

# RETAIL COMMERCIAL SHOWROOM FOR LEASE OR SALE

1258 Saviers Road  
Oxnard, CA 93033



**FREESTANDING • PARKING IN REAR**

## HIGHLIGHTS

- ▶ 17,500 SF Freestanding Building
- ▶ Fenced Rear Parking/Loading
- ▶ 140 Foot Frontage on Major Street
- ▶ Street Parking Allowed
- ▶ Just South of Oxnard Blvd & Wooley Rd
- ▶ Rear Entry/Loading Door Ground Level

## FOR LEASE

- ▶ 17,500 SF @ \$1.00 psf Including NNN
- ▶ May Divide

## FOR SALE

- ▶ \$3,495,000 (\$199.71 PSF)

DEMOGRAPHICS 2024	1-Mile	3-Miles	5-Miles
Total Population	28,148	193,241	233,904
Employees	10,147	46,044	69,033

**Traffic Count:** Saviers Rd @ Wolff St: 30,100 CPD  
S. Oxnard Blvd @ E. Wooley Rd: 19,344 CPD

For further information contact:

**BRUCE MILTON**  
805.626.1281  
bmilton@lee-re.com  
Lic # 01945652



## REAR PARKING LOT



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

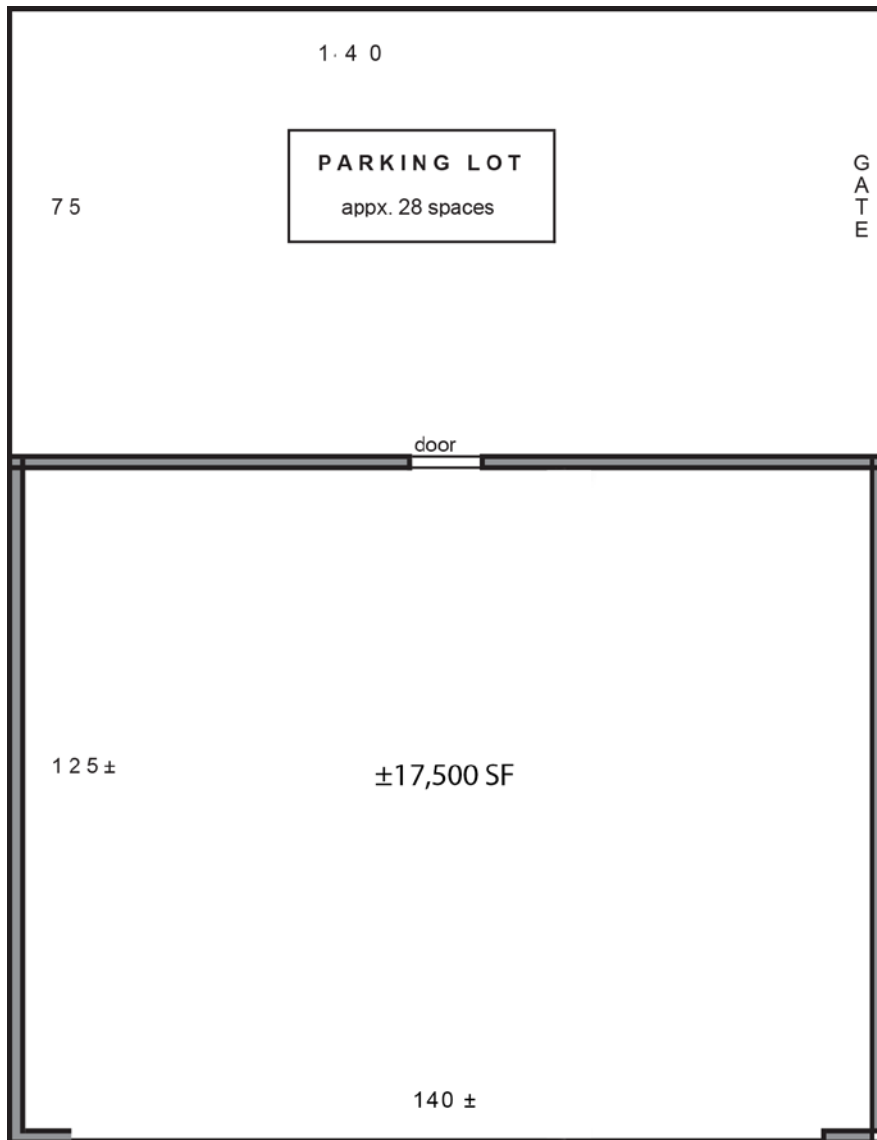
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## SITE PLAN



S A V I E R S   R O A D



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