

# 520 W. 5th Street

## Multi-Tenant Office and Retail Building

520 W. 5th Street  
Oxnard, CA 93030  
[www.cbre.com](http://www.cbre.com)

Excellent location minutes from downtown Oxnard



# Property Overview

## Property Info

|                     |   |                            |   |
|---------------------|---|----------------------------|---|
| + Office Available: | 1,500 SF - 7,100 SF   | + Office Base rental rate: | \$1.25/SF Modified Gross  |
| + Retail Available: | (Ground Floor): 1,138 SF - 3,418 SF   | + Retail Base rental rate: | \$1.60/SF NNN (est. \$0.36/sf/mo)   |
| + Available Total:  | 1,138 SF - 10,518 SF  | + Sale Price:              | \$2,450,000   |
| + Gross SF RBA:     | 13,100  | + Zoning:                  | APN: 202-0-132-170: Downtown Edge (DT-E)<br>APN: 202-0-132-110: Garden Apartment (R3) |
| + SF Lot:           | TOTAL: 23,875 SF<br>APN: 202-0-132-170: 16,875 SF<br>APN: 202-0-132-110: 7,000 SF |                            |   |

## Property Highlights

- + Recently renovated exterior
- + Excellent location minutes from downtown
- + Great window line
- + Close to numerous amenities
- + Two separate lots
- + Excellent street front visibility
- + Small offices
- + Dedicated surface parking lot
- + Elevator serviced 2nd floor
- + Multi-tenant office and retail building

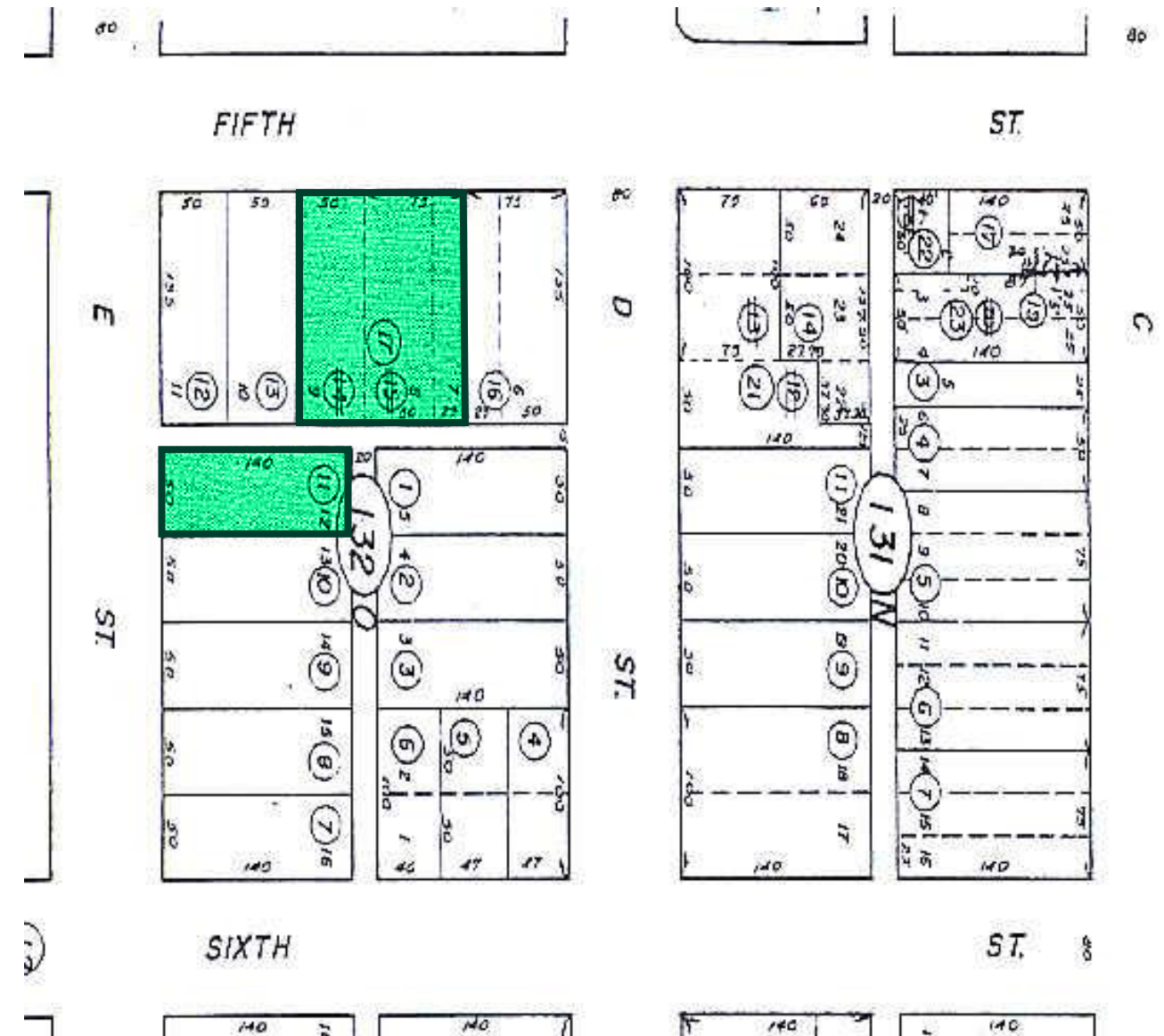
## Demographics

|                         | 1 Mile   | 2 Miles  | 3 Miles   |
|-------------------------|----------|----------|-----------|
| 2022 Population         | 33,221   | 113,474  | 188,191   |
| 2022 Daytime Population | 29,119   | 90,550   | 159,634   |
| 2022 Average HH Income  | \$82,538 | \$98,659 | \$105,507 |

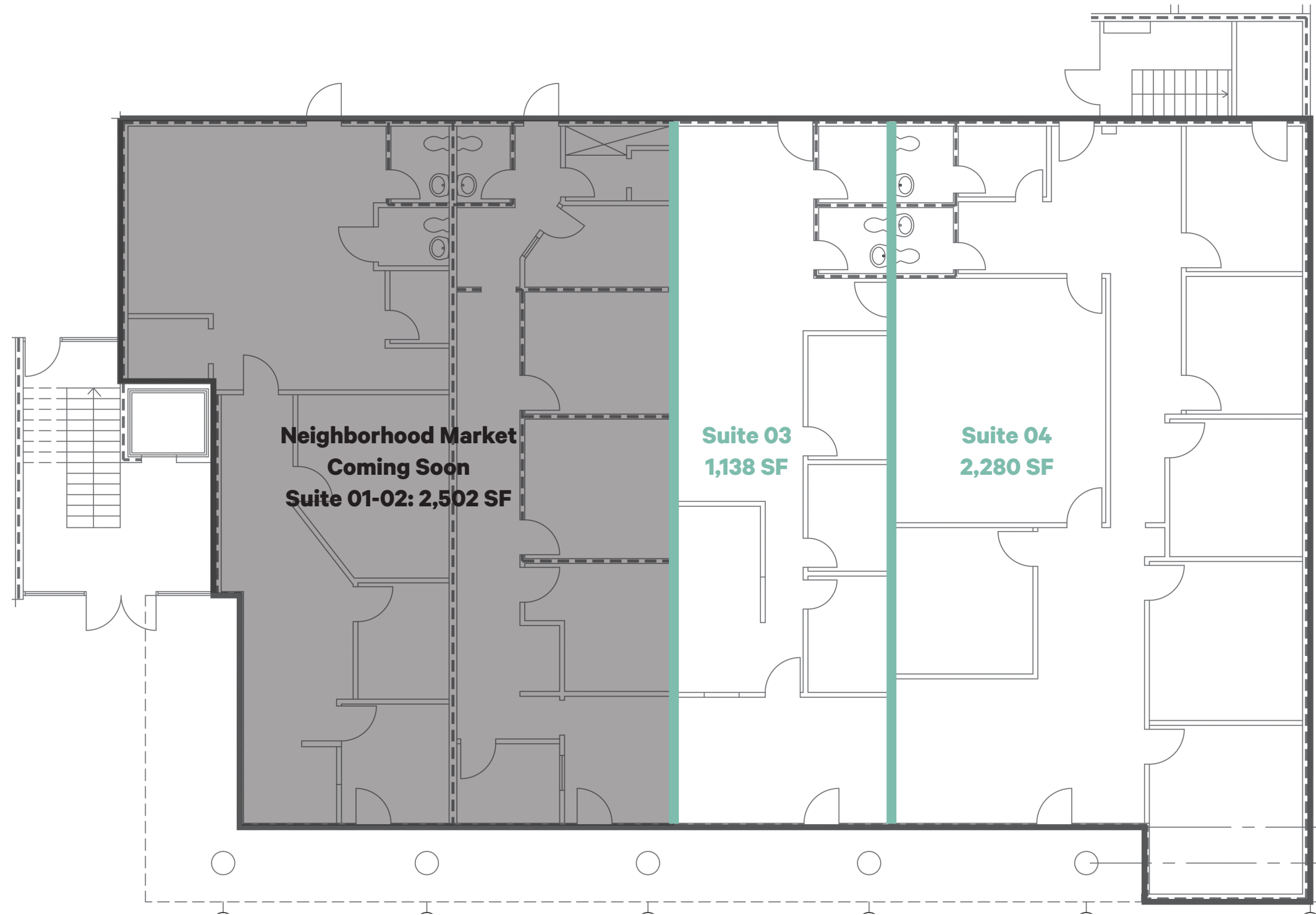
## Traffic Count

|                             |            |
|-----------------------------|------------|
| W. 5th Street & S. E Street | 12,000 ADT |
|-----------------------------|------------|

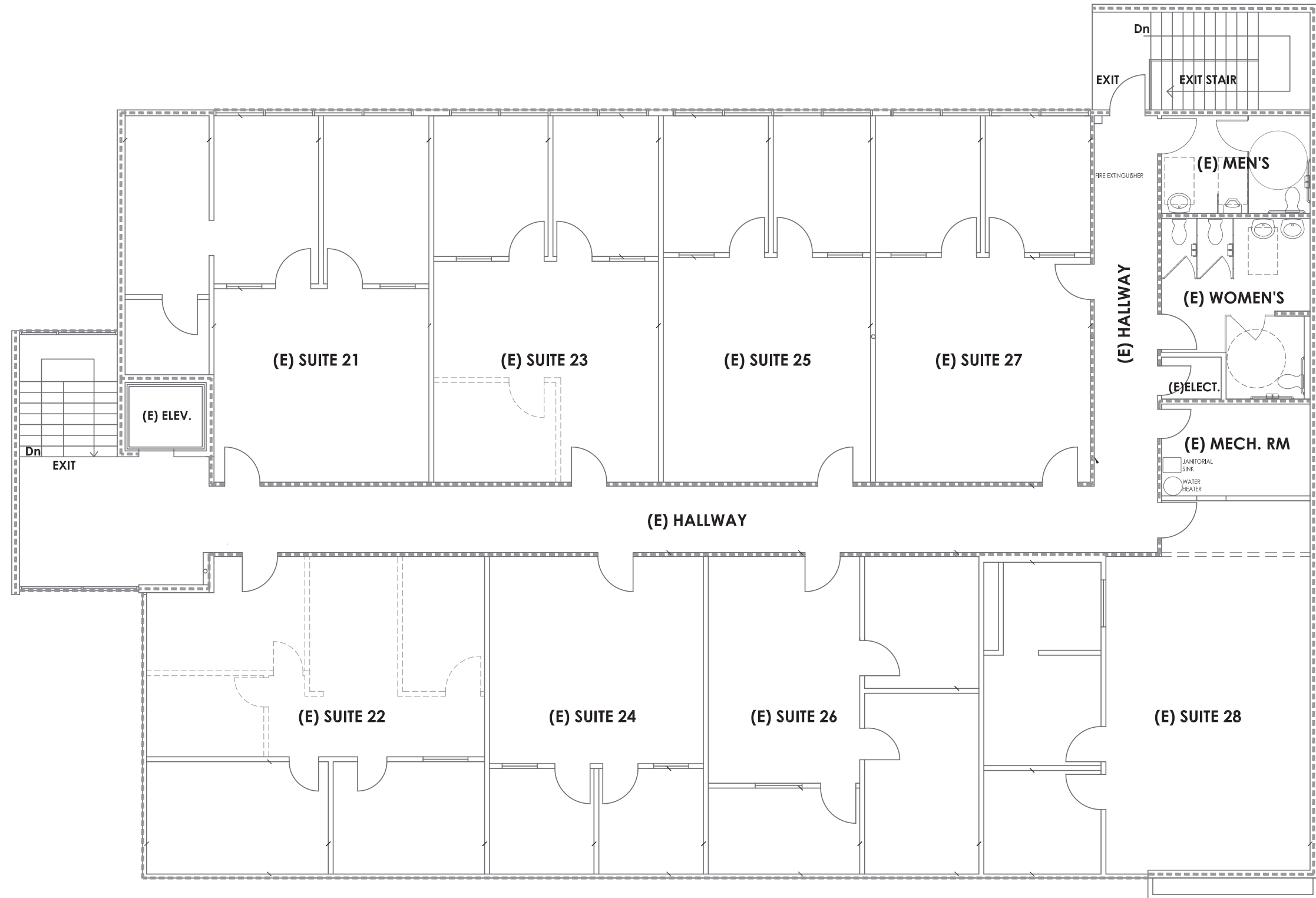
Source: City of Oxnard 2008



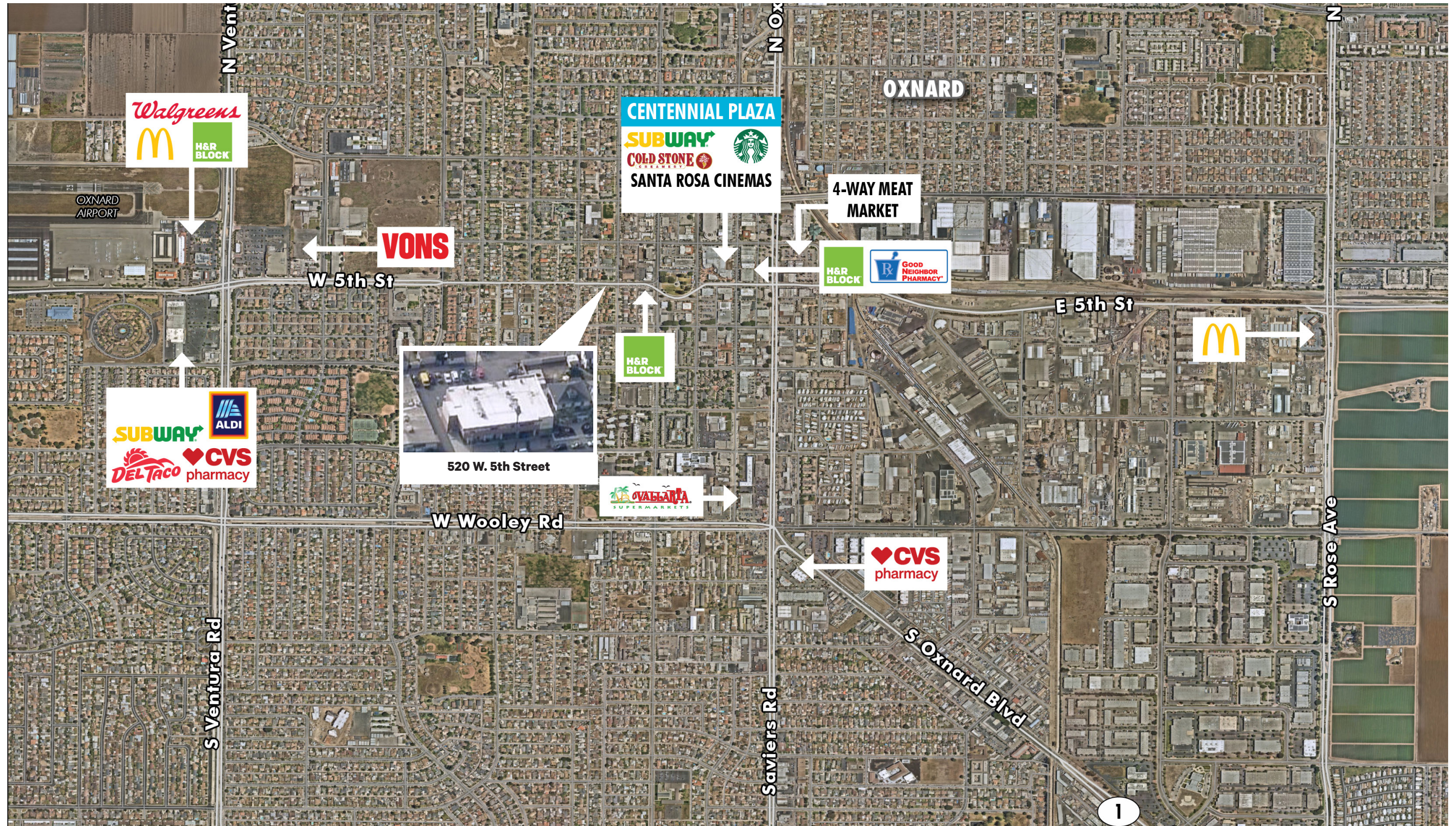
# 1<sup>st</sup> Floor Plan



# 2<sup>nd</sup> Floor Plan



# Amenities Map



# Aerial Map



## Contact Us

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