9,797	16,452
\$75,000 - 100,000	3,107	8,365	16,356
\$100,000 - 125,000	2,495	7,707	14,650
\$125,000 - 150,000	2,289	6,772	12,096
\$150,000 - 200,000	2,341	6,878	15,195
\$200,000+	2,077	8,562	21,723

HOUSEHOLDS

	2 miles	5 miles	10 miles
2025 Households	22,524	64,331	126,759
2030 Household Projection	22,524	64,013	126,473
Annual Growth 2020-2025	-.03%	.02%	0.5%
Annual Growth 2025-2030	-.04%	-.01%	0%
Owner Occupied Households	11,931	33,701	70,419
Renter Occupied Households	10,593	30,312	56,054
Avg Household Size	4	3.4	3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$876.7M	\$2.4B	\$4.9B

,

	2 miles	5 miles	10 miles
2025 Population	99,699	232,609	400,129
2030 Population Projection	98,104	230,953	398,697
Annual Growth 2020-2025	-1.1%	-0.4%	-0.1%
Annual Growth 2025-2030	-0.3%	-0.1%	-0.1%
Median Age	34.7	36.3	38.5
Bachelor's Degree or Higher	10%	19%	27%
U.S. Armed Forces	215	2,403	4,634



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
 Info@BuengerInc.com www.BuengerInc.com
 CalDRE License: 1378022



BUENGER

COMMERCIAL REAL ESTATE, INC.

Broker Disclaimers -- This offering memorandum is confidential and has been prepared by Buenger Commercial Real Estate, Inc. (Broker) solely for the use of prospective purchasers. This offering memorandum is not intended to provide all the information necessary to reach a purchase decision. Each prospective Buyer is strongly encouraged to conduct their own thorough review and due diligence.

Financial Information -- While the financial, operations, property description, projections, and other information herein is deemed to be reliable, neither the Broker nor Owner guarantee, represent, or warrant its accuracy. Pro forma projections are prepared by Broker based on many assumptions and events over which the Broker and the Owner have no control and are not guaranteed. Buyers should use projections for review and are strongly urged to conduct their own study on projections. No liability is assumed for errors, omissions, misstatements of fact, prior sale, change-of-price, or withdrawal from the market without notice.

Environmental -- The Seller and Broker make no representations whatsoever about any environmental conditions on the property, including but not limited to issues such as asbestos, hazardous waste, mold, mildew, petroleum leaks, or spills. Each prospective Buyer is encouraged to do their own study and analysis to determine the status of various issues.
Agency -- Buenger Commercial Real Estate, Inc. is the exclusive agents of the Seller, represent the Seller only, and shall be compensated by Seller.

Confidentiality -- All information contained in this offering is confidential in nature and must be held in the strictest confidence, except information which is a matter of public record. Please do not visit the property without making prior arrangements through the Broker. Please do not contact tenant or property owner, nor talk to any employees. All due diligence information and all property tours must be provided by Buenger Commercial Real Estate, Inc.