

FOR LEASE

17,052 SF ANCHOR SPACE IN ONE OF OXNARD'S
DOMINANT DAILY NEEDS SHOPPING CENTERS

FREMONT SQUARE SHOPPING CENTER
720 N. Ventura Rd., Oxnard, CA 93030



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**BERKSHIRE
HATHAWAY** | California
HomeServices Properties

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Space Available:	17,052 SF – Divisible to 9,000 – 11,000 SF
Lease Rate:	\$15.00/SF/Year NNN (\$6.00)
Term:	5 – 10 years plus options
Shopping Center GLA:	157,000 SF
Available:	Q4 2023
Space Dimensions:	Approximately 118' of frontage x 160' deep
Ceiling Height:	Approximately 12' to drop ceiling
Fire Sprinklers:	Yes
Pylon Sign:	Yes

DESCRIPTION:

Currently occupied by Rite Aid, this rarely available anchor space, is well located in the very busy Fremont Square Shopping Center, with great co-tenancies such as AutoZone, dd's DISCOUNTS, Dollar Tree, Rent A Center, Taco Bell, Jack in the Box, and Anytime Fitness.

Fremont Square is one of Oxnard's dominant daily needs centers, perfectly located in mid-west Oxnard to capture a diverse trade area with large population and good household incomes.



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HIGHLIGHTS:

Strong Vibrant Location:

3 mile demographics of 163,665 population with H/H Income in excess of \$100,000. Approx 20,000 ADT on Ventura Rd.

Anchor Tenant space:

Approximately 118' of storefront width with large double sided pylon side available on heavily traveled Ventura Rd.

Good Parking Field:

Roughly 4/1000 with multiple points of ingress and egress.

Modern Aesthetics:

Brand new modern storefront façade upgrade schedule for Q1 2024.

Great Co-Tenants:

Popular and essential daily needs co-tenants including Grocery Outlet, Auto-Zone, Taco Bell, and Dollar Tree.



PHOTOS

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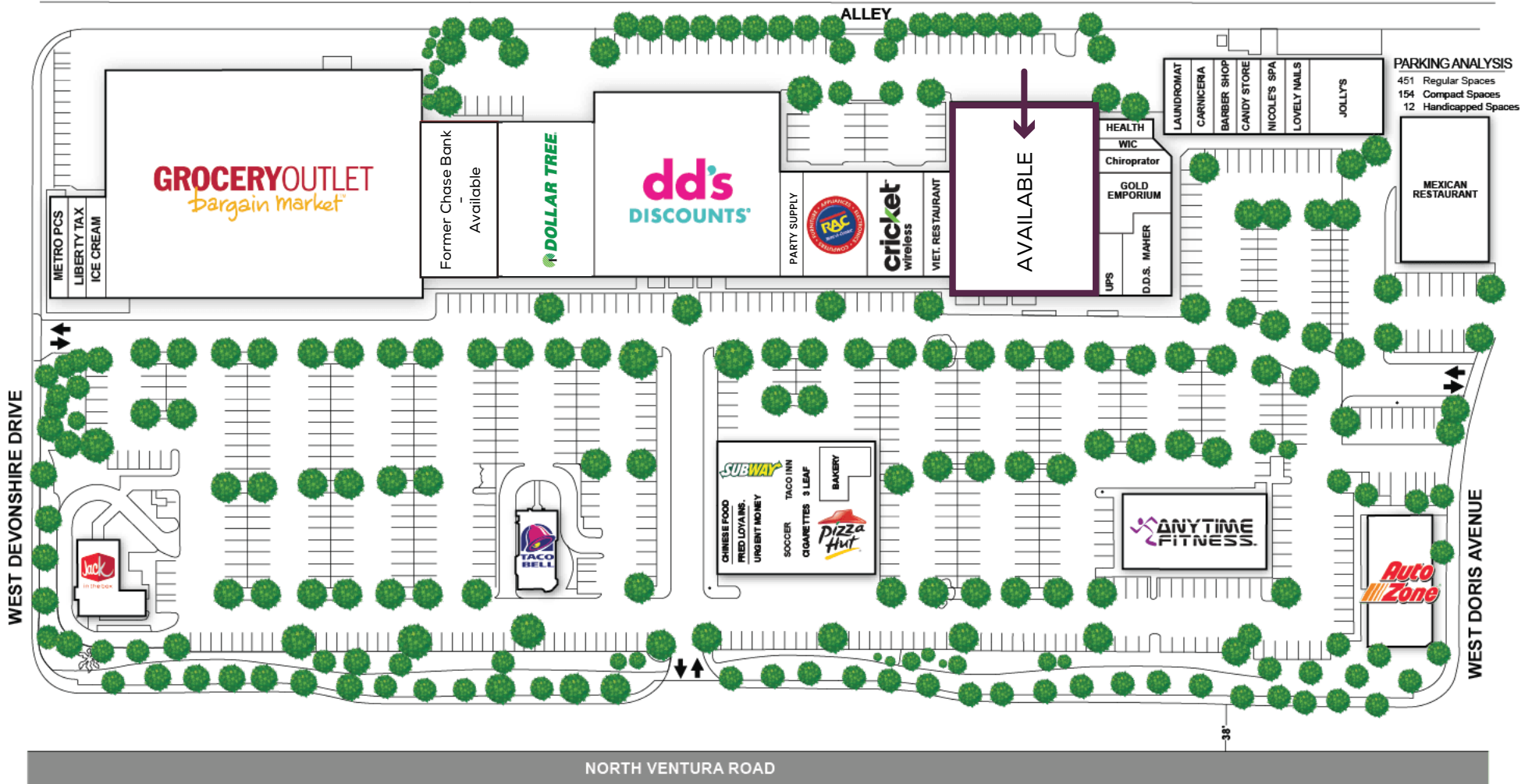
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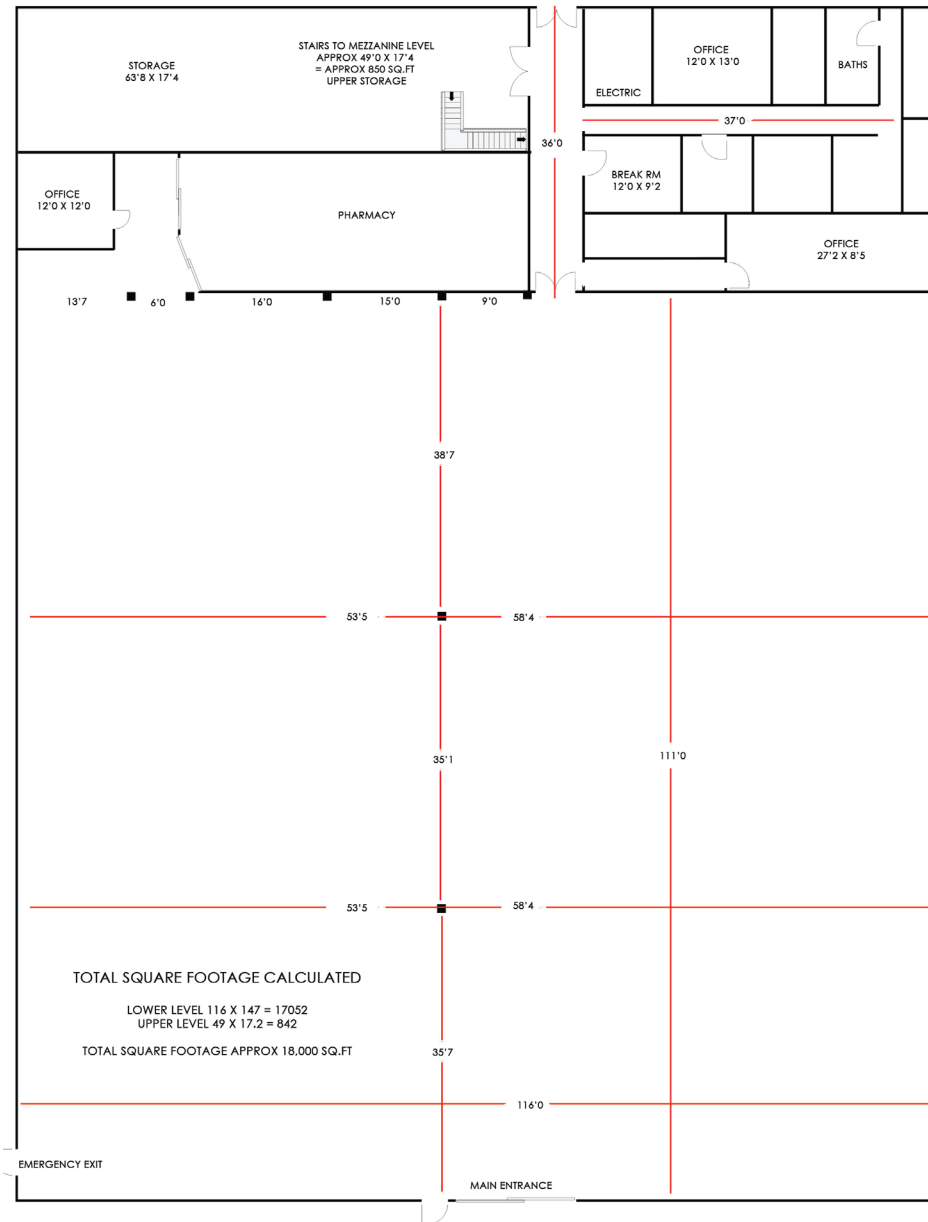
SITE PLAN

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FLOOR PLAN

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AMENITIES MAP

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planet fitness
Auto Zone
BURGER KING
Smart & Final.



LOWE'S
IHOP
O'Reilly
KFC
7 ELEVEN



Shopping at The Rose
Sam's CLUB
Walmart
SALLY BEAUTY SUPPLY
HOBBY LOBBY
ROSS DRESS FOR LESS
JOANN
PET SMART
McDonald's
VONS



Fremont Square
dds DISCOUNTS
RITE AID
Auto Zone
Jack In the Box
DOLLAR TREE
CHASE
ANYTIME FITNESS
GROCERY OUTLET
cricket wireless Authorized Retailer



Fremont Middle School



Pacifica High School

ALDI
W
ups

St. John's Regional Medical Center

7 ELEVEN
W
McDonald's

R. J. Frank Academy of Marine Science



CVS pharmacy
ALDI
BP

WELLS FARGO
VONS
O'Reilly

CARNEGIE ART CORNERSTONES
SANTA ROSA CINEMAS



W 5th St



34

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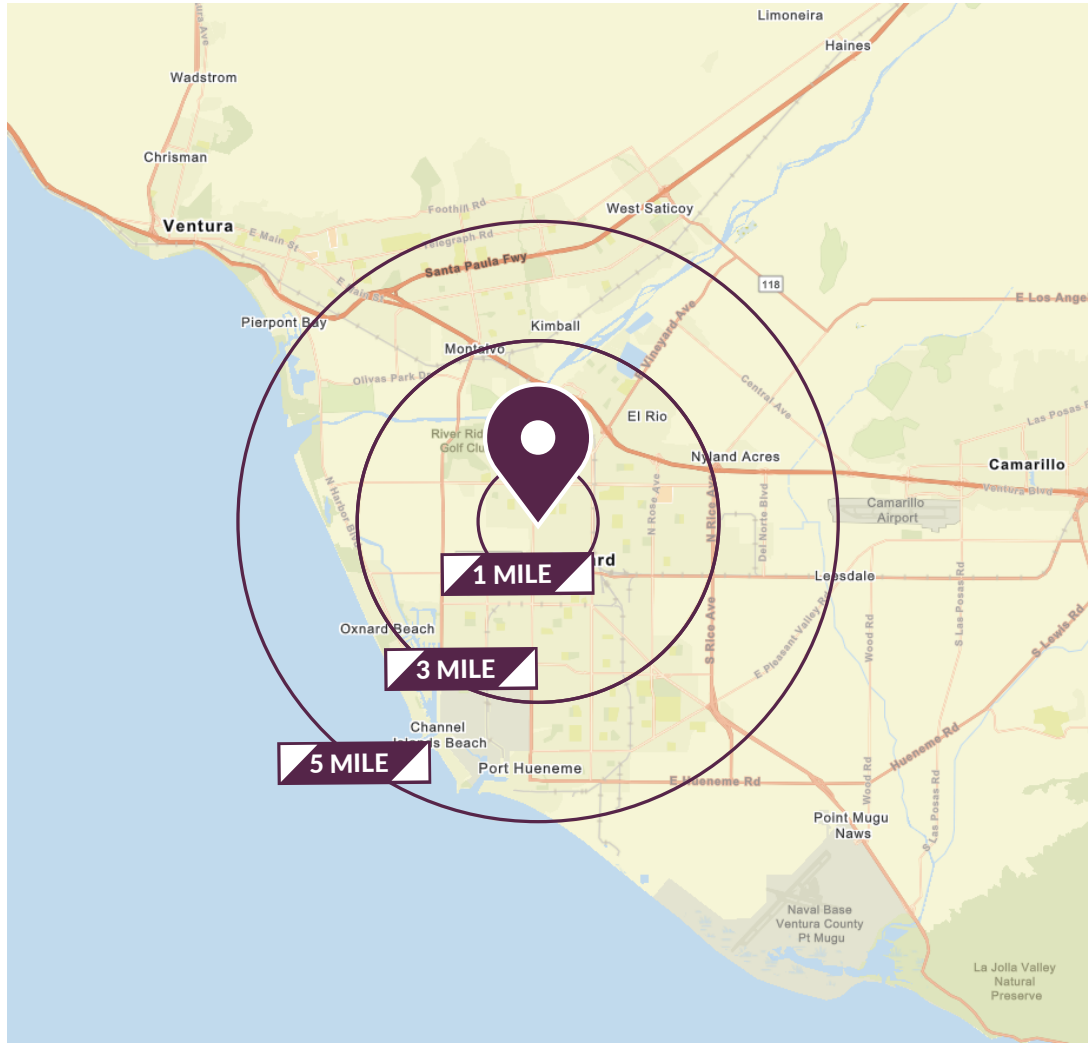
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DEMOGRAPHICS

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2023 Summary

	1 Mile	3 Mile	5 Mile
Population	28,252	163,665	288,158
Households	8,010	45,233	84,398
Families	6,219	35,678	63,563
Average Household Size	3.49	3.58	3.37
Owner Occupied Housing Units	3,906	24,252	45,548
Renter Occupied Housing Units	4,104	20,981	38,850
Median Age	33.4	32.7	33.8
Median Household Income	\$86,098	\$87,086	\$85,770
Average Household Income	\$105,388	\$110,251	\$110,515

2028 Summary

	1 Mile	3 Mile	5 Mile
Population	27,925	164,035	287,961
Households	7,968	45,663	84,891
Families	6,182	36,044	63,981
Average Household Size	3.47	3.56	3.35
Owner Occupied Housing Units	3,986	24,804	46,332
Renter Occupied Housing Units	3,982	20,859	38,560
Median Age	35.6	34.4	35.5
Median Household Income	\$100,189	\$100,286	\$100,040
Average Household Income	\$119,536	\$126,050	\$127,060