



**COMMERCIAL
REAL ESTATE**

the sign of a .profitable property



FULLY BUILT-OUT DENTAL OFFICE AVAILABLE FOR LEASE

2035 Saviers Road, Suite 3, Oxnard, CA 93033



VIEW LISTING PAGE

STEFAN SIEGEL

(818) 697-9372 | stefan@illicre.com

DRE#01356621

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RETAIL BROKERS NETWORK

5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

DENTAL SPACE
OXNARD, CA

PROPERTY FEATURES

2035 Saviers Road, Suite 3, Oxnard, CA 93033



APPROX. ±1,500 SF

DENTAL SPACE AVAILABLE

- ✓ Fully built out dental space with X-Ray, 3 patient rooms, large reception, and kitchen.
- ✓ Large parking lot with 40 spaces available

AREA AMENITIES

- ✓ Heavy traffic
- ✓ Next to High School
- ✓ 2 miles from the Hospital
- ✓ Across from major shopping complex

RATE

\$2.35 + 0.35 PSF NNN



— DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
Population	38,246	117,169	188,002
Avg. HH Income	\$76,756	\$86,163	\$93,278
Daytime Pop	29,403	90,851	146,817
Traffic Count	± 30,134 CPD ON SAVIERS RD		

DENTAL SPACE
OXNARD, CA

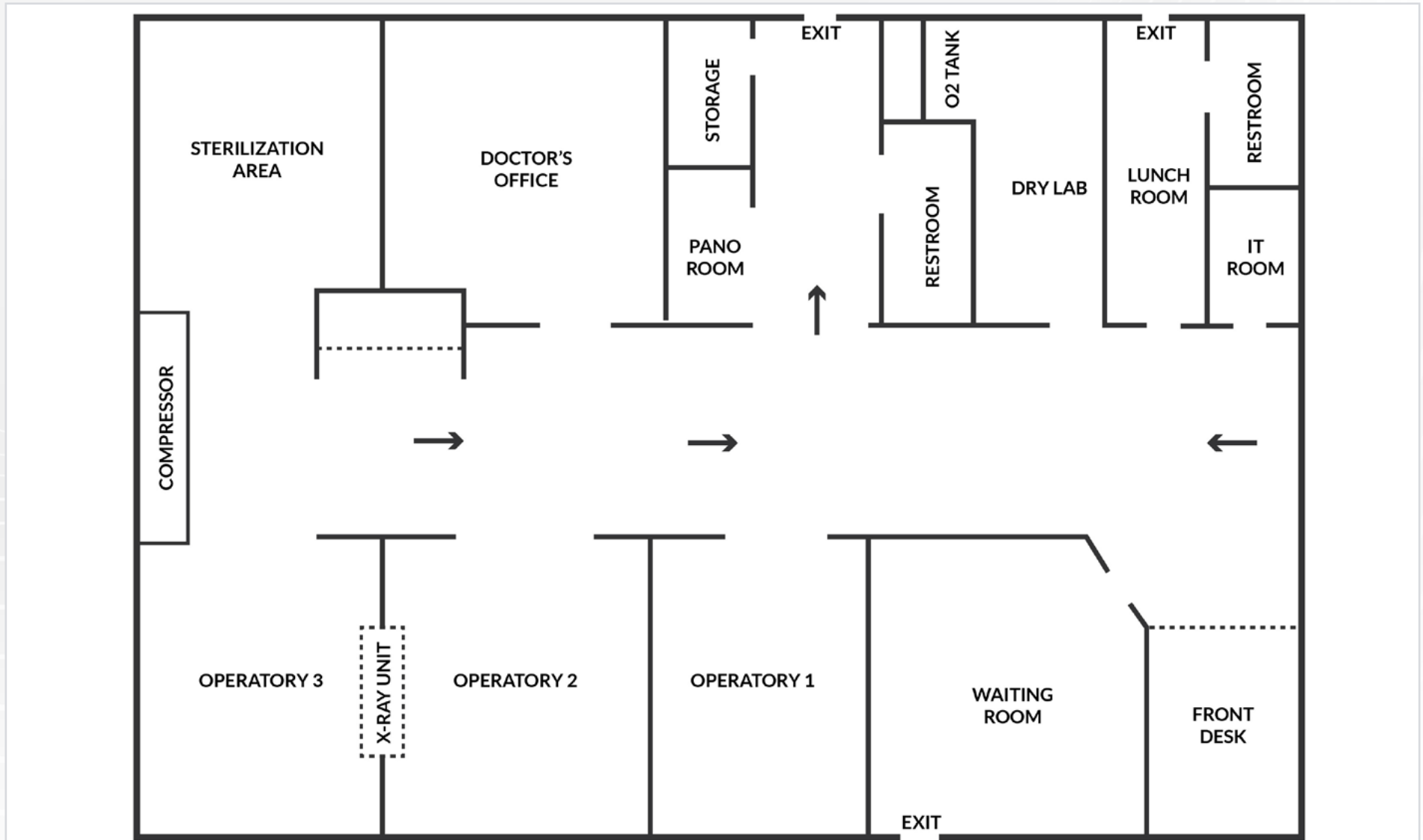
INTERIOR PHOTOS

2035 Saviers Road, Suite 3, Oxnard, CA 93033



FLOOR PLAN

2035 Saviers Road, Suite 3, Oxnard, CA 93033



Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AERIAL MAP



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STEFAN SIEGEL
SENIOR ASSOCIATE

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