

FOR LEASE

200 WEST 5TH STREET

DOWNTOWN
OXNARD
CA 93030

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



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 •

LISA SHIELDS

805.879.9639

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CA LIC. 01742786

 RADIUS®
Commercial Real Estate

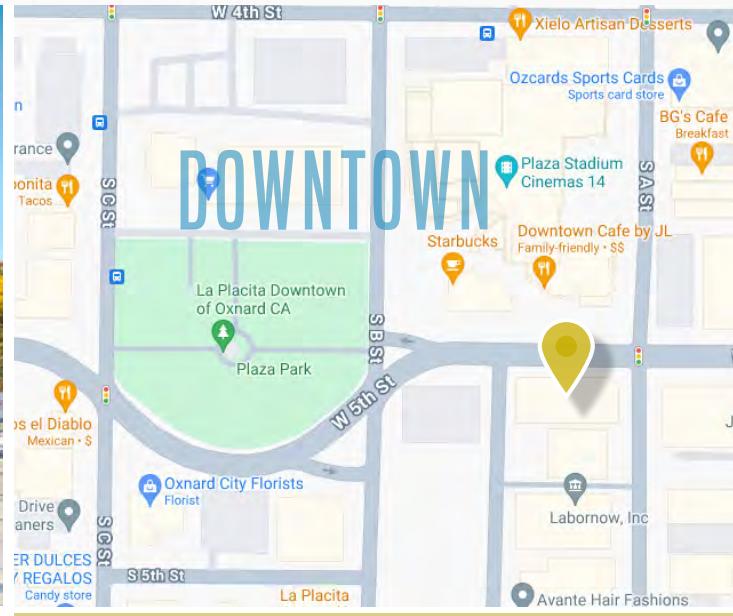
RADIUSGROUP.COM

200 WEST 5TH STREET

DOWNTOWN OXNARD
CALIFORNIA 93030

FOR LEASE

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



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



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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| | |
|----------------------------------|--------------------------|
| 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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FLOOR PLAN • ±4,000 SF



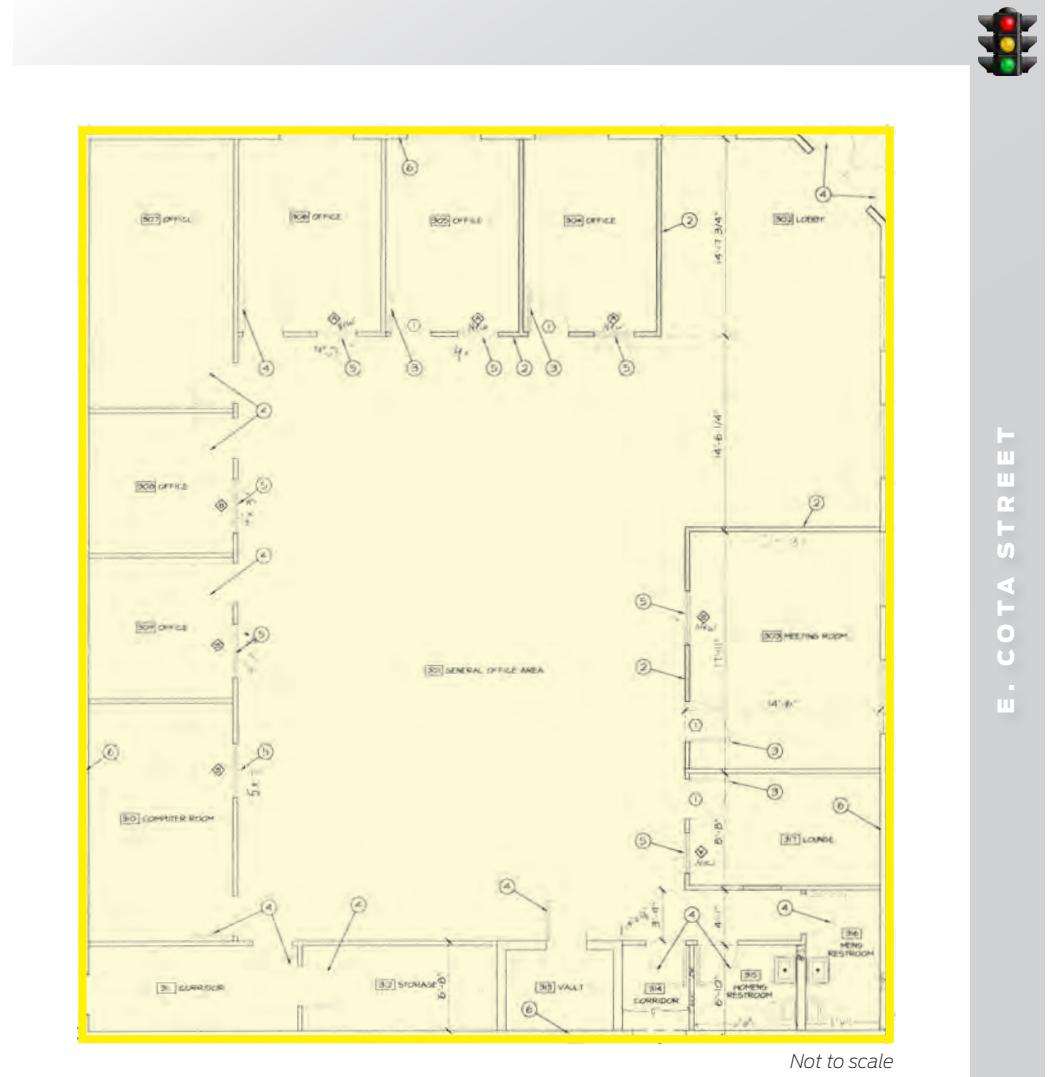
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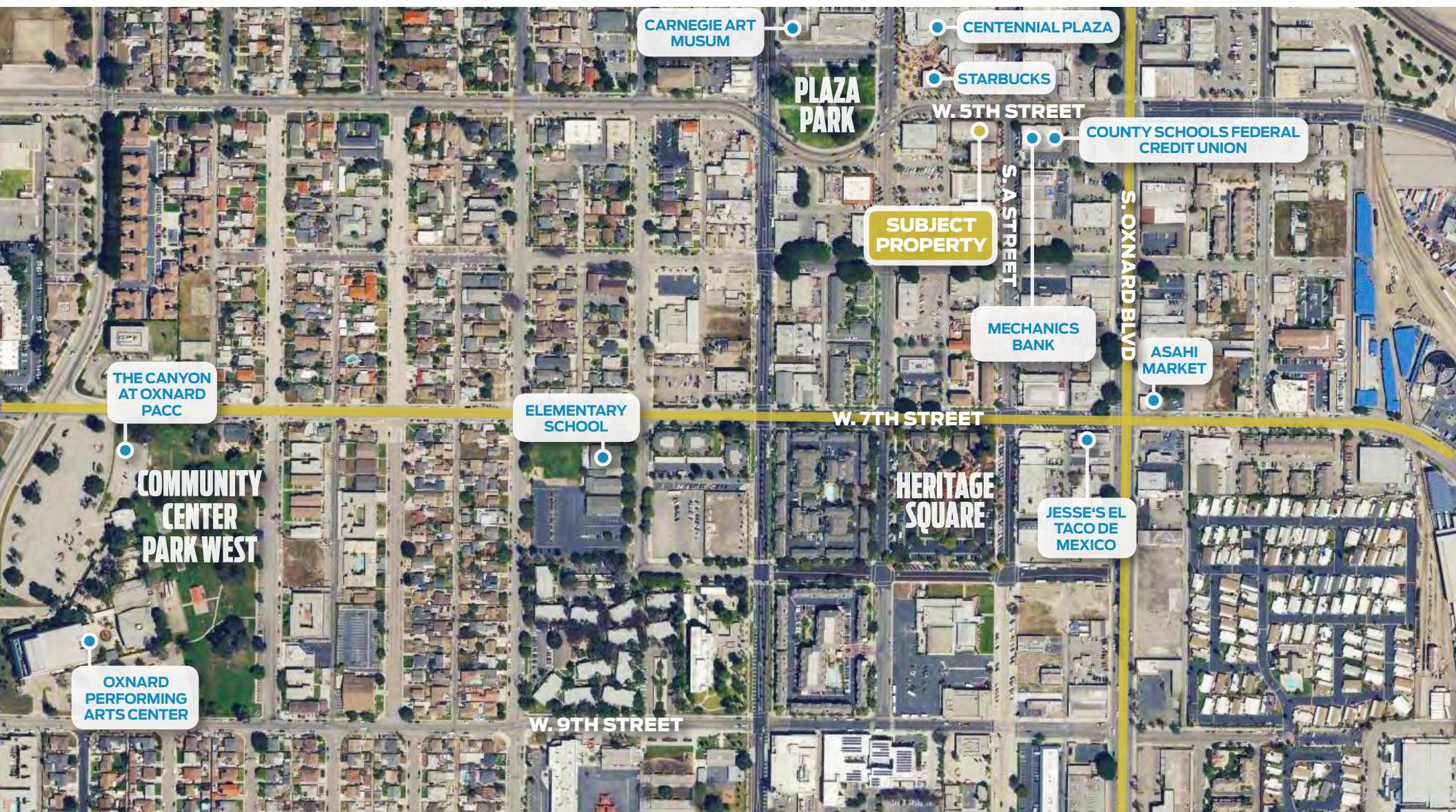


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