

# PLEASANT VALLEY PLAZA

213 W. Pleasant Valley Road, Oxnard, CA 93033

**GROCERY ANCHORED**  
**FREESTANDING DRIVE THRU PAD AVAILABLE**



**NEW TENANTS COMING SOON + TESLA CHARGING STATIONS**

## CONTACT

**BRUCE MILTON**

C: 602.881.1166

O: 805.626.1281

[bmilton@lee-re.com](mailto:bmilton@lee-re.com)

Lic # 01945652



COMMERCIAL REAL ESTATE SERVICES

Lee & Associates - LA North/Ventura, Inc.  
A Member of the Lee & Associates Group of Companies

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805.626.1200 • Corporate ID 01191898 • [www.lee-associates.com](http://www.lee-associates.com)

No warranty or representation is made 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: 80,481 SF
- Pad Size Approximately 30,000 SF - Flexible
- Dense Residential Area
- Major Signalized Intersection
- Center Upgraded and Modernized
- Tesla Charging Stations Coming Soon - Center Drive
- Grocery-Anchored Retail Center Built in 1961

## 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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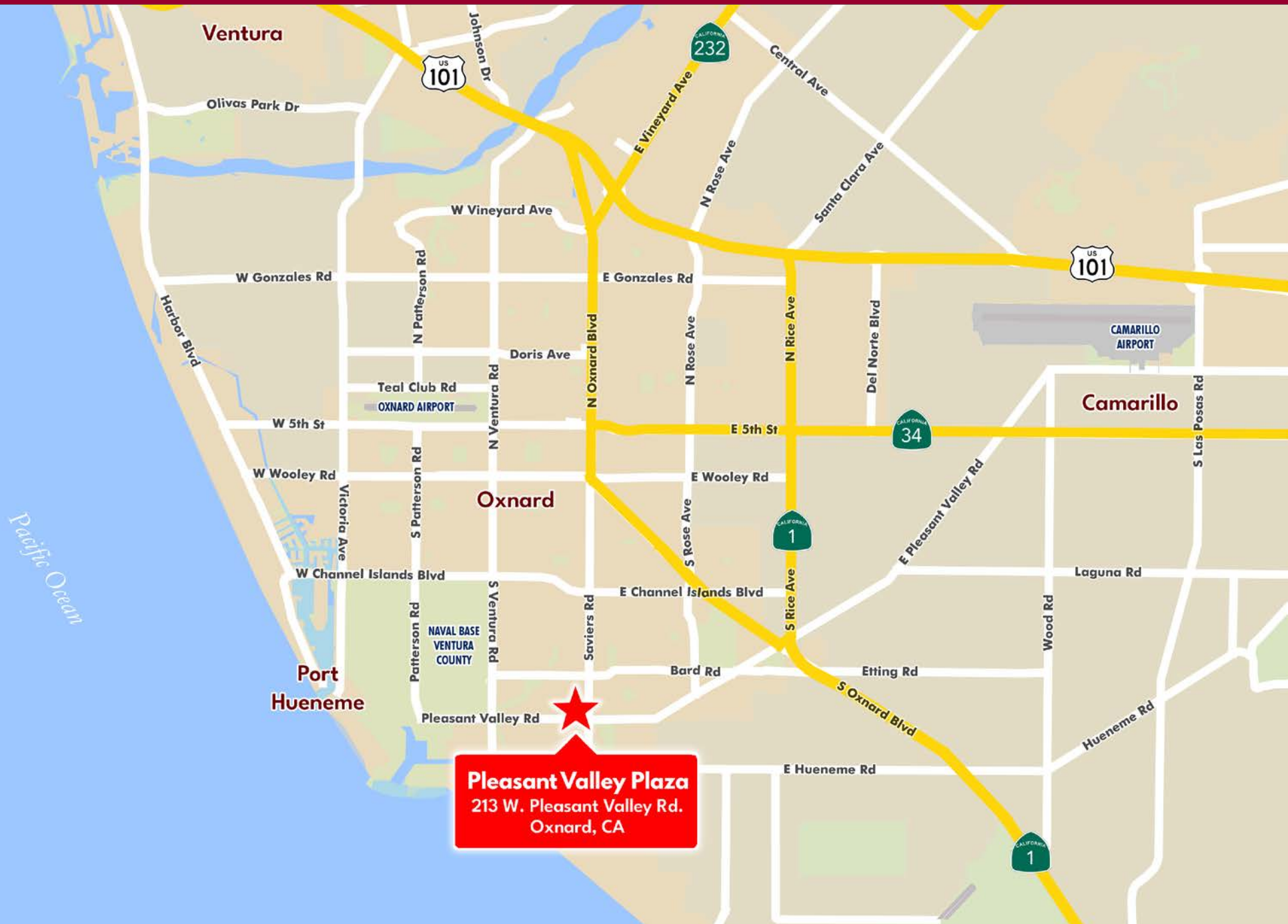
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