



FOR LEASE

Affordable retail spaces in the heart of
Downtown Oxnard, adjacent to
Heritage Square

Great storefront exposure along
S. A Street, a block from
Oxnard Boulevard

700 S. A ST

OXNARD
CA 93030

Availabilities

SUITE #	SIZE	STATUS	LEASE RATE
700A	±1,522 RSF	VACANT	\$1.60/SF + \$200 Utility Fee
700B	±850 RSF	VACANT	\$1.60/SF + \$200 Utility Fee



PRESENTED BY

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700 S. A ST

OXNARD
CA 93030

RETAIL/OFFICE SPACE FOR LEASE

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adjacent to Heritage Square



Demographics

	1 Mile	3 Mile	5 Mile
Average Household Income:	\$87,507	\$114,140	\$118,392
Population:	30,903	187,116	241,241
Daytime Population:	19,514	106,980	146,520

2025 Source: Sites USA

Traffic Counts

S. Oxnard Blvd:	34,845 ADT
W. 5th St:	10,619 ADT
S. A St:	1,964 ADT

Source: Sites USA

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