



## Beach Front Office/Retail Space For Lease

2909 Ocean Dr. Oxnard, CA 93035

FOR LEASE

2-Story Free Standing Building on Hollywood Beach

2,620 Rentable Sq. Ft.

\$7,200 Monthly Modified Gross



**BUENGER**  
COMMERCIAL REAL ESTATE, INC.

3600 Harbor Blvd. Oxnard, CA 93035 | (805) 985 – 1007  
[www.buengerinc.com](http://www.buengerinc.com) | DRE # 01378022

## Building Highlights

- Perfect for Offices or Retail, this Spacious Building Offers Endless Possibilities for Your Business Venture.
- Two Stories, Two ADA Compliant Restrooms, and Multiple Spaces to Configure to suit your needs.
- Located Directly on the Beach
- 180 Degree Views of Pacific Ocean and the Channel Islands Harbor.
- Close to Restaurants, Sport Fishing, Yachting, Coffee Shop, and Fitness
- Backlit Building Signage -2 Sides
- Parking in Front & in Lot
- Recently Renovated
- Zoned Commercial

*Escape the ordinary and embrace the extraordinary with this prime office/retail opportunity. This property is your gateway to a thriving business in a dreamy coastal setting.*

# OVERVIEW



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## Hollywood Beach and The Channel Islands Harbor

Hollywood Beach or "Hollywood by the Sea," came alive in the 1920's with the production of two notable old movies, and soon became a destination for Angelinos to escape the big city and settle into vacation mode.

The Channel Islands Harbor is a gem on the California coast between Port Hueneme and Ventura. It was built as a recreational harbor in the 1960s and has expanded to offer the public an eclectic mix of dining, retail, waterfront homes and a variety of aquatic activities year-round.

### Harbor Activities Include:

- Sport Fishing
- Kayaking
- Gondola Tours
- Jet Ski Rentals
- Para Sailing
- Boat Charters
- Whale Watching
- Channel Islands Excursions
- Sunday Farmers Market

### Nearby Dining and Notable Places:

- Moqueca Brazilian Cuisine
- Sea Fresh Restaurant
- Waterside Restaurant
- Honey Cup Coffee & Kitchen
- Hollywood Beach School
- Zachari Dunes Mandalay Beach Resort



# HOLLYWOOD BEACH

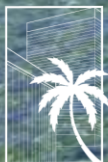


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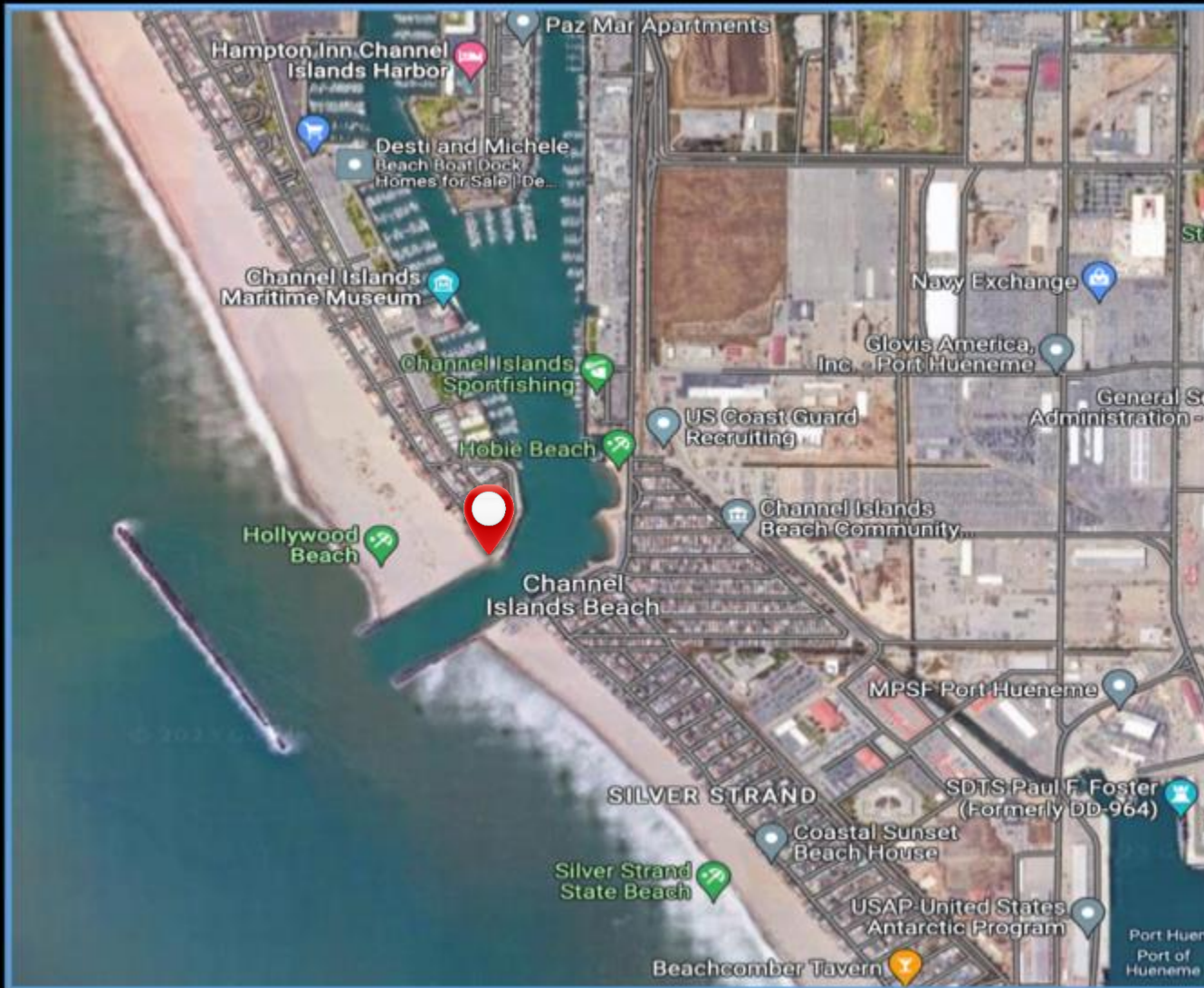
# LOCATION



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# DEMOGRAPHICS



## Demographics

Population				Households			
	1 mile	3 mile	5 mile		1 mile	3 mile	5 mile
2023 Population	5,010	91,753	187,516	2023 Households	2,326	26,091	48,705
2028 Population	5,159	91,026	185,241	HH Growth 2023-2028	2.79%	(.52)%	(1.17)%
Growth 2023-2028	3%	(.79)%	(1.21)%	Average HH Income	\$109,156	\$96,869	\$94,739
Average Age	45	37.9	37	Average HH Size	2.1	3.3	3.6