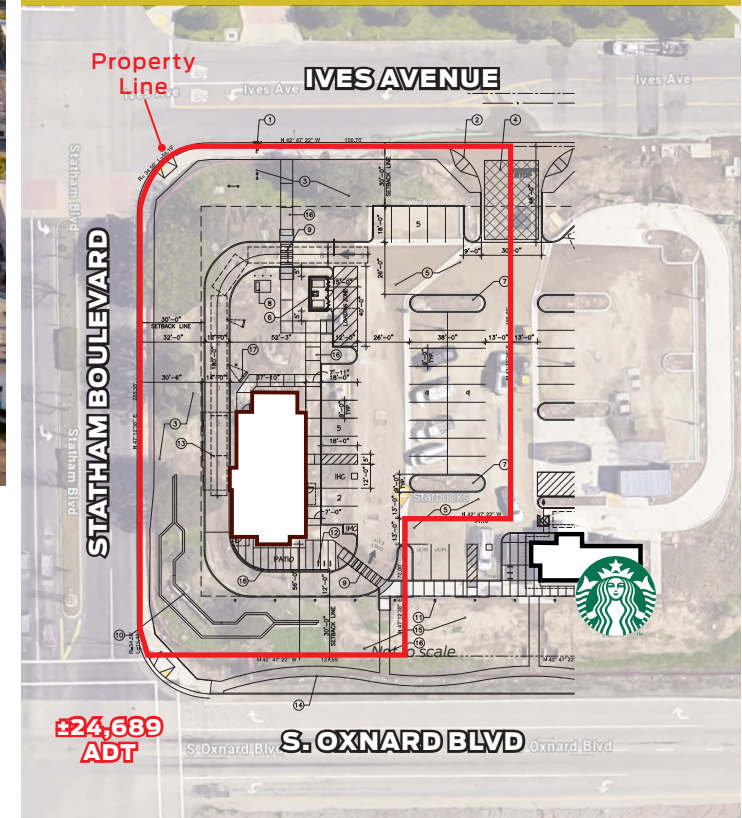
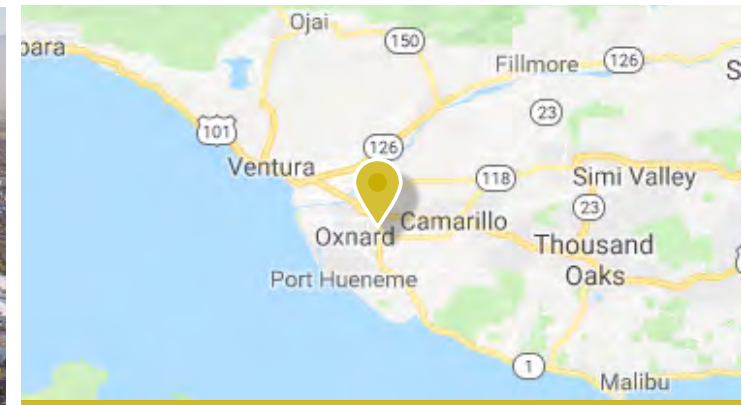


±43,174SF FULLY ENTITLED DRIVE-THRU PAD
1600 IVES AVE • OXNARD, CA • 93033

FOR SALE

Fully entitled drive-thru pad.
Located in Oxnard, CA.



Opportunity Highlights

- ±43,174 SF fully entitled drive thru pad available for purchase.
- Located off South Oxnard Blvd. adjacent to McDonalds & Starbucks
- Parcel is located in an Opportunity Zone.
- Contact agents for price

Join these nearby tenants



LISA SHIELDS
805.879.9639
ls Shields@radiusgroup.com
CA LIC. 01742786

ROB DEVERICKS
805.879.9641
rdevericks@radiusgroup.com
CA LIC. 01349816





VENTURA

LOWE'S

Smart & Final
extra!

SHOPPING AT THE ROSE

Walmart Neighborhood Market

ROSS
DRESS FOR LESS

HOBBY LOBBY

VONS

Sam's CLUB

COSTCO
WHOLESALE



DOWNTOWN
OXNARD

**ESPLANADE
SHOPPING
CENTER**

THE HOME DEPOT

EVERY SEASON STARTS AT

DICK'S
SPORTING GOODS

**ST. JOHN'S REGIONAL
MEDICAL CENTER**
1,410 EMPLOYEES



**CENTERPOINT MALL
& ISLAND PLAZA**

Walmart Neighborhood Market

SUPERIOR GROCERS

dd's DISCOUNTS

El Super

HARBOR FREIGHT TOOLS

O'Reilly
AUTO PARTS

BANK OF AMERICA

WELLS FARGO

E. 5TH STREET



**BUSTLING DAYTIME
POPULATION**

**MORE THAN 40,000
EMPLOYEES WITHIN
3-MILE RADIUS**

**OVER 2.3 MILLION
SF OF INDUSTRIAL
SPACE WITHIN A
1-MILE RADIUS**

PAD FOR SALE

 **79th Percentile
McDonald's Nationwide**

 **Placer.ai**

**SANTA CLARA
HIGH SCHOOL**
1,888 STUDENTS



OXNARD COLLEGE
7,000 STUDENTS



**CHANNEL ISLANDS
HIGH SCHOOL**
2,983 STUDENTS

E. CHANNEL ISLANDS BLVD.

SAVIERS ROAD

S. OXNARD BLVD

S. ROSE AVENUE

RICE AVENUE

COLLEGE
PARK

 **RADIUS**
Commercial Real Estate

RADIUSGROUP.COM

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PORT
HUENEME

VENTURA

NAVAL BASE
VENTURA COUNTY

SAVIERS ROAD

OXNARD

PAD FOR SALE



**CENTERPOINT MALL
& ISLAND PLAZA**

Walmart
Neighborhood Market

**SUPERIOR
GROCERS**

**dd's
DISCOUNTS**

El Super

**HARBOR
FREIGHT
TOOLS**

**O'Reilly
AUTO PARTS**

BANK OF AMERICA

**WELLS
FARGO**



**OXNARD CAREPLUS
URGENT CARE**
32,000 SF Medical Facility

S. OXNARD BLVD



79th Percentile
McDonald's Nationwide



Placer.ai

PAD FOR SALE

±24,689
ADT

STATHAM BLVD

±14,011
ADT

IVES AVE.



78 APARTMENT UNITS
APPROVED

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CAMARILLO

POINT MAGU



Demographics

	1 MILE	3 MILE	5 MILE
Average Household Income:	\$108,203	\$108,815	\$117,251
Population:	21,149	162,183	227,833
Daytime Population:	12,609	92,985	134,125

2025 Estimates from SitesUSA

Traffic Counts

	ADT
Ives Avenue @ Statham Boulevard:	±14,011
Rose Avenue @ S. Oxnard Boulevard	±44,373
S. Oxnard Boulevard @ Statham Blvd:	±24,689

Traffic Counts from SitesUSA

±43,174SF FULLY ENTITLED DRIVE-THRU PAD

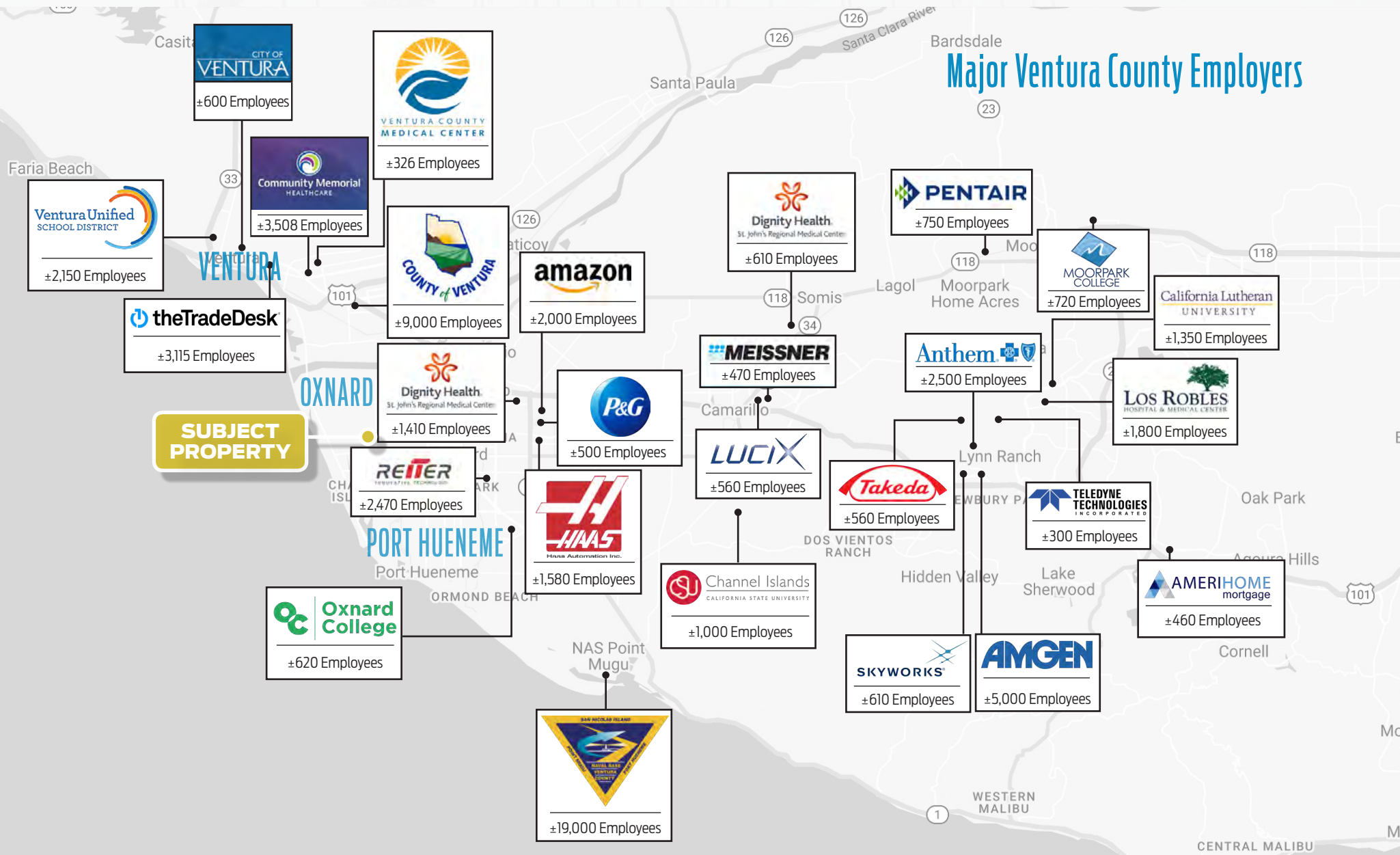
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Major Ventura County Employers



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OXNARD — CA

Situated nearly 60 miles northwest of Los Angeles and just south of Ventura, is the casual seaside town of Oxnard offering a blend of oceanfront recreation, seasonal festivals, delightful strawberries, excellent weather, and tranquil, uncrowded beaches for residents and tourists alike.

Outdoor enthusiasts will appreciate the exceptional surfing, coastal bike paths, hiking trails, kart racing, and whale watching opportunities. Oxnard's Mandalay Bay boasts an array of dining and leisure options, while Channel Islands National Park & Channel Islands National Marine Sanctuary are just a 90-minute boat ride from Oxnard's harbor.

Oxnard's primary employer is the U.S. Navy, supporting over 17,000 employees. The area is also home to numerous well-established employers, including Morgan Stanley, Verizon California, Haas Automation, Fidelity National Title Insurance Co., and DeVry University.

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