



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



SAVIERS PROFESSIONAL CENTER OFFICE/MEDICAL/RETAIL

2035-2045 Saviers Road, Oxnard, CA 93033



STEFAN SIEGEL
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DRE#01356621



5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

OFFICE & MEDICAL SPACES
OXNARD, CA



EXCLUSIVELY LISTED BY

STEFAN SIEGEL

SENIOR ASSOCIATE

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

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APPROX. ±1,500 SF

OFFICE/MEDICAL/RETAIL SPACE AVAILABLE

- ✓ ±1,500 SF hard to find **fully build out permitted** medical/office with 4 patient rooms, reception, waiting room, file room, kitchen, x-ray room, Dr.'s private office
- ✓ Large parking lot with 40 spaces available





AREA AMENITIES

- ✓ Heavy traffic
- ✓ Next to High School
- ✓ 2 miles from the Hospital
- ✓ Across from major shopping complex

RATE

\$1.90 + 0.35 NNN PSF



— DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
 Population	38,246	117,169	188,002
 Avg. HH Income	\$76,756	\$86,163	\$93,278
 Daytime Pop	29,403	90,851	146,817
 Traffic Count	± 30,134 CPD ON SAVIERS RD		

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INTERIOR PHOTOS

2035-2045 Saviers Road, Oxnard, CA 93033





AERIAL MAP



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