

520 W. 5th Street

Multi-Tenant Office and Retail Building

520 W. 5th Street
Oxnard, CA 93030
www.cbre.com

Excellent location minutes from downtown Oxnard



Property Overview

Property Info

+ Second floor base rent	\$1.25 Modified Gross	+ Available Office:	1,500 SF - 7,100 SF
+ First floor base rent:	\$1.60 NNN (est. \$0.36/sf/mo)	+ Available Retail:	(Ground Floor): 1,138 SF - 3,418 SF
+ Sale price:	\$2,450,000	+ Available Total:	1,138 SF - 10,518 SF
+ Gross SF RBA:	13,100	+ Zoning:	DTE
+ SF Lot:	TOTAL: 23,875 SF APN: 202-0-132-170: 16,875 SF 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

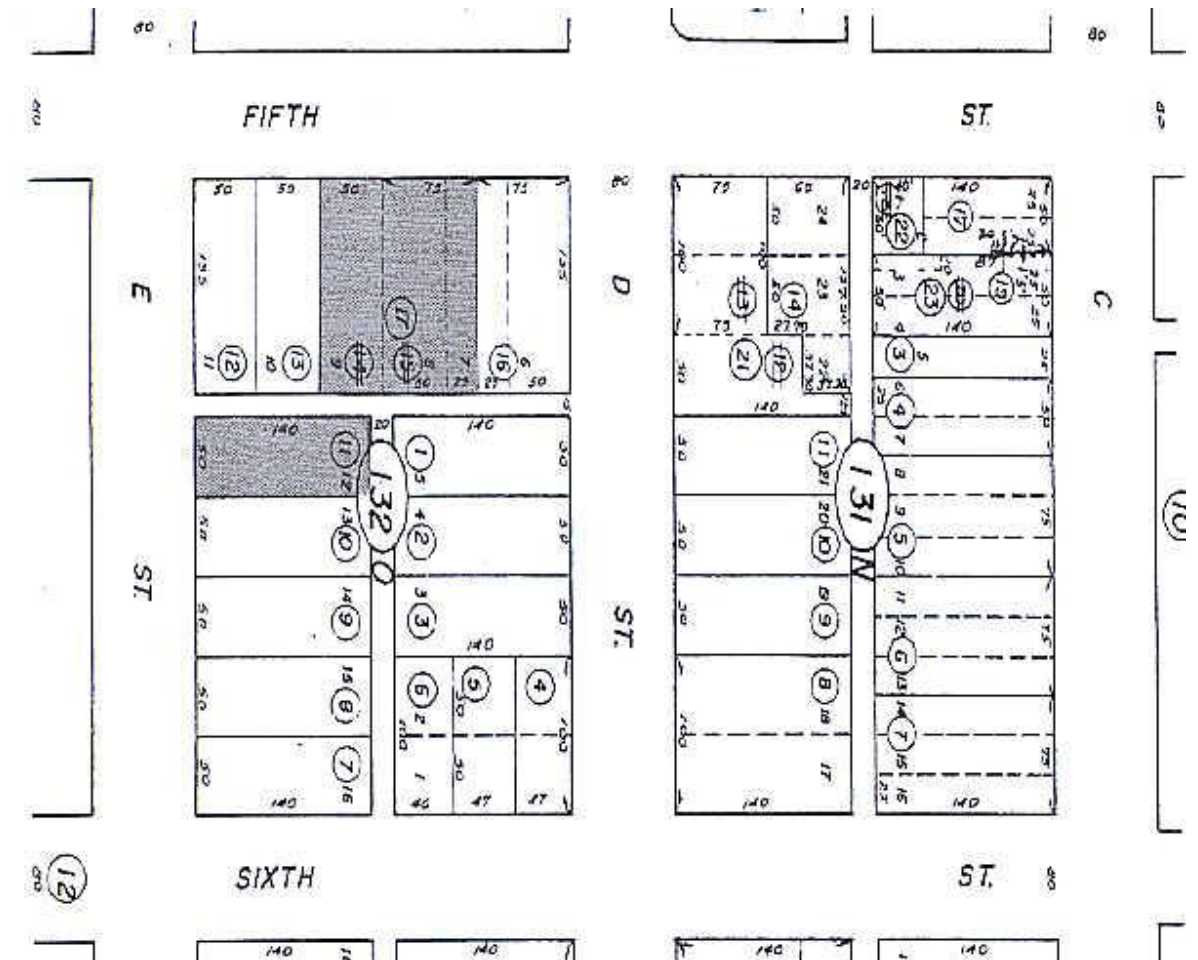
Demographics

	1 Mile	2 Miles	3 Miles
2022 Population	29,533	110,242	182,606
2022 Daytime Population	29,119	90,550	159,634
2022 Average HH Income	\$85,381	\$98,831	\$107,08

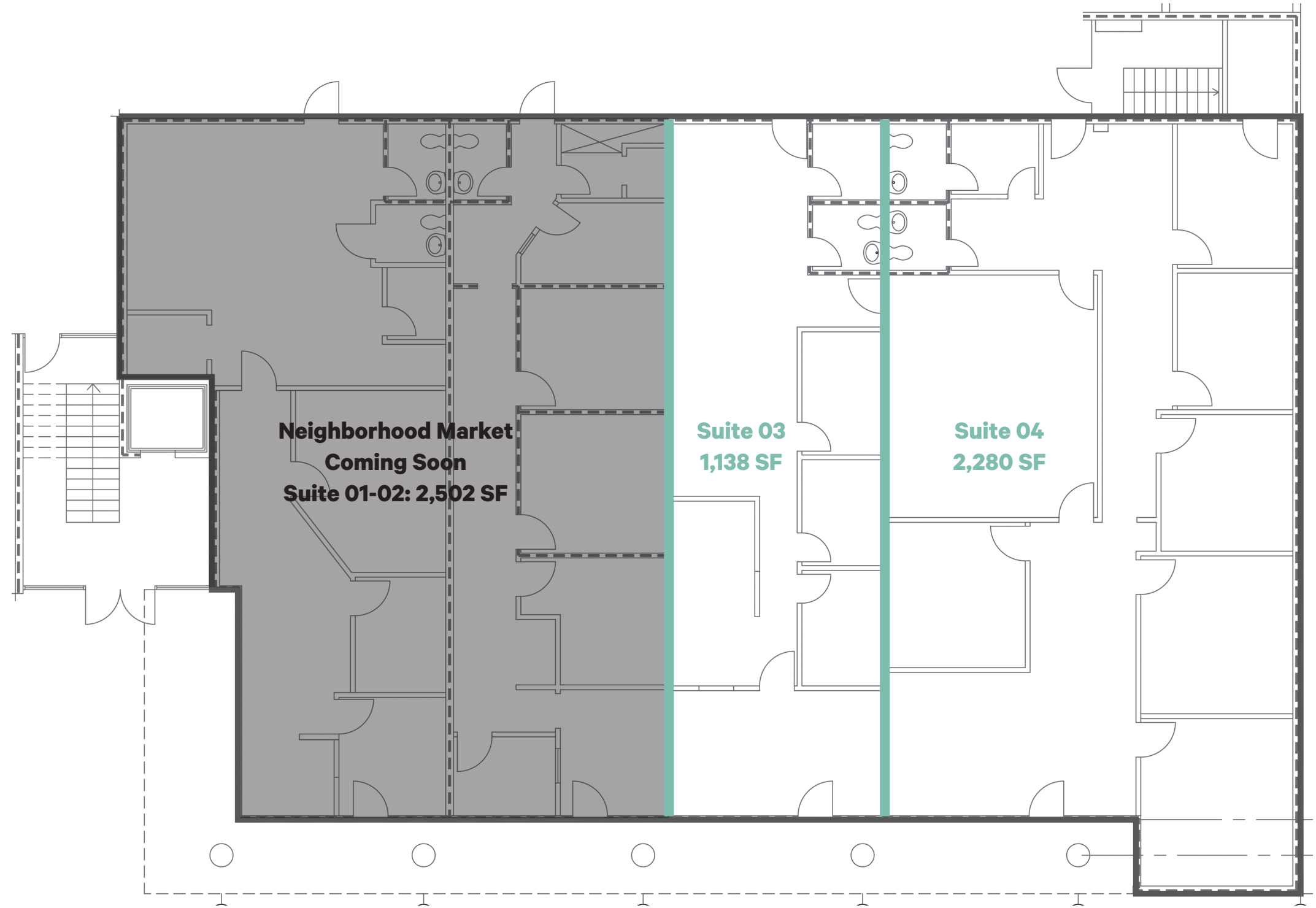
Traffic Count

W. 5th Street & S. E Street	12,000 ADT
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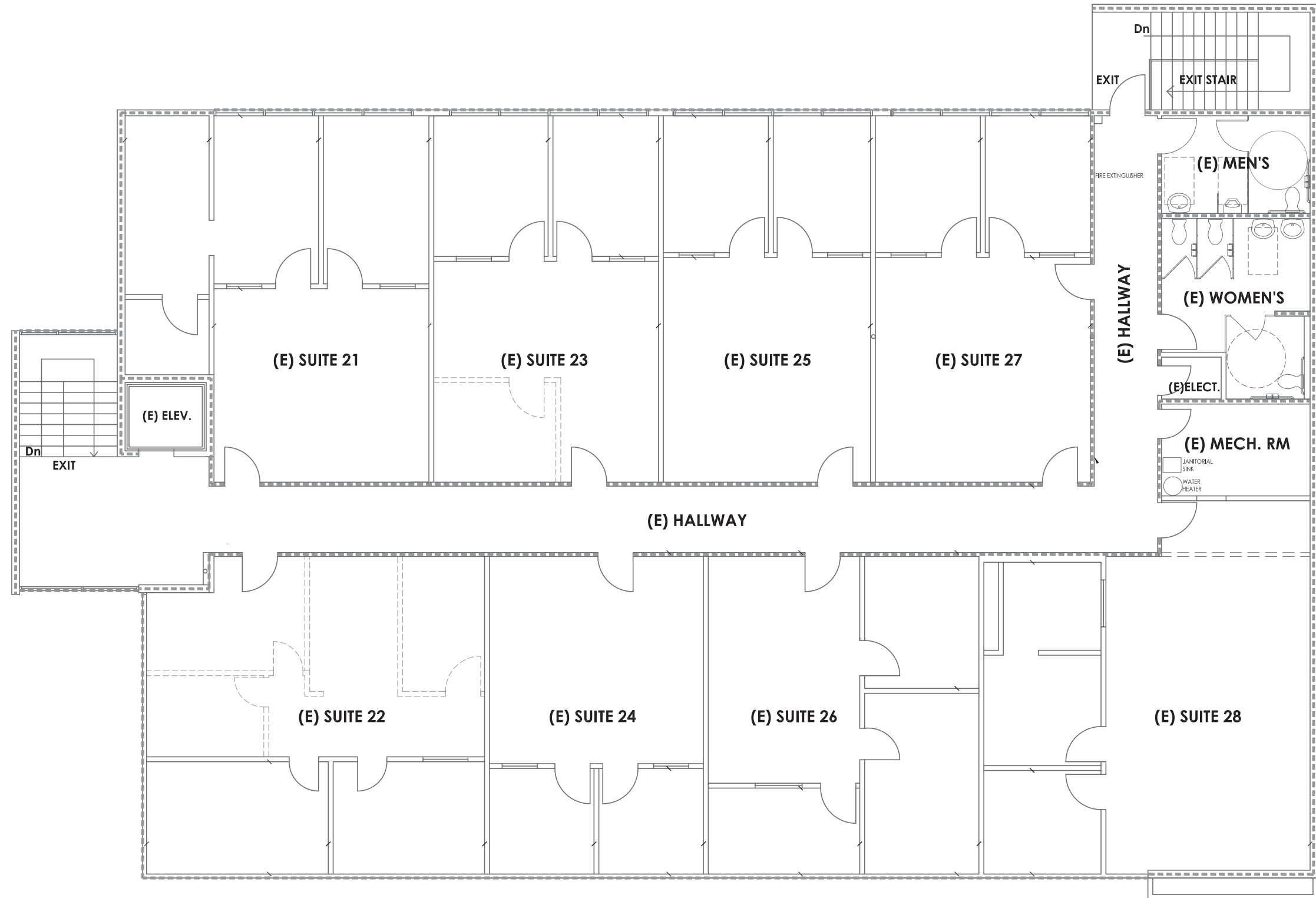
Source: City of Oxnard 2008



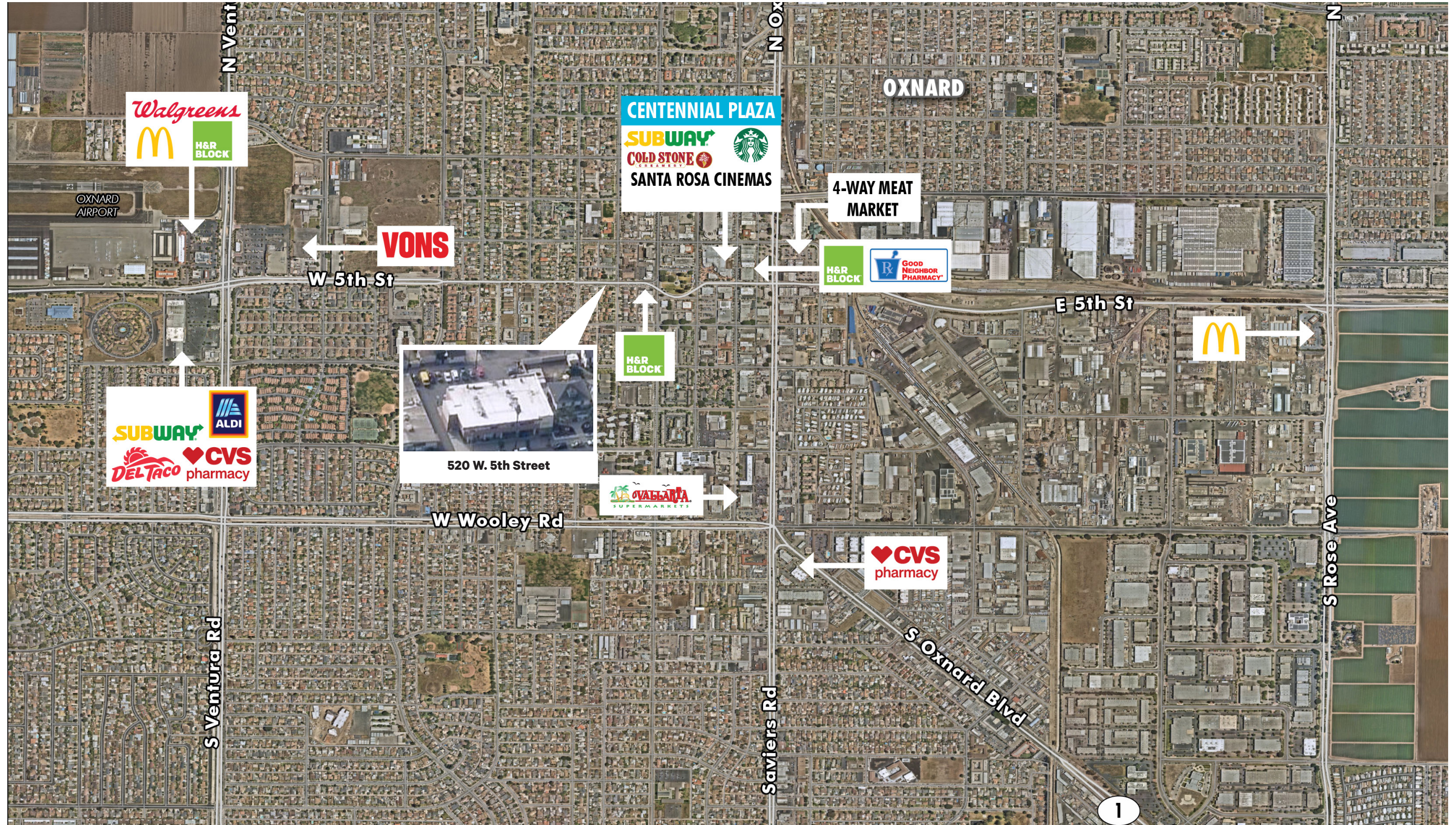
1st Floor Plan



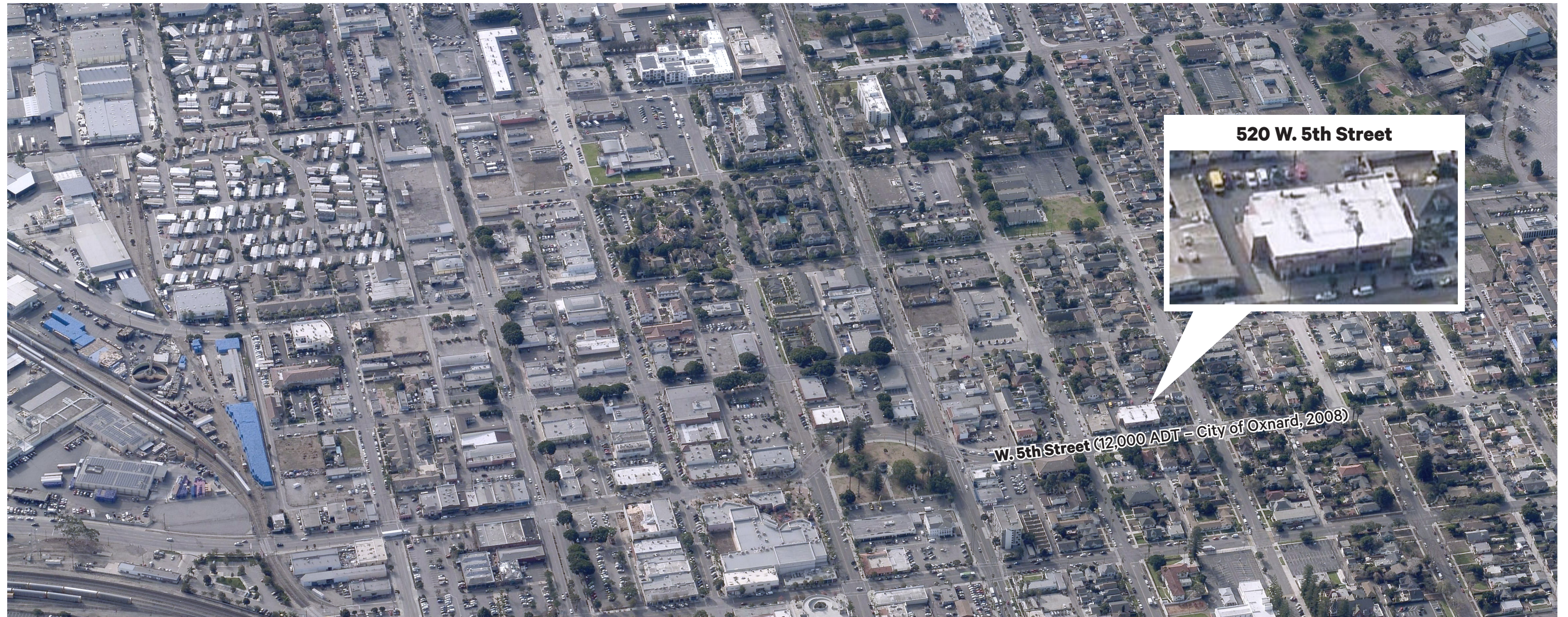
2nd Floor Plan



Amenities Map



Aerial Map



Contact Us

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