The image shows the exterior of a modern, multi-story building with large glass windows and doors. The building is identified as 'Exer Urgent Care' by the signage above the entrance. There are several large potted plants in front of the building, and a tree is visible on the right side. The overall scene is bright and clear, suggesting a sunny day.

2ND GENERATION MEDICAL FOR SUBLEASE

659 TOWN CENTER DR. #2310
OXNARD, CA

OFFICIAL LEASING BROCHURE



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PROPERTY HIGHLIGHTS



AVAILABILITY

3,985 SF sublease opportunity
Located in The Collection at RiverPark with 418K monthly and 5.4M annual visitors*



TENANCY

Co-tenancy includes Target, Whole Foods Market, Starbucks, ULTA, Cheesecake Factory, REI, and more



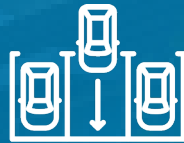
3 MILE RADIUS

7.2M SF Retail Space
4.4M SF Office Space
9.4M SF Industrial Space
41,300 Households



LOCATION

Near the intersection of I-101 FWY & N. Oxnard Blvd.
Surrounded by new developments



PROPERTY FEATURES

Rare medical buildout with high retail synergy
Ample shopping center parking



TRAFFIC COUNTS

Oxnard Blvd. 49,254 VPD
I-101 Fwy. 154,243 VPD
Town Center Dr. 20,565 VPD



POPULATION

1 MILE 18,342
2 MILES 61,053
3 MILES 133,395



MEDIAN HH INCOME

1 MILE \$88,573
2 MILES \$90,297
3 MILES \$89,190



DAYTIME POPULATION

1 MILE 7,326
2 MILES 10,400
3 MILES 28,379



*Based on GPS foot traffic data over 6 month period all venues (Source: Unacast)



INTERIOR PHOTOS





OVERVIEW

Oxnard, CA, is a coastal city located in Ventura County, California. It is part of the Greater Los Angeles Area and lies approximately 60 miles northwest of downtown Los Angeles. Oxnard is known for its beautiful beaches, mild Mediterranean climate, and agricultural industry.

The city's economy is diverse and has historically been driven by agriculture, particularly the cultivation of strawberries, lima beans, and other crops. Oxnard's fertile soil and favorable climate make it an ideal location for farming, contributing to the city's agricultural heritage and economic prosperity.


In addition to agriculture, Oxnard has a strong presence in the manufacturing sector. The city is home to several manufacturing facilities, producing a wide range of products, including automotive parts, electronics, and aerospace components. These industries provide employment opportunities and contribute to the local economy.

Oxnard's location along the Pacific Ocean also plays a significant role in its economy. The city's beautiful coastline attracts tourists, and the tourism industry has become an essential economic driver. Visitors come to enjoy the beaches, water activities, and cultural attractions in the area. Oxnard's proximity to the Channel Islands National Park further enhances its appeal as a destination for outdoor enthusiasts.

The Port of Hueneme, located in Oxnard, is one of the busiest commercial ports in California. The port handles a variety of goods, including automobiles, fresh produce, and other cargo, facilitating international trade and contributing to the local economy.

As with many cities in Southern California, Oxnard's real estate market also plays a significant role in its economy. The city has a mix of residential neighborhoods and commercial properties, with the housing market influencing the overall economic climate.



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