

PLEASANT VALLEY PLAZA

213 W. Pleasant Valley Road, Oxnard, CA 93033

**GROCERY ANCHORED
FREESTANDING DRIVE THRU PAD AVAILABLE**



SHOPPING CENTER REDEVELOPMENT COMING SOON!

CONTACT

BRUCE MILTON

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DRE #01945652

**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Lee & Associates - LA North/Ventura, Inc.
A Member of the Lee & Associates Group of Companies
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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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HIGHLIGHTS

- Total Center Size: ±81,128 SF
- Anchored by a Regional Grocery Operator with 10 Locations, including 6 Stores in Ventura County
- Last Remaining Retail Suite of 1,375 SF Available
- Pad Size Approximately ±30,000 SF Available
- Dense Residential Area
- Major Signalized Intersection of Oxnard, CA
- Center Upgraded and Modernized
- Surf Thru Express Car Wash and Other Major Brands Coming Soon
- Ample Parking with 8.38 Parking Spaces per 1,000 Square Feet

DEMOGRAPHICS

 POPULATION:
1 Mile: 38,766
3 Mile: 132,654
5 Mile: 214,809



AVG HH INCOME:
1 Mile: \$78,324
3 Mile: \$80,760
5 Mile: \$88,974



TRAFFIC COUNTS:
Saviers Rd & Pleasant Valley Rd
40,000 ADT

JOIN...



metroPCS

cricket
wireless



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CENTER UPGRADES COMING SOON





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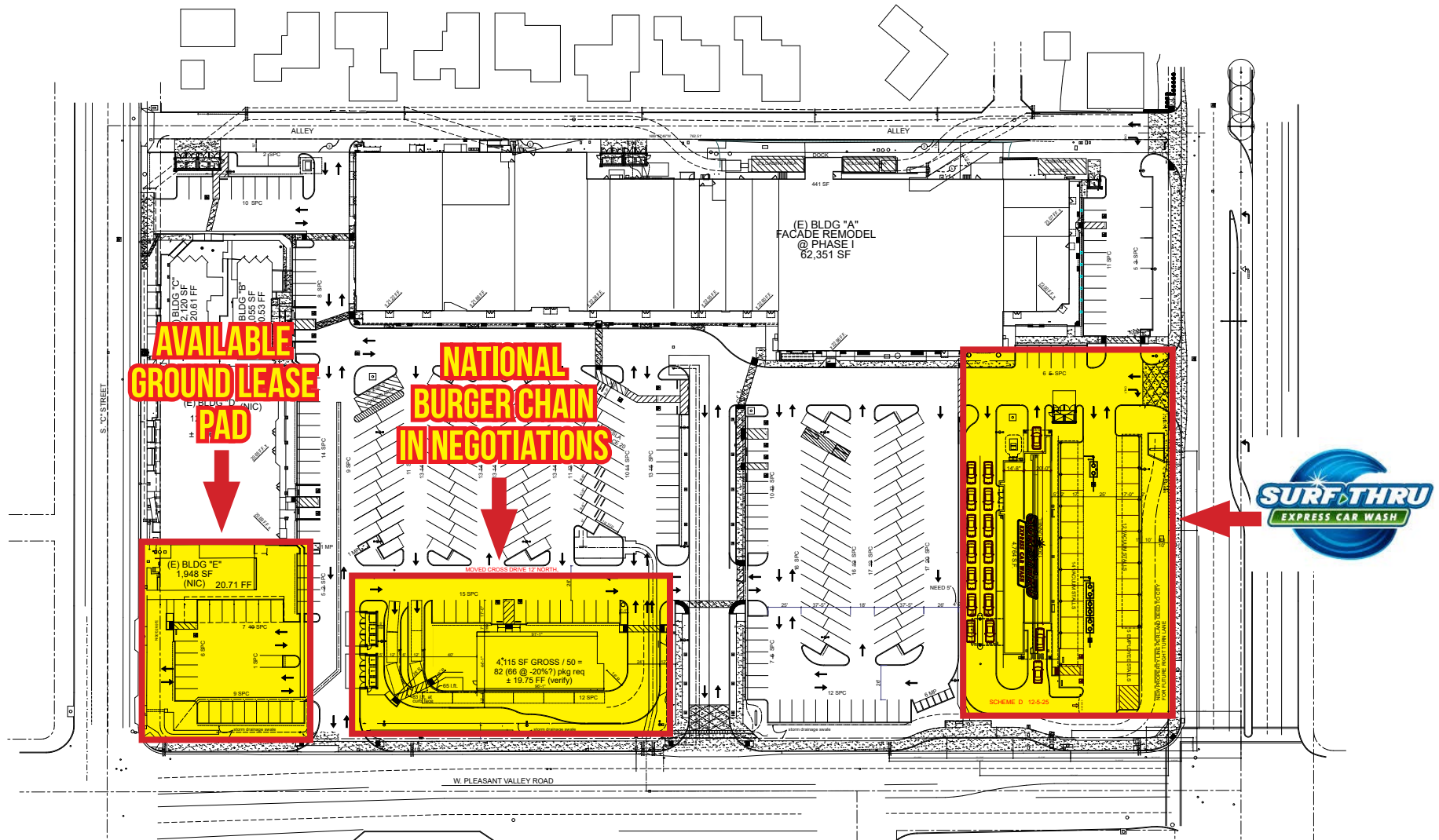
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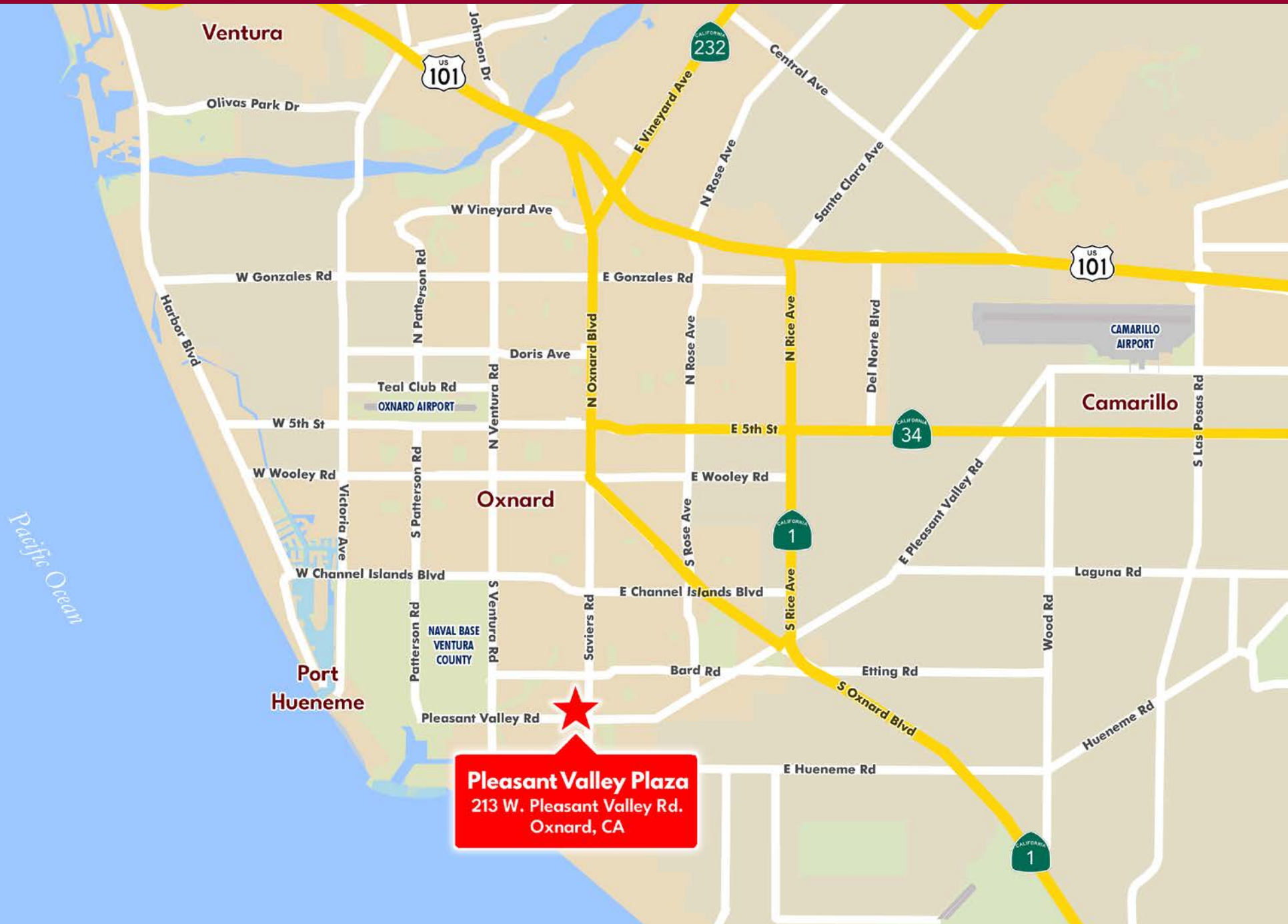
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Ralphs **ACE Hardware** **PETCO** **CVS pharmacy** **Habit Burger Grill** **ROSS** **DOLLAR TREE**
WELLS FARGO **Bank of America** **9ROUND** **SALLY BEAUTY SUPPLY** **citibank** **usbank**
McDonald's **TACO BELL** **ups** **STARBUCKS COFFEE** **IHOP** **at&t** **GNC**

LA FITNESS **Smart & Final**
BURGER KING **Dennys** **WaBa**
W **metro PCS**

HARBOR EQUIPMENT TOOLS **DOLLAR TREE** **El Super** **WSS** **UNITED STATES POSTAL SERVICE**
dds DISCOUNTS **metro PCS** **O'Reilly** **Pizza Hut**
AutoZone **cricket**

Walmart **SUPERIOR GROCERS** **Little Caesars**
TACO BELL **WELLS FARGO** **STARBUCKS COFFEE** **McDonald's** **Little B's** **Carls Jr.** **KFC**
BR **Subway** **AUTO PARTS** **Bank of America** **True Value** **at&t**

Walgreens **SUPERIOR GROCERS**
STARBUCKS COFFEE **FITNESS 19** **WaBa**
CHARLEY'S **Jack** **PANDA EXPRESS**

GROCERY OUTLET **Dörnyin Markt**
Jack **UNITED STATES POSTAL SERVICE**
TACO BELL **Americas Best Value Inn**

Pleasant Valley Plaza
LA PLAZA MEAT MARKET **O'Reilly** **cricket** **metro PCS**
Oxnard, CA

Yestery's **Subway** **Family Dollar**
Holiday Inn Express