

High Traffic Retail Shopping Center

400-450 S. Ventura Rd, Oxnard, CA 93030



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PROPERTY FEATURES

- Grocery anchored shopping center space available
- Former hair salon use
- Beautiful Vons anchored shopping
- Center at the busy intersection of S. Ventura Rd. and 5th St.
- Visible storefront signage and abundant parking
- Heavy pedestrian and automobile traffic

AREA AMENITIES

- Oxnard is an ideal home for your business. It is the unique blend of vibrant metropolitan living, dining, and entertainment. The subject property is located less than one mile from historic downtown. Oxnard is a thriving regional retail, office, and industrial hub, with many master-planned commercial centers and large industrial parks. This location is highly accessible to highways and transportation facilities, the Port of Hueneme, military facilities, and neighboring Channel Islands.
- Nearby Ventura Freeway (101)
- Seasoned co-tenants: Vons, O'Reilly Auto Parts
- Neighboring tenants: Walgreens, McDonald's, 7-Eleven, Baskin-Robbins Ice cream



DEMOS	1 Mile	3 Mile	5 Mile
Population	25,938	184,120	267,010
Avg. HH Income	\$82,388	\$96,865	\$94,707
Daytime Pop	19,874	142,357	206,464
Traffic Count	± 46,366 cars per day		

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