

WATERFRONT RESTAURANT FOR LEASE

1651 S. Victoria Avenue, Suite A100, Oxnard, CA 93035



Divisible 6,187± SF & Exclusive Outdoor Patio 2,000± SF

SEABRIDGE MARINA CENTER • CHANNEL ISLANDS HARBOUR

PROPERTY HIGHLIGHTS

- Divisible 6,187 SF With Exclusive Outdoor Patio (2,000± SF)
- Full Service Kitchen
- Waterfront Cocktail Lounge & Bar
- Waterfront Seating & Patios
- Take-Out Counter
- Men's & Women's Multi-Stall Restrooms

DEMOGRAPHICS & TRAFFIC COUNT

Demographics 2024	1-Mile	3-Miles	5-Miles
Total Population	19,521	114,858	230,072
Avg HH Income	\$154,891	\$126,168	\$120,851

Traffic Counts

S. Victoria Ave	37,000 CPD
W. Wooley Rd	16,900 CPD

CONTACT INFORMATION

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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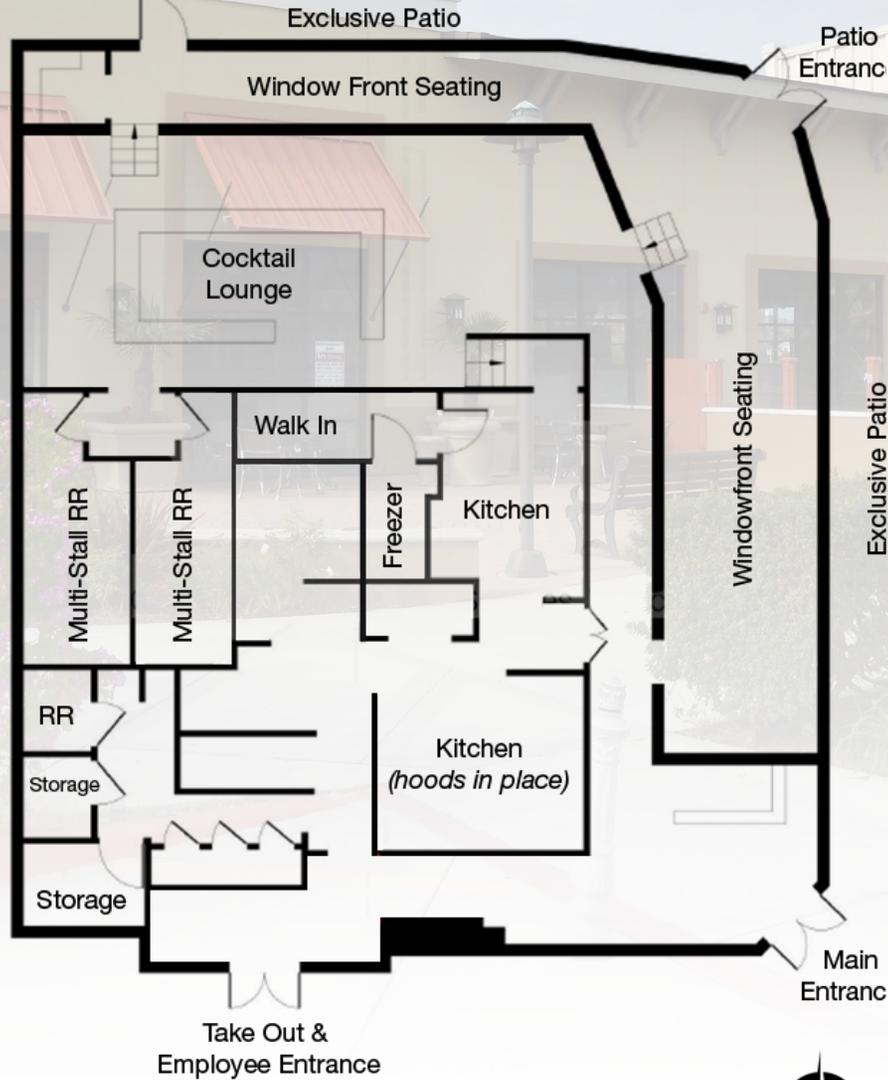


Full-Service Kitchen Facilities for Significant Production
Beautiful Exposed Brick Walls | Harbour Front Views

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H A R B O R W A T E R F R O N T



V I C T O R I A A V E N U E



WATERFRONT RESTAURANT FOR LEASE

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Pacific Ocean

EMBASSY SUITES
by HILTON™

250 UNIT RESORT
56 ADDITIONAL UNITS PROPOSED

OXNARD BEACH PARK

CHANNEL ISLANDS HARBOR

2,200+ BOAT SLIPS
AVG. HOUSEHOLD INCOME: \$130,000

HARBOR ISLAND AT
MANDALAY BAY

SEABRIDGE MARINA

700+ NEW
RESIDENTIAL UNITS

CORAL ISLAND

PROPOSED
SCHOOL

SHELL ISLAND

SUBJECT

1651 S. VICTORIA AVE.
OXNARD, CA

24 **FITNESS**



CLUBHOUSE/
POOL

PUBLIC MARINA



RE/MAX

CHASE

VONS

TENNIS COURT/
PARK



SEABRIDGE II

← OVER 37,000 CPD S VICTORIA AVE →

↑ OVER 16,900 CPD WOOLEY RD ↓

SEABRIDGE I

54,000+ CPD
AT INTERSECTION

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SUBJECT
1651 S. VICTORIA AVE.
OXNARD, CA



S VICTORIA AVE



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AREA AMENITIES



Pacific Ocean



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LOCATOR MAP

