

1620 EMERSON AVENUE

FOR LEASE

Oxnard, CA 93033

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



LOADING:
(2) DH/ (2) GL



OPPORTUNITY
ZONE



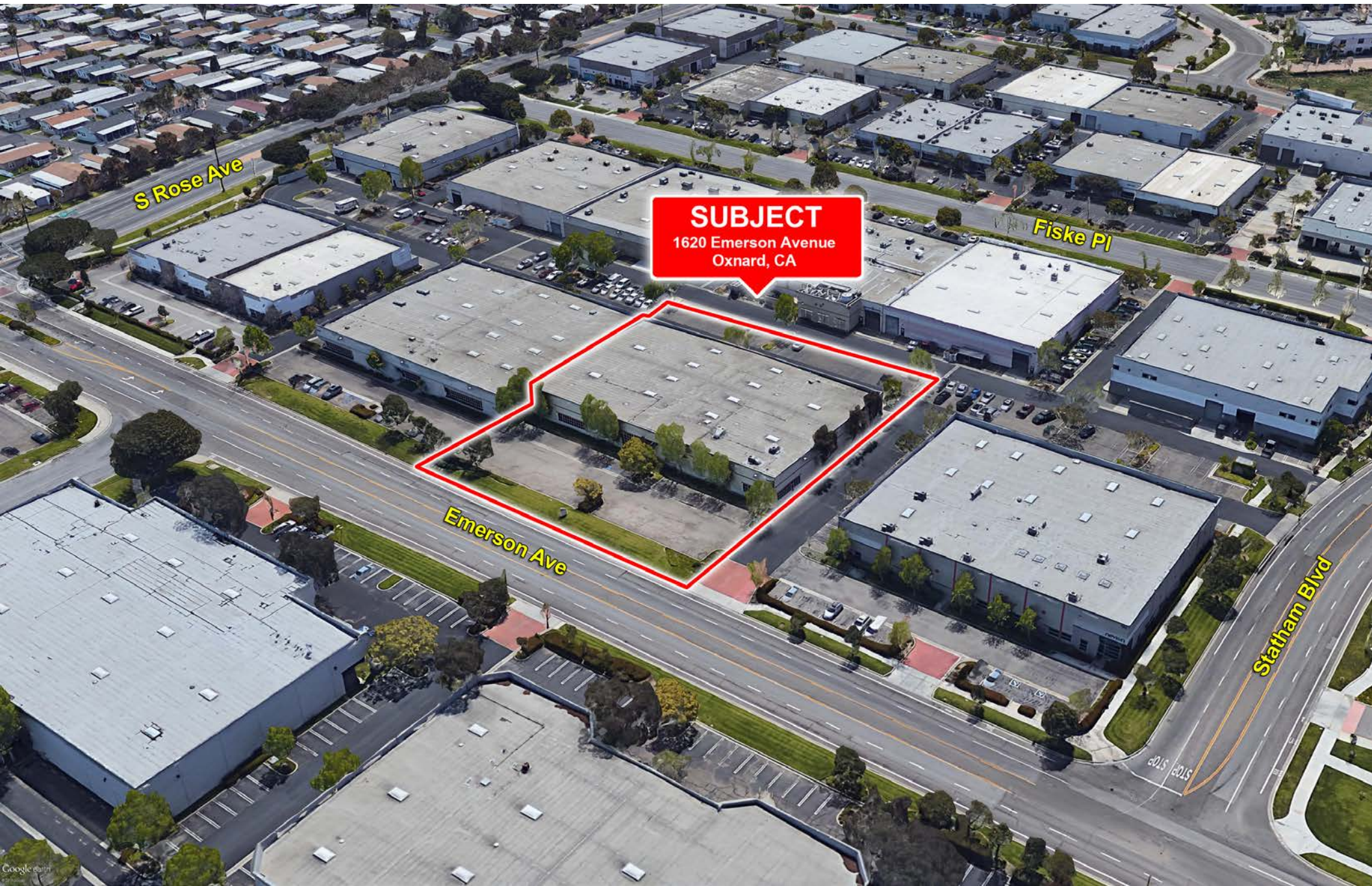
OUTSTANDING
LOADING



LOW NNN
EXPENSES



FREE STANDING
BUILDING





SIZE:
26,547 SF



TOTAL OFFICE:
3,982 SF



CLEAR HEIGHT:
±18 FT



POWER:
400A 277/480V

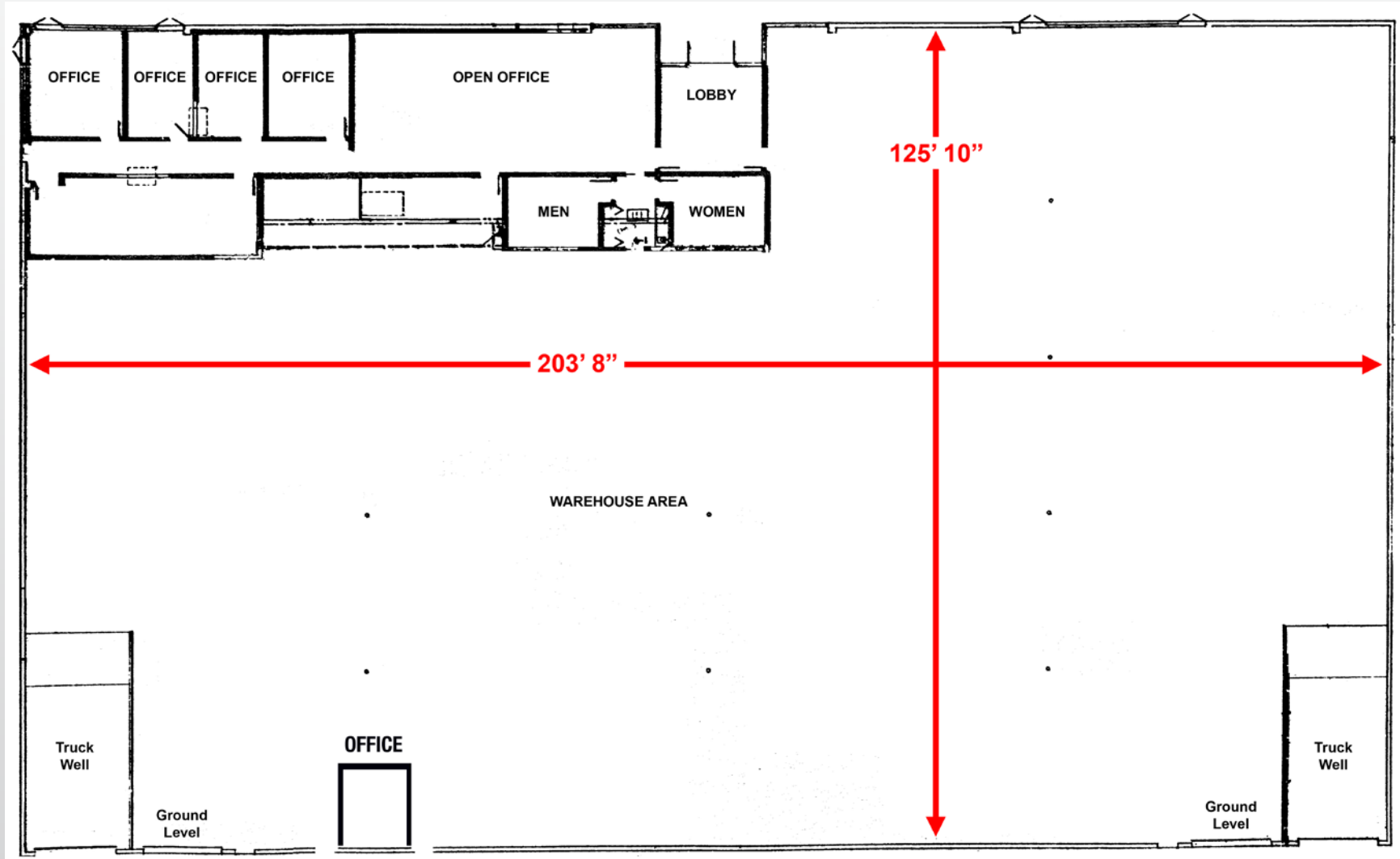


PARKING
STALLS: 70
2.6/1,000



YEAR BUILT:
1986

LEASE RATE: \$1.05 PSF NNN



PROPERTY PHOTOS



PROPERTY PHOTOS



THE COLLECTION RIVERPARK

TARGET **24 FITNESS**

WHOLE FOODS **CENTURY THEATRES** **KREI** **RED ROBIN** **LAZY D** **Yard House** **H&M**

KABUKI **STARBUCKS** **GAP** **LARSEN'S** **Taneta** **FIVE GUYS**

COSTCO WHOLESALE **Walmart** **VONS** **Ashley** **Marshalls**

BEST BUY **HOBBY LOBBY** **ROSS DRESS FOR LESS** **Fry's** **PET SMART** **Sams Club**

99c ONLY **FALLAS** **Chick-fil-ee** **HOOK** **Walgreens**

Live Garden **JO-ANN** **Urbane Cafe** **SUBWAY** **DAVID'S BRIDAL** **Red Lobster**

chili's **FRIDAYS** **STARBUCKS** **TOGO'S** **SHARKY'S MEDICAL GALLERY** **golden corral**

Yogurtland **SALLY BEAUTY SUPPLY** **Rubio's** **Guitar Center** **ANNA'S LINENS**

HOME DEPOT **STAPLES** **Walmart Neighborhood Market** **Food 4 Less** **DICK'S** **TJ-maxx**

Habit BURGER GRILL **IN-N-OUT** **PICK UP STIX** **STARBUCKS** **BLAZE PIZZA** **CHIPOTLE**

OVALLEBARA SUPERMARKETS **WORLD MARKET** **Walgreens** **L&L** **COURTYARD**

LOWE'S **Smart & Final**

IHOP **WaBa**

CARMAX **OUTBACK STEAKHOUSE**

WORLD GYM **Hilton Garden Inn** **HOMWOOD SUITES**

W Gonzales Rd

E Gonzales Rd

GROCERY OUTLET **ANYTIME FITNESS**

dds DISCOUNTS **DOLLAR TREE**

Denny's

Walgreens **VONS**

ALDI **CVS pharmacy** **FRESH P** **SUBWAY**

Oxnard

OVALLEBARA SUPERMARKETS **CVS pharmacy**

PEPBOYS AUTO **Best Western**

SUBWAY

SUBJECT
1620 Emerson Avenue
Oxnard, CA

VONS

BLENDERS **STARBUCKS COFFEE** **JERSEY MIKE'S** **Yodel**

LAIFITNESS **99c ONLY**

Denny's **WALMART** **Aaron's** **Smart & Final**

Walgreens

STARBUCKS COFFEE **QUINZINOS** **PEPBOYS**

RITE AID **BIG LOTS!** **Best** **PETCO** **DOLLAR TREE**

Ralphs **IHOP** **CVS pharmacy** **GNC Live Well**

STARBUCKS **SALLY BEAUTY SUPPLY**

Walmart **Ralphs** **El Super**

STARBUCKS **RITE AID** **dds** **SUBWAY** **SUPERIOR GROCERS**

Office DEPOT **PIZZA HUT** **DOLLAR TREE**

Port Hueneme

Fresno's Supermarkets **SUBWAY**

1

Bard Rd

Pleasant Valley Rd

E Hueneme Rd

Pacific Ocean



10 Miles

5 Miles

3 Miles



**SUBJECT
PROPERTY**

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Pacific Ocean

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