

FOR LEASE

DOWNTOWN
OXNARD
CA 93030

±4,000 SF corner Office/Retail space in
the heart of downtown Oxnard

200
WEST 5TH
STREET



Located At The Signalized Corner Of W. 5th & S. A Streets in Downtown Oxnard

• Offering a 1st Year Introductory Rate: \$1.25/SF Modified Gross •

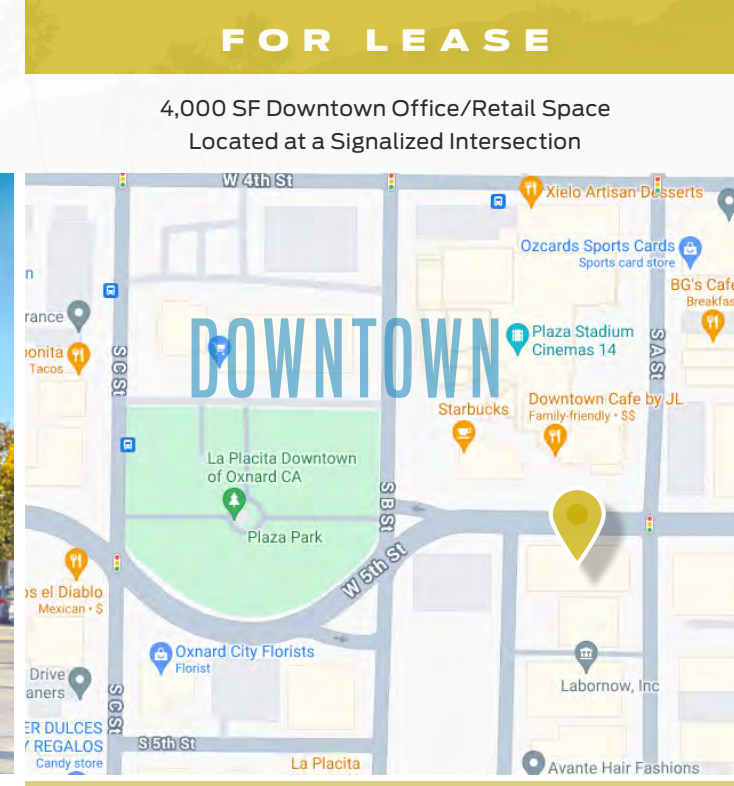
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RADIUSGROUP.COM

200 WEST 5TH STREET

DOWNTOWN OXNARD
CALIFORNIA 93030



Leasing Highlights

- ±4,000 SF Retail or Office space in downtown Oxnard
- Open space w/ kitchenette, storage room & private restrooms
- Storefront along 5th St. & A Street

Join these surrounding tenants



Demographics

2025 Estimates	1 MILE	3 MILES	5 MILES
Population	31,285	179,281	247,682
Average Household Income	\$90,081	\$115,292	\$117,661
Daytime Population	18,835	104,241	154,126

Source: Sites USA

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FOR LEASE

4,000 SF Downtown Office/Retail Space
Located at a Signalized Intersection

1st Year Introductory Lease Rate	\$1.25/SF Modified Gross
Size	±4,000SF
Tenant Expenses	Janitorial & Utilities
Zoning	DT-C
Parking	Street Parking
HVAC	Yes
To Show	Contact Listing Agent



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5TH STREET

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FLOOR PLAN • ±4,000 SF



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Not to scale



E. COTA STREET

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