

# FOR LEASE

4751 S ROSE AVE  
OXNARD, CA 93033



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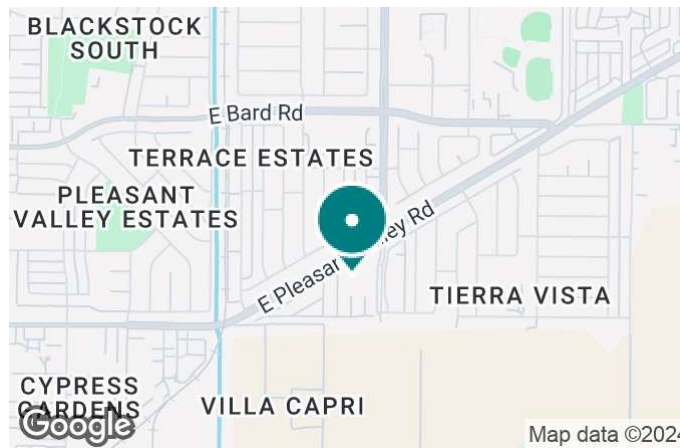
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LEASING  
BROKERAGE  
INVESTMENTS

## FEATURES & AMENITIES

4751 S ROSE AVE | OXNARD, CA 93033



### 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

### 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

EXCLUSIVELY REPRESENTED BY

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## PROPERTY SUMMARY

4751 S ROSE AVE | OXNARD, CA 93033



### 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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Average HH Income	\$104,968	\$98,383	\$106,901

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## ADDITIONAL PHOTOS

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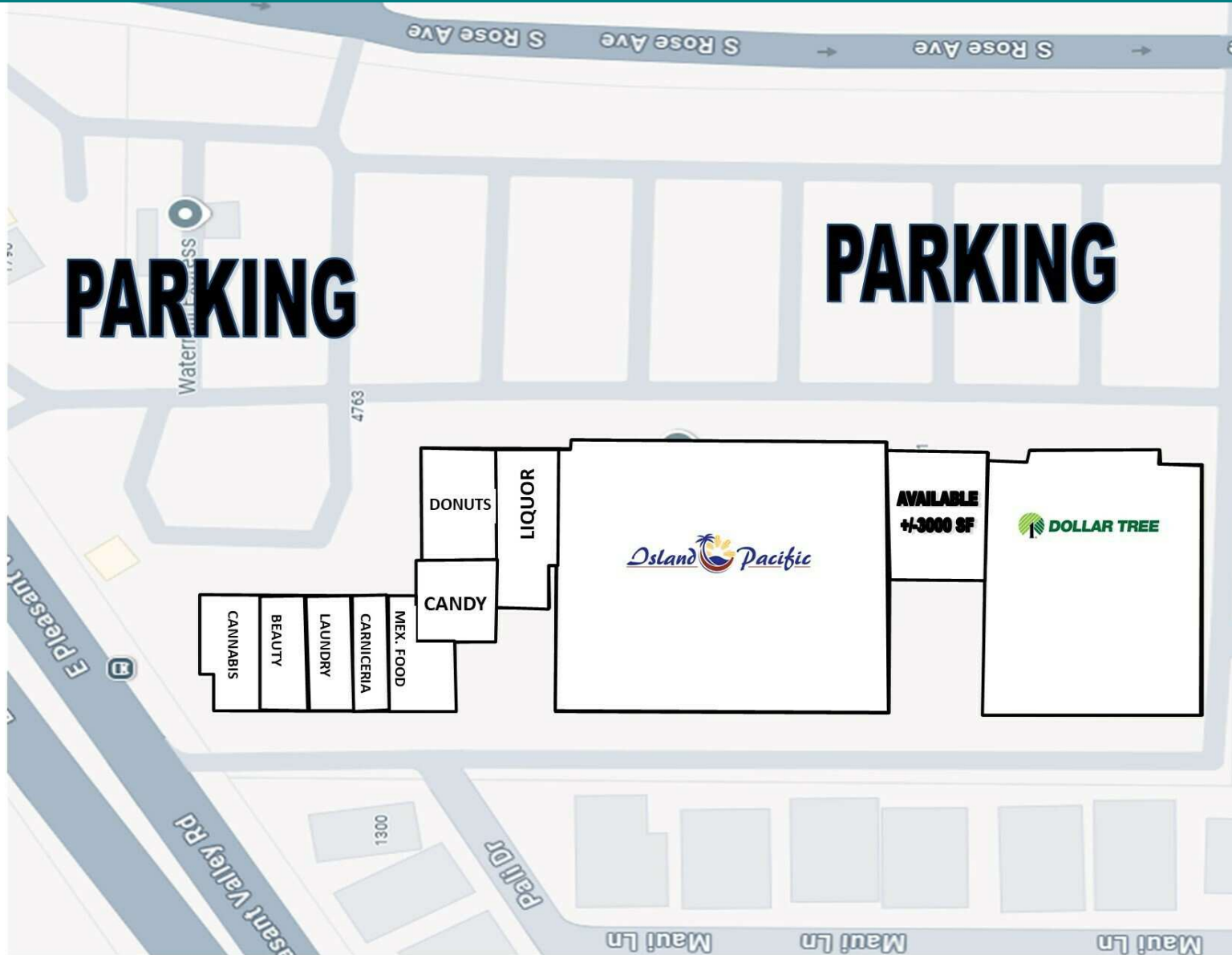
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## SITE PLANS

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## LOCATION MAP

4751 S ROSE AVE | OXNARD, CA 93033



Map data  
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Google

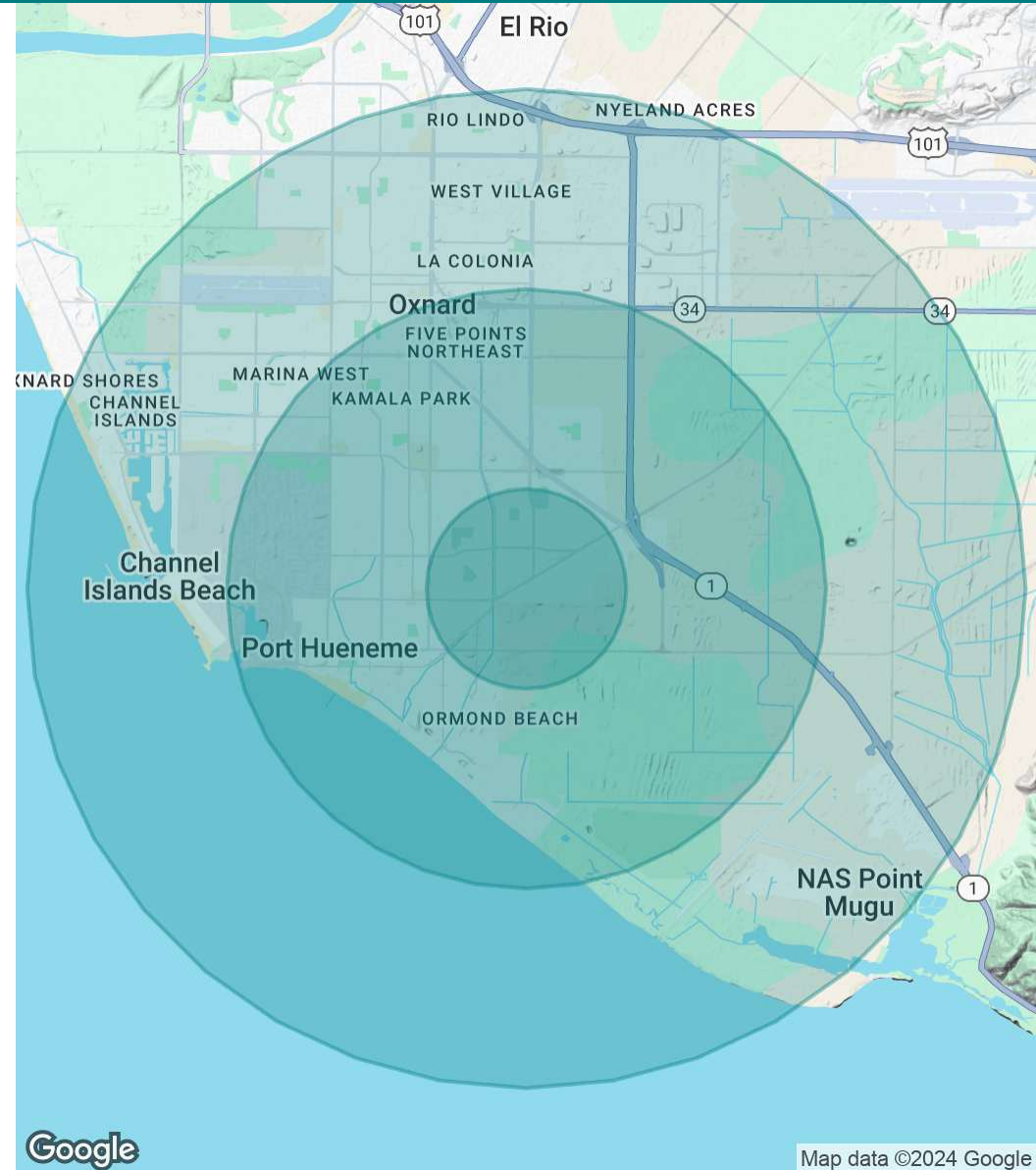
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## DEMOGRAPHICS MAP & REPORT

4751 S ROSE AVE | OXNARD, CA 93033

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
Total Households	5,186	25,665	50,866
# of Persons per HH	4.2	4.1	3.7
Average HH Income	\$104,968	\$98,383	\$106,901
Average House Value	\$527,078	\$561,672	\$626,381

*Demographics data derived from AlphaMap*



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