FOR LEASE

NOLLAR TREE

Dsland 🔓 Pacifi

4751 S ROSE AVE OXNARD, CA 93033

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CBM1.COM

LEASING BROKERAGE INVESTMENTS

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LEASING BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

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BROCHURE | PAGE 2





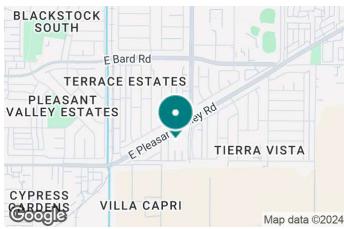
NEIGHBORING RETAILERS











DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,186	25,665	50,866
Total Population	21,798	104,764	190,049
Average HH Income	\$104,968	\$98,383	\$106,901

FEATURES & AMENITIES

- Approx. 3000 SF Retail Space Available for Lease
- Anchored by Dollar tree and Island Pacific Seafood Market
- Approx. 250 Parking spaces Available
- 5 Curb Cuts
- Easy Access
- Signalized Intersection
- Open Floorplan



BROKERAGE

INVESTMENTS

PROPERTY SUMMARY

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PROPERTY HIGHLIGHTS

- Approx. 3000 SF Retail Space Available for Lease
- Anchored by Dollar tree and Island Pacific Seafood Market
- Approx. 250 Parking spaces Available
- 5 Curb Cuts
- Easy Access
- Signalized Intersection

OFFERING SUMMARY

Lease Rate:	\$2.50 SF/month (NNN)
Available SF:	3,000 SF
Lot Size:	223,889 SF
Building Size:	41,455 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
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INVESTMENTS

ADDITIONAL PHOTOS

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LEASING

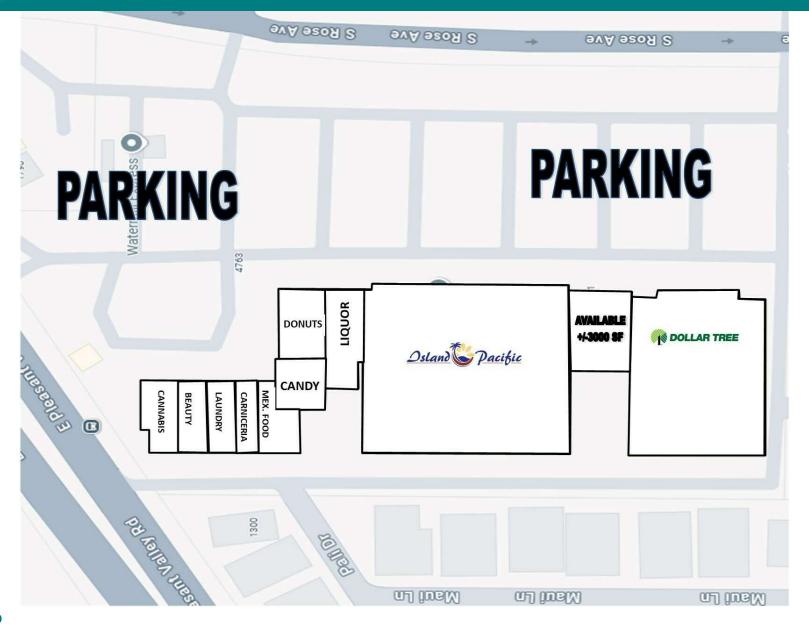
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INVESTMENTS

SITE PLANS

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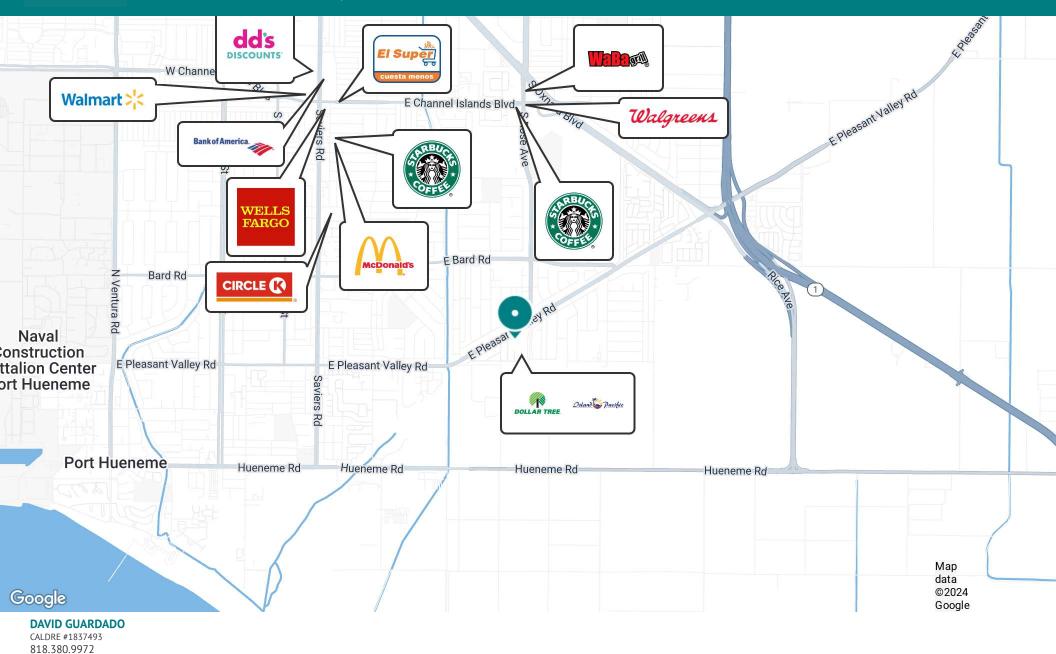


INVESTMENTS

LOCATION MAP

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INVESTMENTS

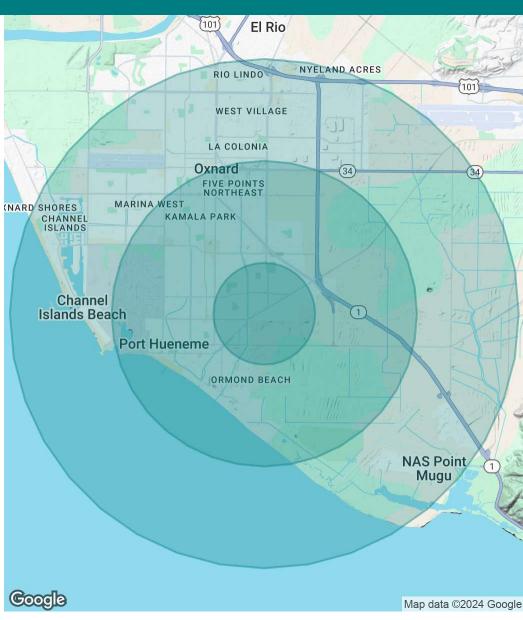
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,798	104,764	190,049
Average Age	36	36	37
Average Age (Male)	35	35	36
Average Age (Female)	37	37	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME Total Households	1 MILE 5,186	3 MILES 25,665	5 MILES 50,866
Total Households	5,186	25,665	50,866

Demographics data derived from AlphaMap



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