

3461 - 3501 SAVIERS ROAD, OXNARD, CALIFORNIA

Property Information:

- Grocery anchored shopping center
- Redevelopment plans include drive-thru and carwash pads
- In-line retail space
- Centrally located in Oxnard, in high density trade area, with over 165,863 residential population within a 3-mile radius

AVAILABILITIES - GROUND LEASE

	Size
Drive-thru Parcel	Approx. 0.53 Acre
Carwash Parcel	Approx. 1 Acre

AVAILABILITIES - RETAIL

Retail Shop Space	2,200 SF
	5,000 SF

CONTACT US

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DEMOGRAPHICS (2022 Est) Source: Esri

	1-Mile	2-Mile	3-Mile
Residential Population	38,791	110,056	158,060
Daytime Population	27,720	84,973	126,723
Average Household Income	\$94,418	\$89,153	\$94,901

TRAFFIC COUNTS

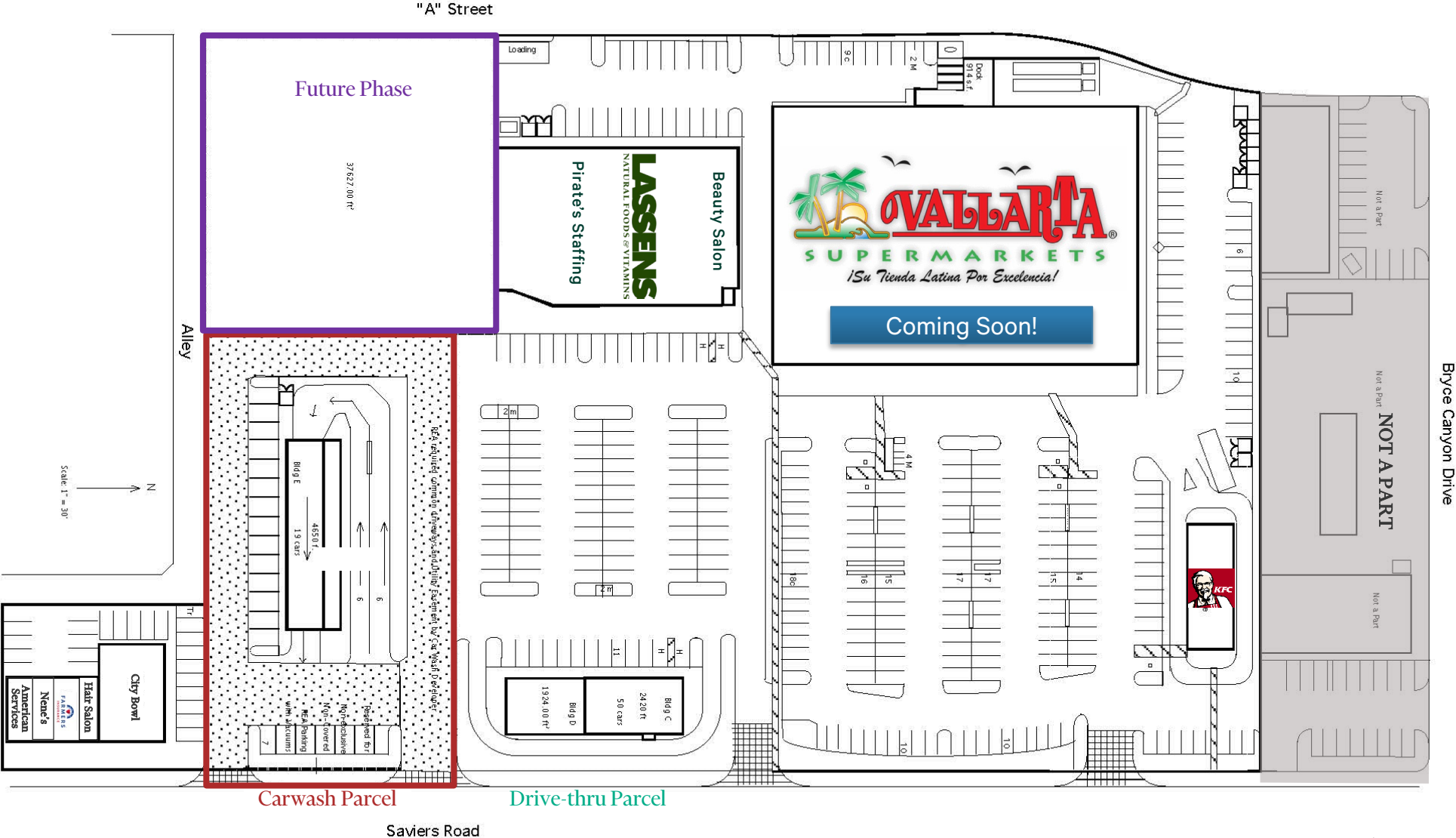
Saviers Rd & Bryce Ave	13,657 ADT
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Source: Placer 2019

3461 - 3501 Saviers Road
Oxnard, California

For Lease

SITE PLAN - DRIVE THRU & CARWASH PARCELS



AVAILABILITIES - GROUND LEASE

	Size
Drive-thru Parcel	Approx. 0.53 Acre
Carwash Parcel	Approx. 1 Acre



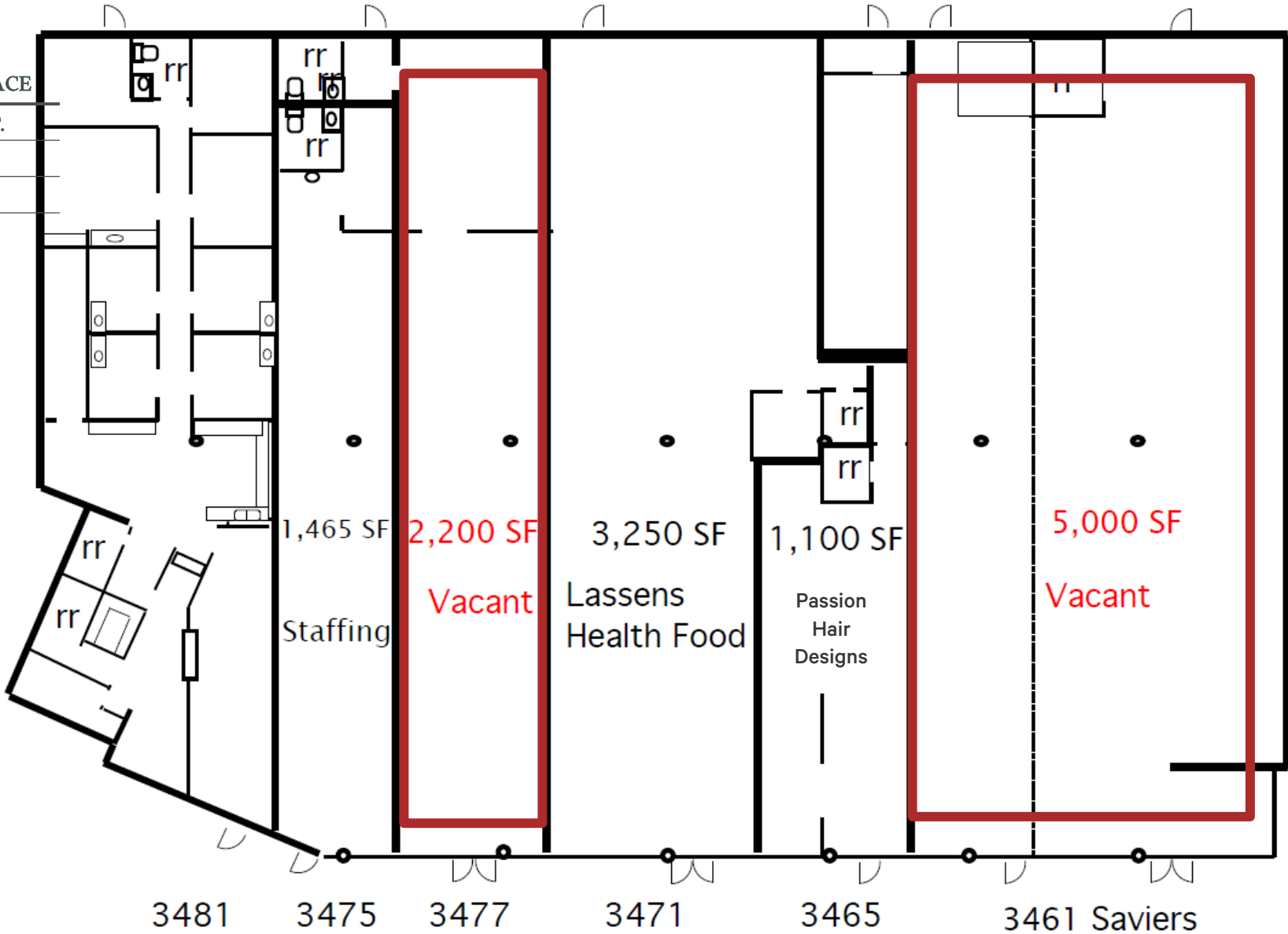
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SITE PLAN - RETAIL SPACE

AVAILABLE SPACE - RETAIL SPACE

SPACE	SQ.FT.
#3461	5,000
#3477	2,200

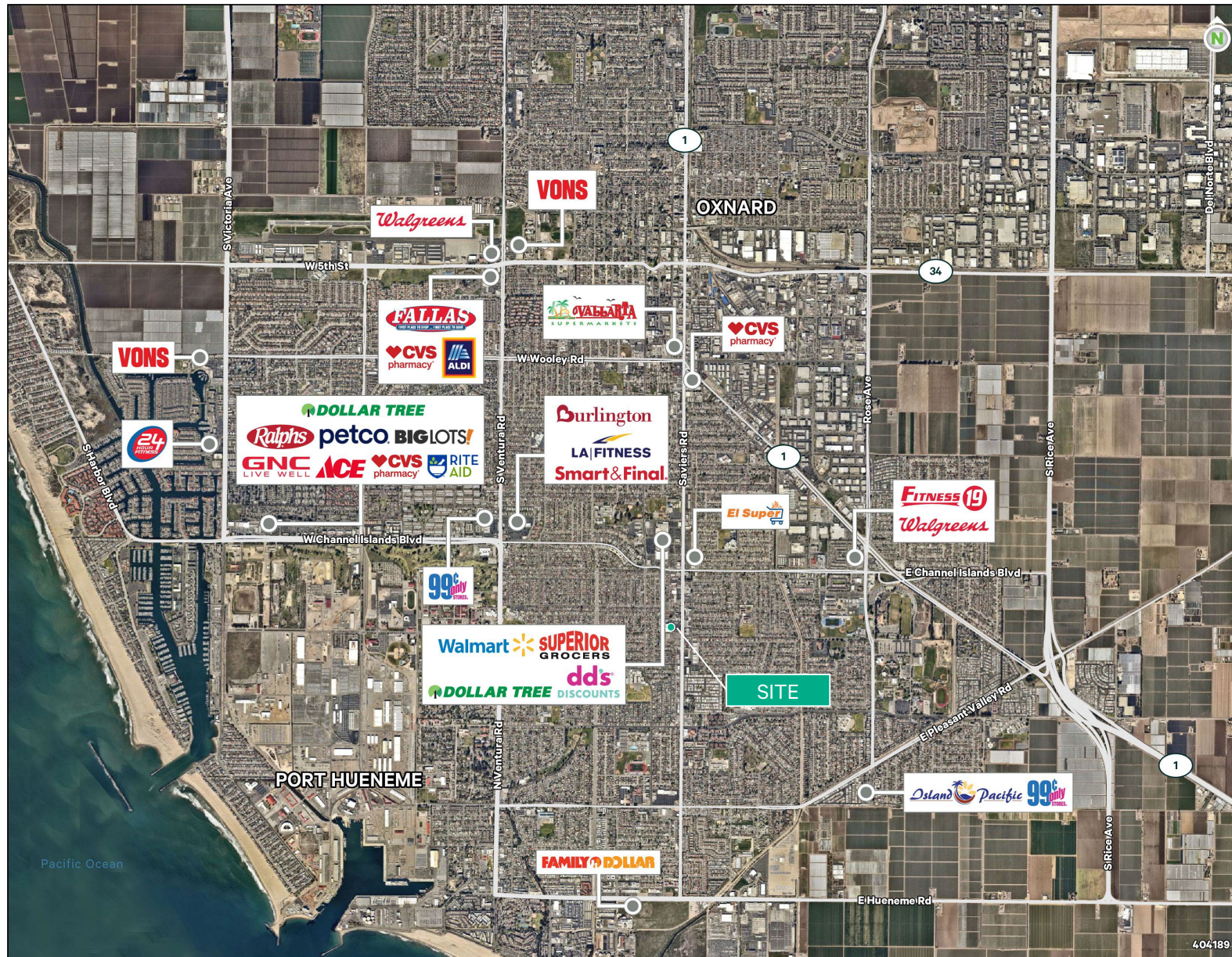


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