

# NEW RETAIL POSSIBILITIES

## OXNARD CROSSROADS VILLAGE

501-669 Ventura Rd & 1562-1574 W. 5th St, Oxnard, CA 93030

Corner Suite at Intersection for Lease  $\pm 2,400$  SF



ALDI  
CVS  
pharmacy

**WATT**  
CAPITAL PARTNERS

  
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
CORPORATE ID 01191898

**BRUCE MILTON**  
Cell: 602.881.1166  
Direct Office: 805.626.1281  
bmilton@lee-re.com  
Lic # 1945652

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# OXNARD CROSSROADS VILLAGE



NICE NAILS

STYLES 4U

## HIGHLIGHTS

- **Signalized Corner Suite of ±2,400 SF Office or Retail**
- Retail Suite of **2,880 SF** Close to Anchor / New White Shell
- **One Small Suite - 800 SF**
- Seasoned Tenant Mix
- Well Maintained & Managed Center
- Anchored by Busy ALDI Supermarket & CVS Pharmacy



## DEMOGRAPHICS



### POPULATION:

1 Mile: 15,597  
3 Mile: 137,859  
5 Mile: 255,901



### EMPLOYEES:

1 Mile: 7,449  
3 Mile: 54,234  
5 Mile: 105,969



### AVG HH INCOME:

1 Mile: \$77,455  
3 Mile: \$88,744  
5 Mile: \$89,695



### TRAFFIC COUNTS:

W. 5th St: 14,000 CPD  
S. Ventura Rd: 36,500 CPD  
Heavy Daily Traffic Going to Work & Going Home



## LEASING CONTACT

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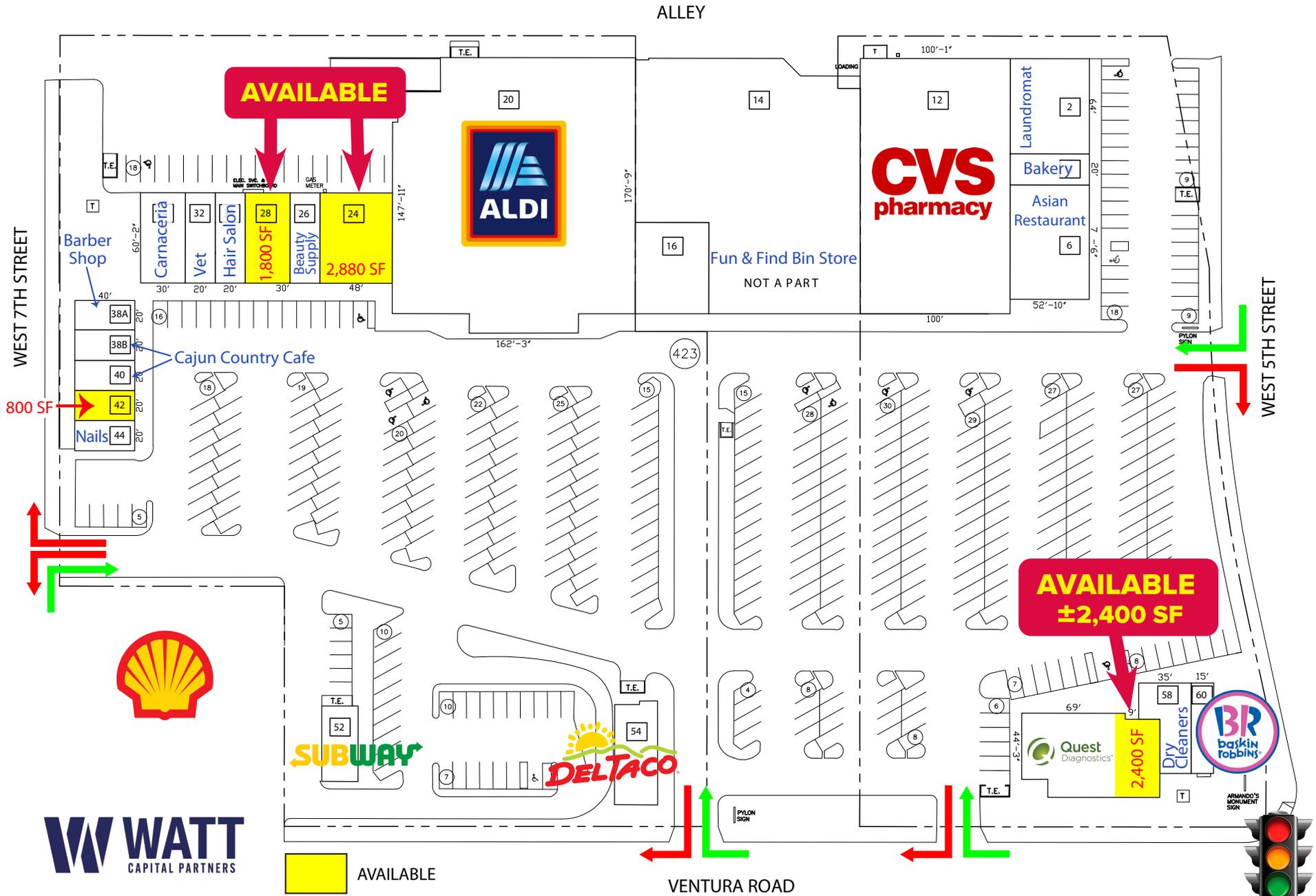
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**ALDI** **CVS pharmacy** **SUBWAY** **DELTA** **BR** **Baskin Robbins**

CHINALAND RESTAURANT • PANADERIA SUSY • HACIENDA MERCADO  
97 CENT STORE • NICE NAILS • VC HUMAN SERVICES • OXNARD VET HOSPITAL  
TOBACCO SHOP • SPA • COIN LAUNDRY • DRY CLEANERS • HAIR SALON



Taqueria el Tapatio  
Dentist  
Nail Salon  
Beauty Salon  
Massage

Dry Cleaners / Donuts  
Check Cashing / Barber Shop

# OXNARD CROSSROADS VILLAGE

**W WATT**  
CAPITAL PARTNERS



THE COLLECTION RIVERPARK

**TARGET** **FITNESS**  
**WHOLE FOODS** **CENTURY THEATRES** **KREI** **RED ROBIN** **LAZY D OG** **Yard House** **H&M**  
**KABUKI** **STARBUCKS COFFEE** **GAP** **LARSEN'S** **Panera** **FIVE GUYS**

**LOWE'S** **Smart & Final**  
**Auto Zone** **US MAIL** **KFC** **TACO BELL**  
**O'Reilly** **Joey Mitz** **McDonald's** **BURGER KING**  
**IHOPE** **Bank of America**  
**BIG 5** **US bank**  
**ToGo** **Waba** **SUBWAY**

**COSTCO WHOLESALE** **Marshalls** **FATAS DISCOUNT STORES**  
**Fry's** **Guitar Center** **99c ONLY** **Ashley HOMESTORE**  
**Olive Garden** **See's CANDIES** **BURGER KING** **M** **Red Lobster**  
**ANNA'S LINENS** **DAVID'S BRIDAL** **SUBWAY**

**LA FITNESS** **Walmart Neighborhood Market** **Food 4 Less** **DICK'S Sporting Goods** **TJ-maxx**  
**KIRKLAND'S** **CITY NATIONAL BANK** **UnionBank** **CHASE** **CATHERINES PLUS SIZES** **GNC LiveWell** **Sport Clips** **NORDSTROM rack**  
**WORLD MARKET** **Walgreens** **CHIPOTLE MEXICAN GRILL** **Party City** **BLAZE O PIZZA** **TILLYS** **AMERICA'S TIRE** **WELLS FARGO**  
**COURTYARD Marriott** **the Habit BURGER GRILL** **Jack in the box** **McDonald's** **Wendy's** **Krispy Kreme DOUGHNUTS** **IN-N-OUT BURGER** **Jamba Juice** **PICK UP STIX** **STARBUCKS COFFEE** **L&L** **RESTAURANT BIKHOUSE**

**CARMAX** **OUTBACK STEAKHOUSE**  
**WORLD GYM** **Hilton Garden Inn** **HOMESWOOD SUITES**

**Walgreens**  
**7 ELEVEN** **HER BLOCK** **McDonald's**

**GROCERY OUTLET** **dd's DISCOUNTS** **DOLLAR TREE** **ANYTIME FITNESS**  
**AutoZone** **Pizza Hut** **TACO BELL** **Jack in the box** **UPS** **Subway**

**Walmart** **PET SMART** **Walgreens** **BEST BUY** **HOBBY LOBBY** **ROSS** **HOMETOWN BISTROT**  
**TOGO'S** **BLenders** **Sharky's MEXICAN GRILL** **cricket** **STARBUCKS** **FRIDAYS** **chili's** **McDonald's**  
**WING STON** **HOOK BURGER** **Fantastic Sams' HAIR SALONS** **Payless** **BIES US** **CHASE**  
**GameStop** **SALLY POS** **metro** **Urbane Cafe** **Rubio's** **Sams Club** **Wendy's** **DELTA CO** **VONS**  
**WELLS FARGO** **Yogurtland** **SUBWAY** **SUPERCUTS** **JO-ANN** **Little Caesars** **LA BOY**

**VONS** **WELLS FARGO**  
**O'Reilly AUTO PARTS**

**OXNARD CROSSROADS VILLAGE**  
**ALDI** **CVS pharmacy** **SUBWAY** **DELTA CO** **BR Baskin Robbin**

**VONS** **STARBUCKS COFFEE** **BLenders**  
**CHASE** **UPS** **Joey Mitz**

**VALLEJA SUPERMARKETS**  
**T-Mobile** **PEPBOYS AUTO**

**CVS pharmacy** **Best Western**  
**verizon** **Domino's PIZZA**

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