

For Lease / Potential Purchase

Class "A" Creative Offices

Approximately 11,500 Lease / 18,400 RSF Purchase



310 WEST Esplanade Drive

Oxnard, California 93036

Lease Highlights

- Approximately 11,500 Square Feet
- Move-In Ready Creative Offices
- Office/Retail Recent Full Building Renovation
- Dedicated Entry, Private Patio, Shared Gym & Shower, Open Kitchen/Break Area, Training/Assembly Room, Lounge
- · Great Signage / Exposure
- Abundant Parking
- Very Walkable Amenities Near Esplanade Shopping Center and The Collection at RiverPark
- 101 Freeway Access at Oxnard Blvd. and Vineyard Ave.
- Potential Purchase



For more information

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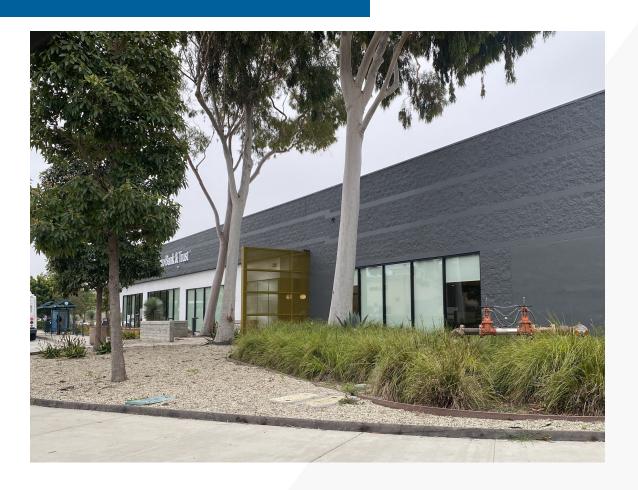
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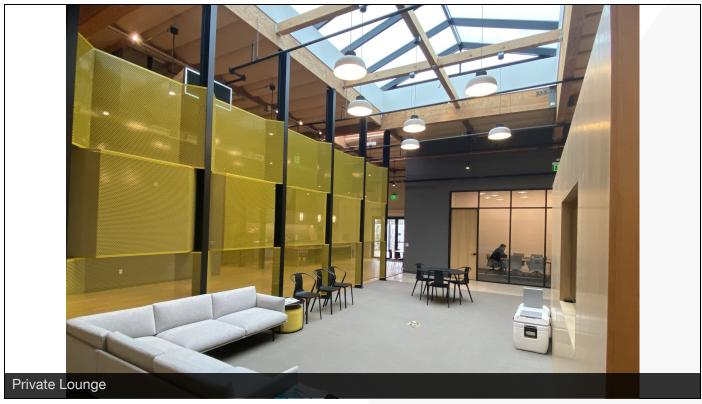
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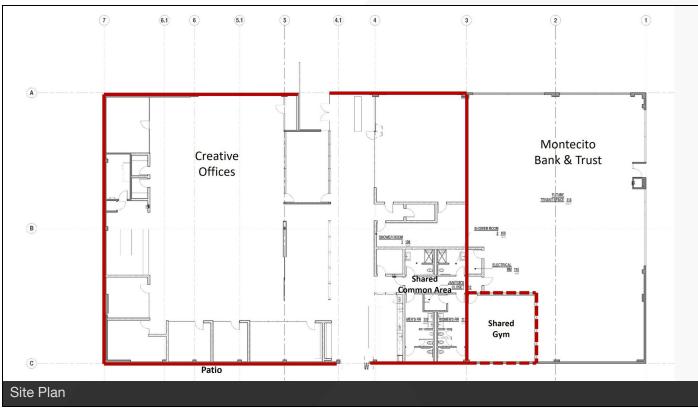




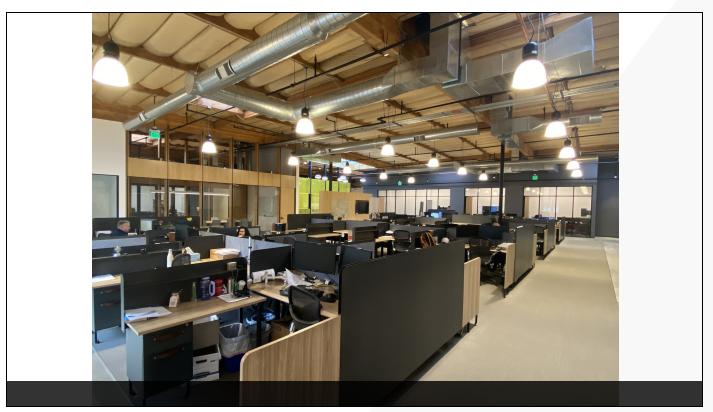


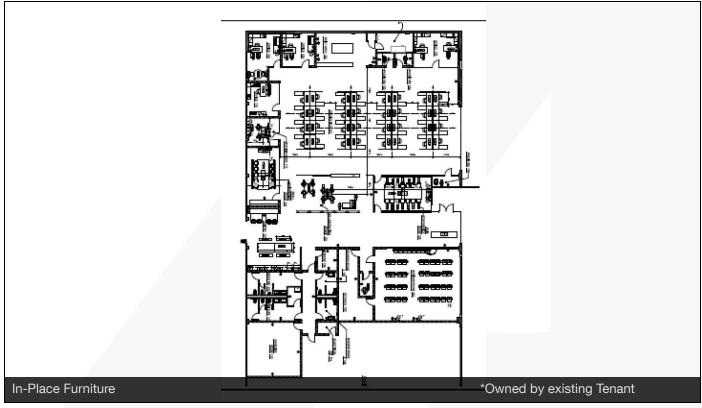








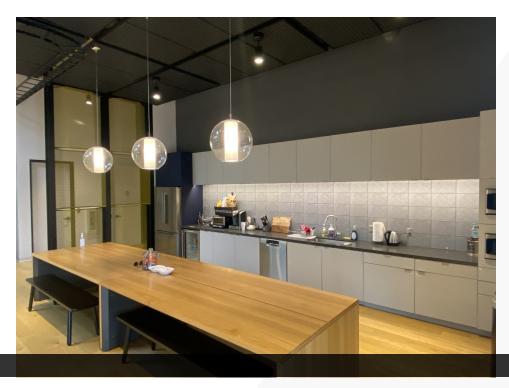




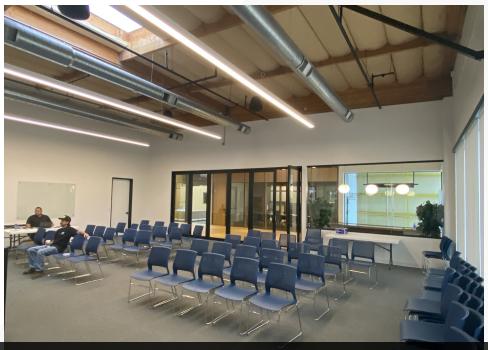


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Break/Kitchen Area



Training Room







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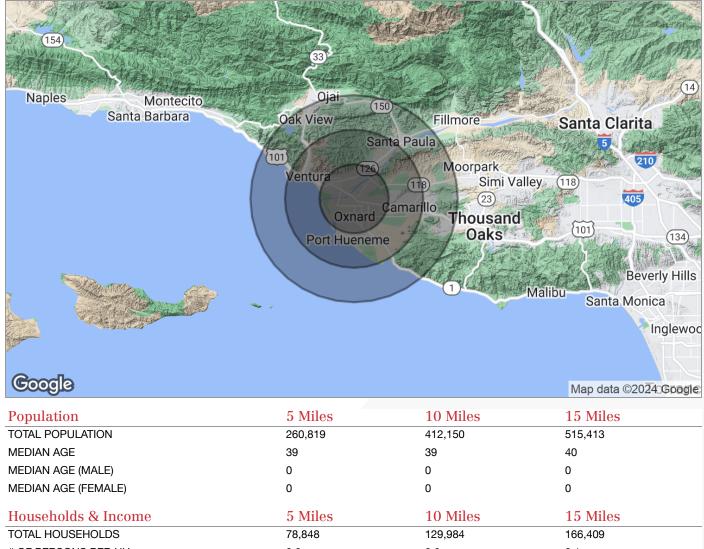






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Households & Income	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	78,848	129,984	166,409
# OF PERSONS PER HH	3.3	3.2	3.1
AVERAGE HH INCOME	\$117,214	\$117,536	\$125,109
AVERAGE HOUSE VALUE	\$679,440	\$716,368	\$770,167
Race	5 Miles	10 Miles	15 Miles
% WHITE	34.4%	38.5%	42.7%
% BLACK	2.3%	2.3%	2.0%
% ASIAN	6.3%	6.7%	6.9%
% HAWAIIAN	0.3%	0.3%	0.2%
% INDIAN	2.7%	2.5%	2.3%
% OTHER	31.9%	28.9%	26.1%
Ethnicity	5 Miles	10 Miles	15 Miles
% HISPANIC	64.9%	59.2%	54.0%

^{*} Demographic data derived from 2020 ACS - US Census



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