

FOR LEASE

# Oxnard Blvd. & W. Esplanade Dr.

RETAIL

NEW RETAIL PAD | 1,200 - 5,950 SF AVAILABLE



## PROPERTY INFO

- + Size: 1,200 - 5,950 SF
- + Rent: \$3.75/SF NNN
- + Delivery Cond: Vanilla Shell
- + Parking: 4/1,000 SF
- + Signage: Yes - Pylon

## PROPERTY HIGHLIGHTS

- + New Starbucks pad development facing Oxnard Blvd.
- + Dominant Oxnard retail corridor
- + Shadow anchored by: Home Depot, TJ Maxx, Nordstrom Rack, Dick's Sporting Goods, Foods Co., Tilly's, Party City
- + Adjoining pad users: In-N-Out Burger & BJ's Brewhouse
- + Easy US 101 access - North & South



### Demographics

	1 Mile	3 Miles	5 Miles
Population	8,925	48,940	100,214
Daytime Population	1,260	20,718	40,191
Average HH Income	\$78,094	\$82,961	\$72,296

### Traffic Counts

Ventura Freeway (US Route 101)	+/- 124,000 CPD
Oxnard Boulevard (US Route 1)	+/- 45,000 CPD

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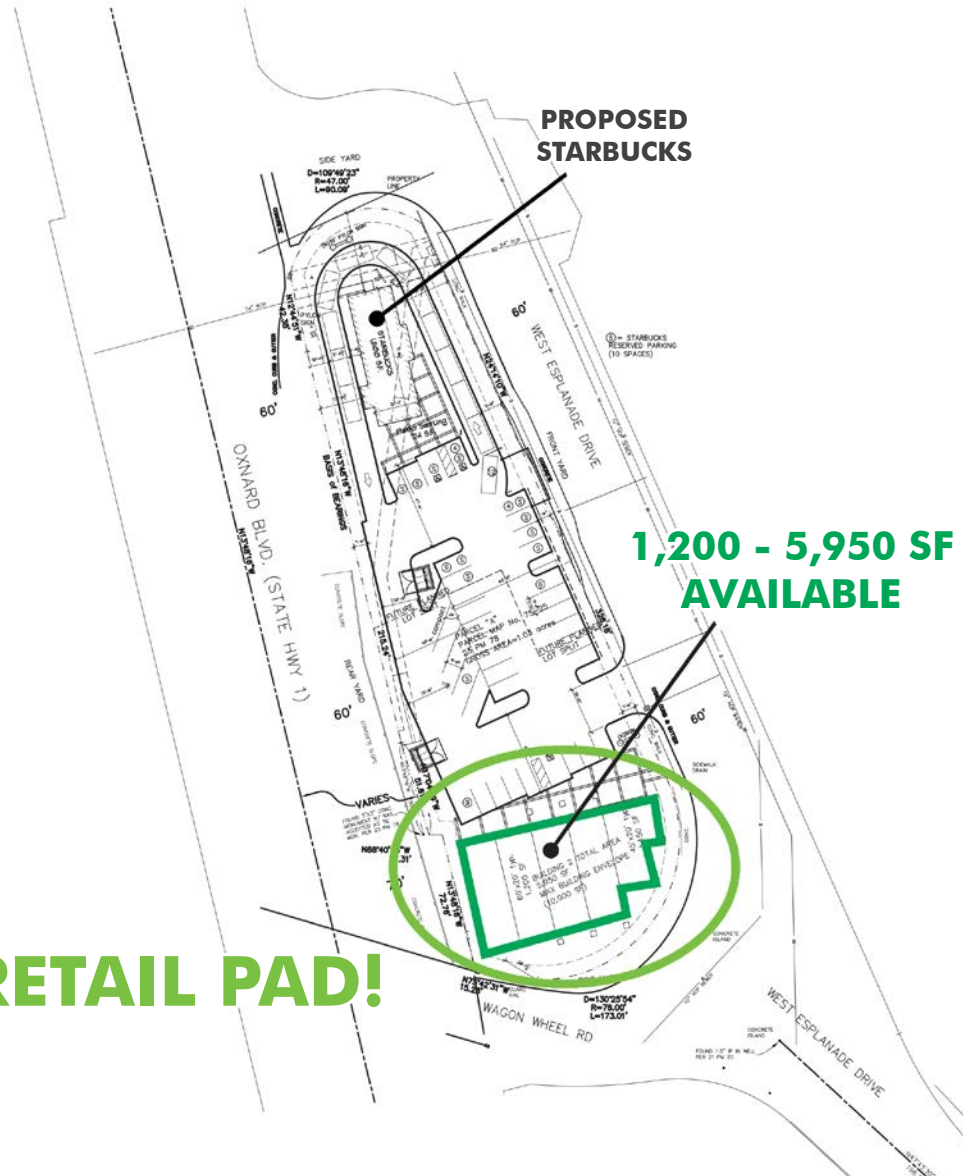
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SITE PLAN

**NEW RETAIL PAD!**



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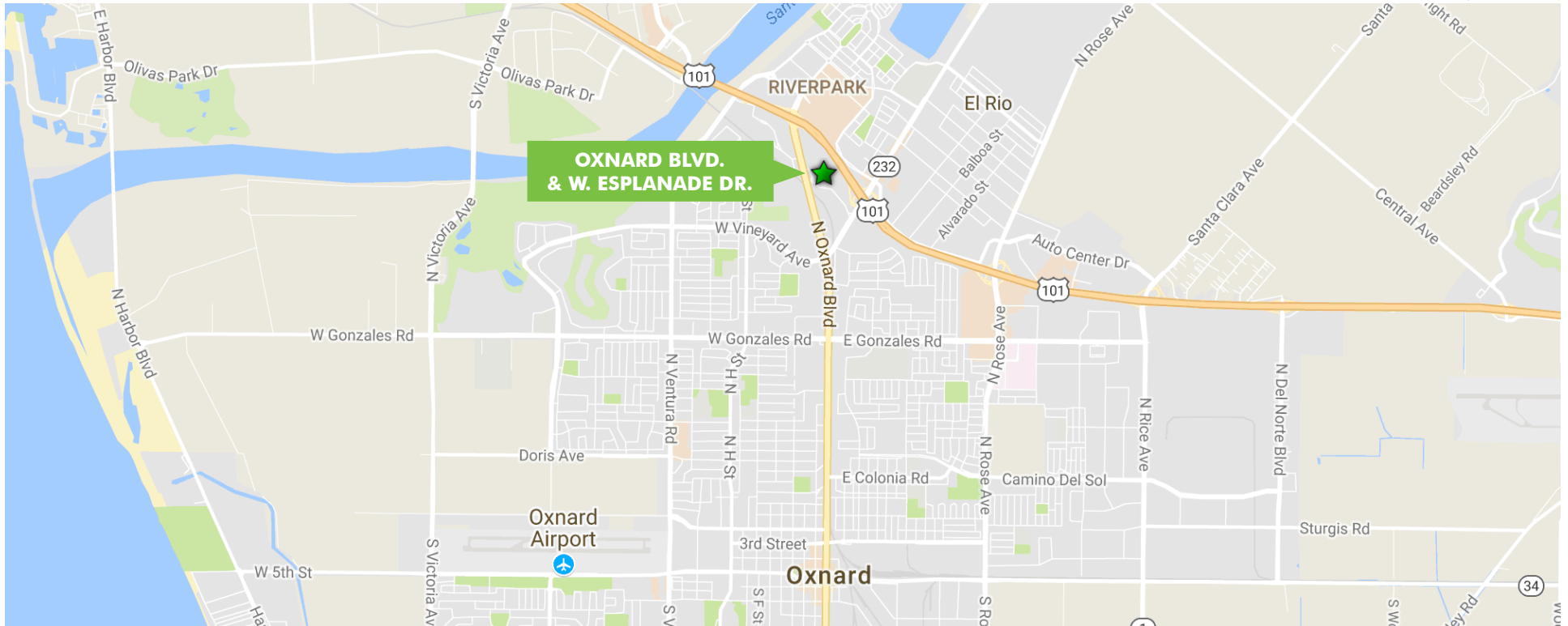
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## CONTACT US

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360 W. ESPLANADE DRIVE, OXNARD, CALIFORNIA

[www.cbre.us/ventura](http://www.cbre.us/ventura)

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