

OXNARD SHOPS

1611-1681 E. Channel Islands Boulevard - Oxnard, CA

±1,220 SF 2ND GEN RESTAURANT FOR LEASE



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PROPERTY HIGHLIGHTS & DEMOGRAPHICS



LOCATION:

1611-1681 E. Channel Islands Blvd, NWC Channel Islands Blvd & S. Rose Ave, Oxnard, CA



AVAILABILITY:

±1,220 SF



ASKING RENT & NNN CHARGES:

\$3.00 PSF

\$1.49 PSF NNN

- 1611-1681 E. Channel Islands Boulevard is a high visibility ±9,515 square foot multi-tenant retail pad at the northwest corner of E. Channel Islands Boulevard and S. Rose Avenue in Oxnard, California.
- The building is adjacent to Walgreens just south of S. Oxnard Boulevard, one of the area's primary north/south traffic corridors.
- Strong co-tenant mix includes Starbucks, Blenders in the Grass, Panda Express and MDRS Spine & Sport.
- Notable traffic generators in the immediate vicinity include Oxnard College (±6,911 students) and Channel Islands High School (±2,444 students).
- The City of Oxnard is a coastal city in Ventura County, half way between Santa Barbara and Los Angeles and is considered the "gateway to the Channel Islands".

		1-MILE	3-MILE	5-MILE
	2024 TOTAL POPULATION	26,545	152,767	226,726
	2024 DAYTIME POPULATION	18,898	131,324	195,174
	2024 TOTAL EMPLOYEES	5,946	38,628	72,023
	2024 TOTAL HOUSEHOLDS	5,872	38,449	63,060
	2024 AVERAGE HOUSEHOLD INCOME	\$123,742	\$113,011	\$121,886
	TRAFFIC COUNTS	E. Channel Islands Blvd (west of S. Rose Ave) ±20,041 E. Channel Islands Blvd (east of S. Rose Ave) ±16,976 S. Rose Ave (north of E. Channel Island Blvd) ± 30,680		

NEARBY TENANTS

Walgreens



SUPERIOR GROCERS

HARBOR FREIGHT TOOLS

El Super

PANDA EXPRESS

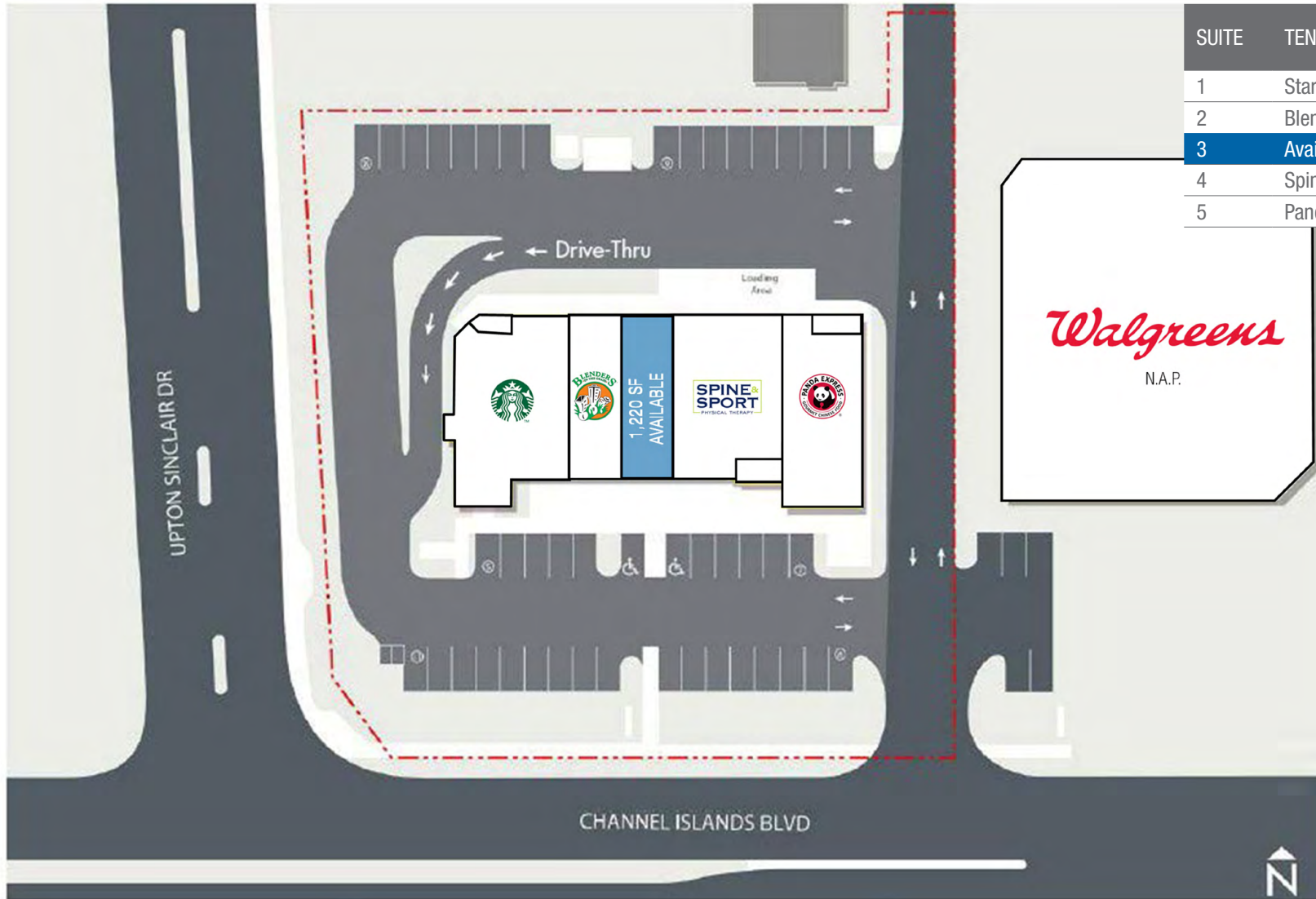
Walmart

dd's DISCOUNTS

ARCO ampm

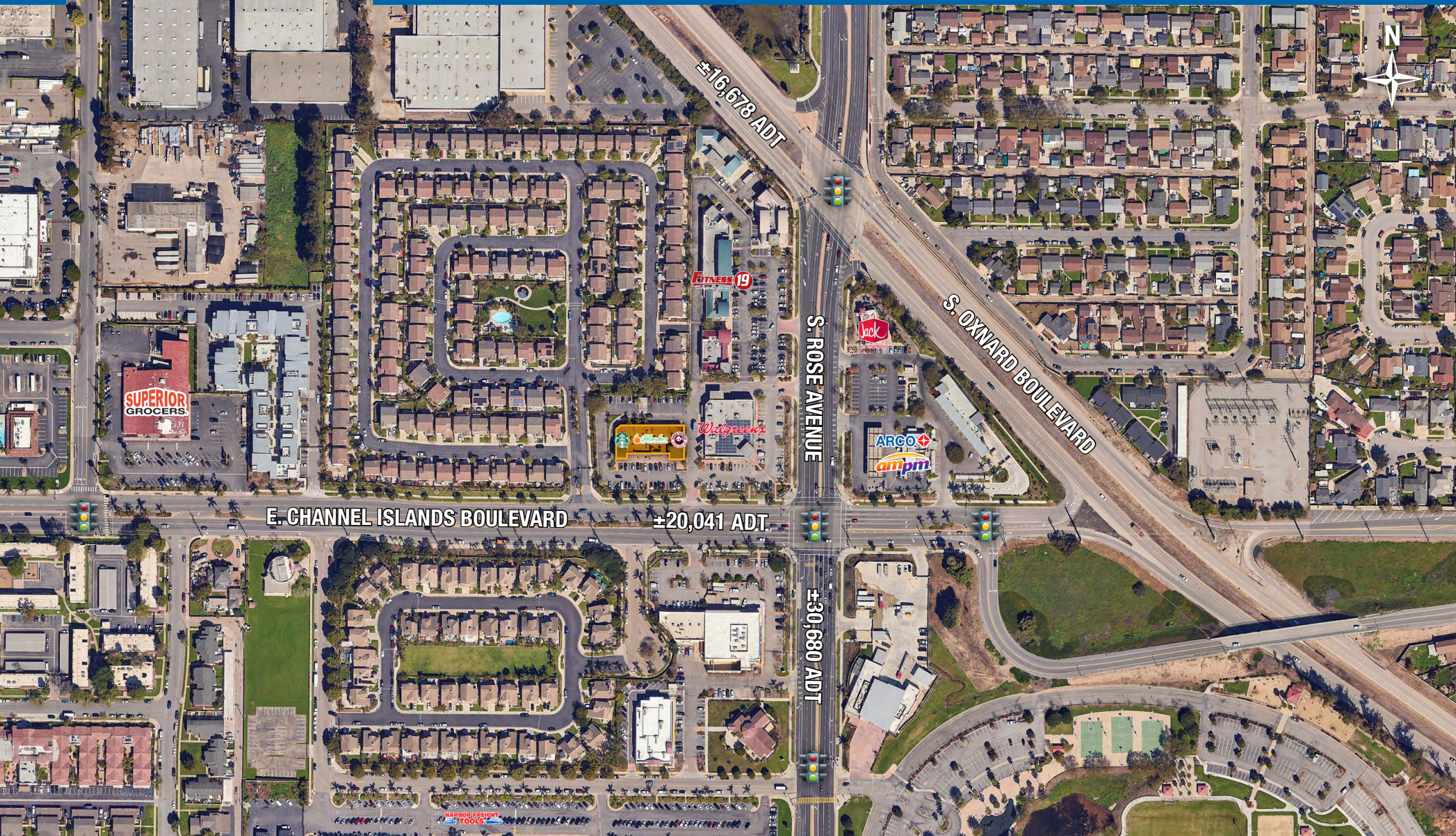
AutoZone

SITE PLAN



SUITE	TENANT	SQUARE FEET
1	Starbucks	2,628
2	Blenders in the Grass	1,116
3	Available	1,220
4	Spine & Sport	2,443
5	Panda Express	2,050

OXNARD, CA



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