



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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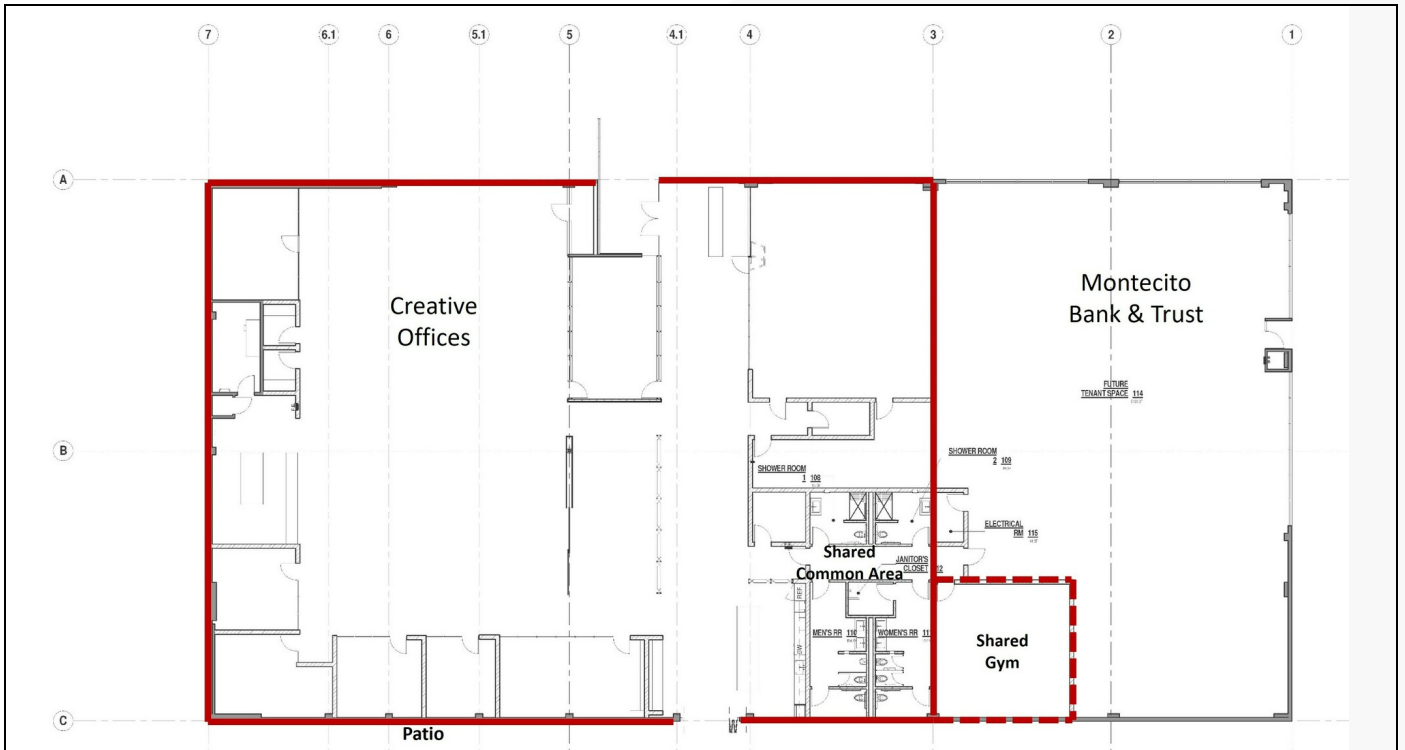


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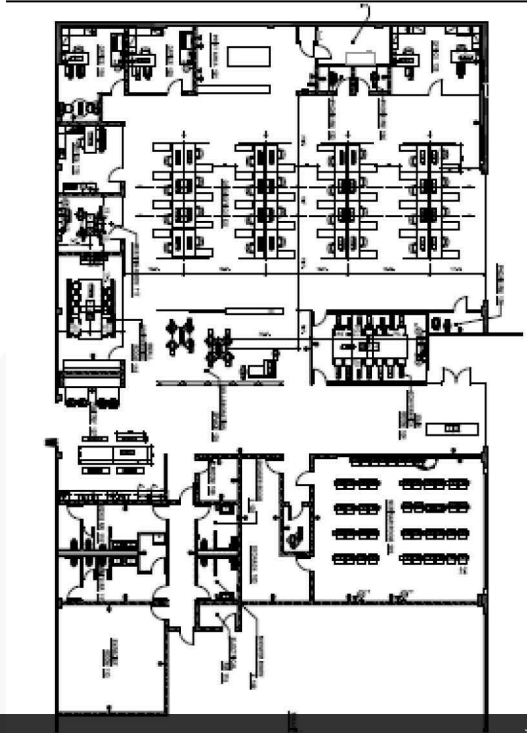
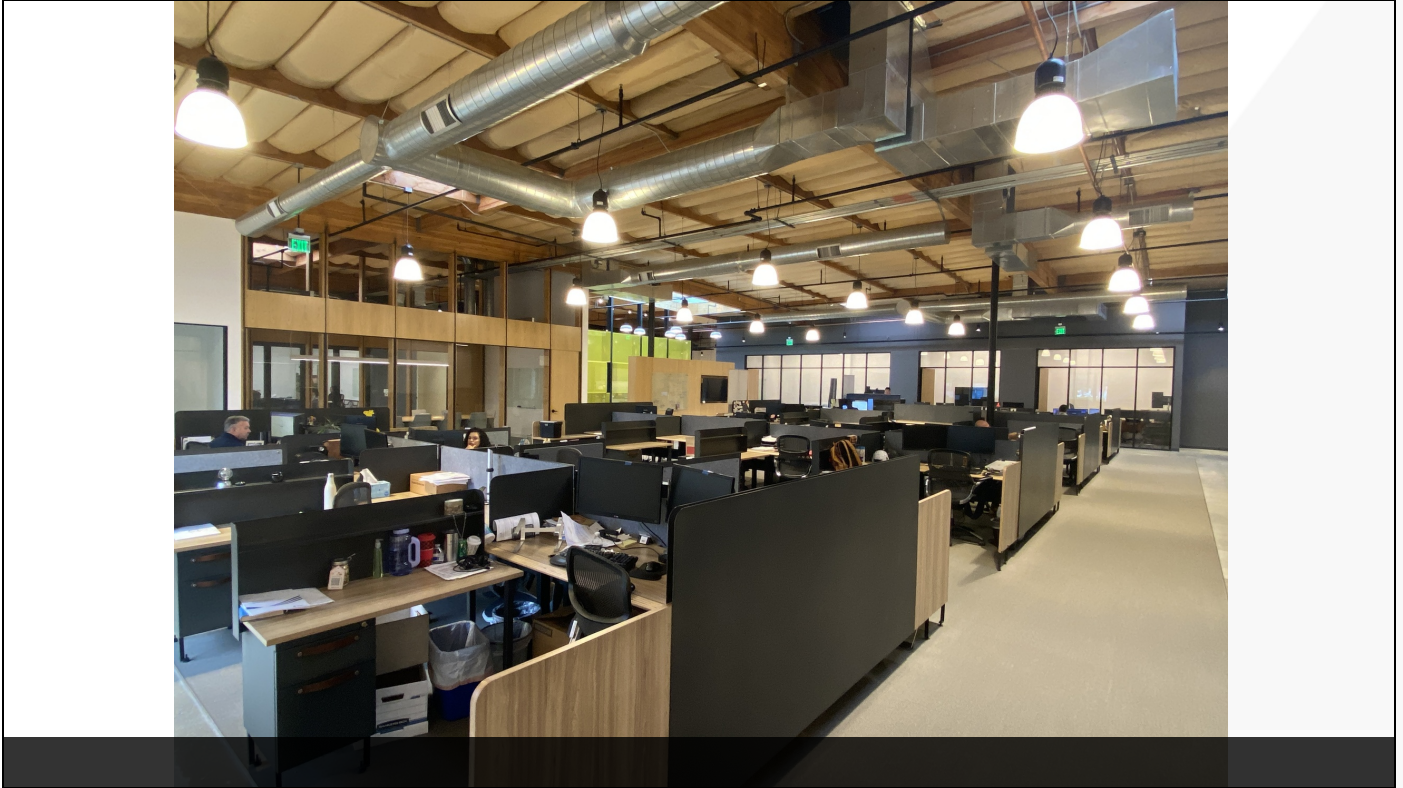
Private Lounge



Site Plan

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In-Place Furniture

*Owned by existing Tenant

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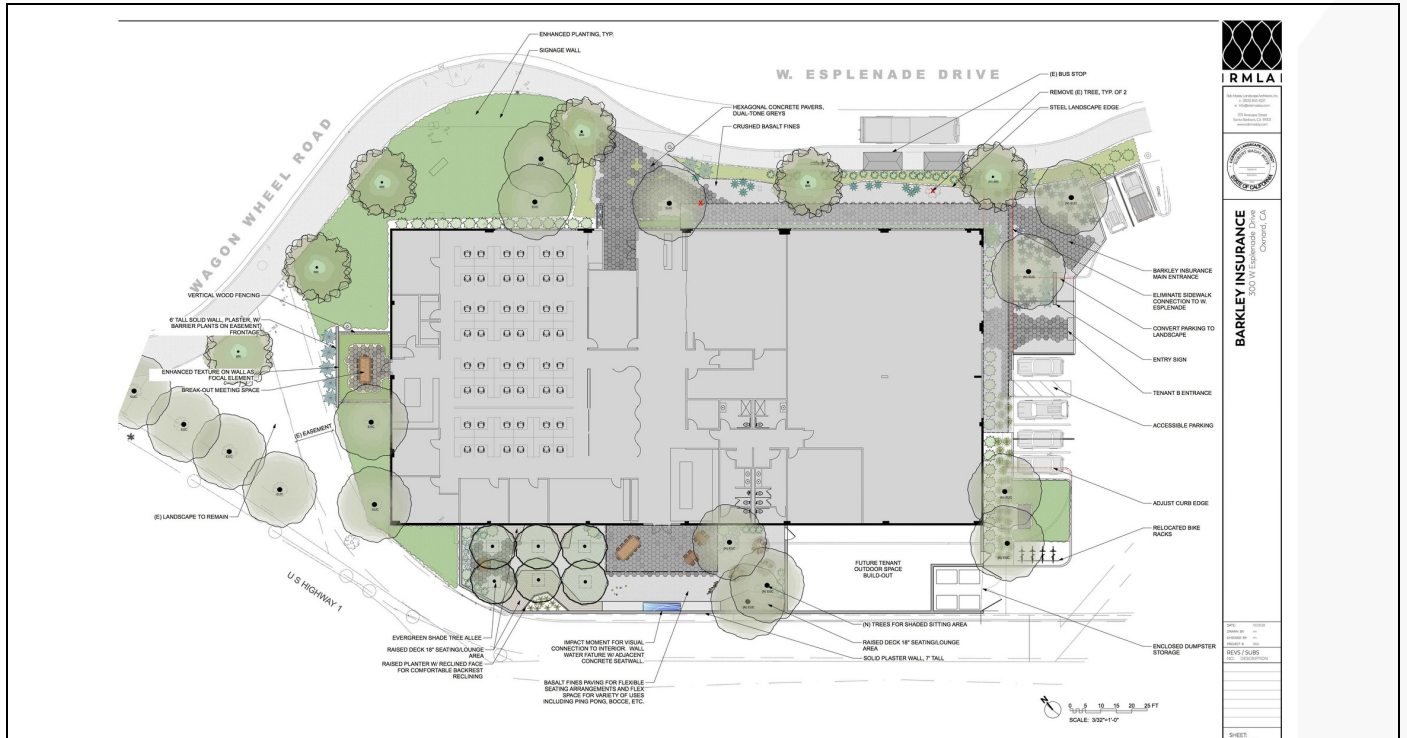
Break/Kitchen Area



Training Room

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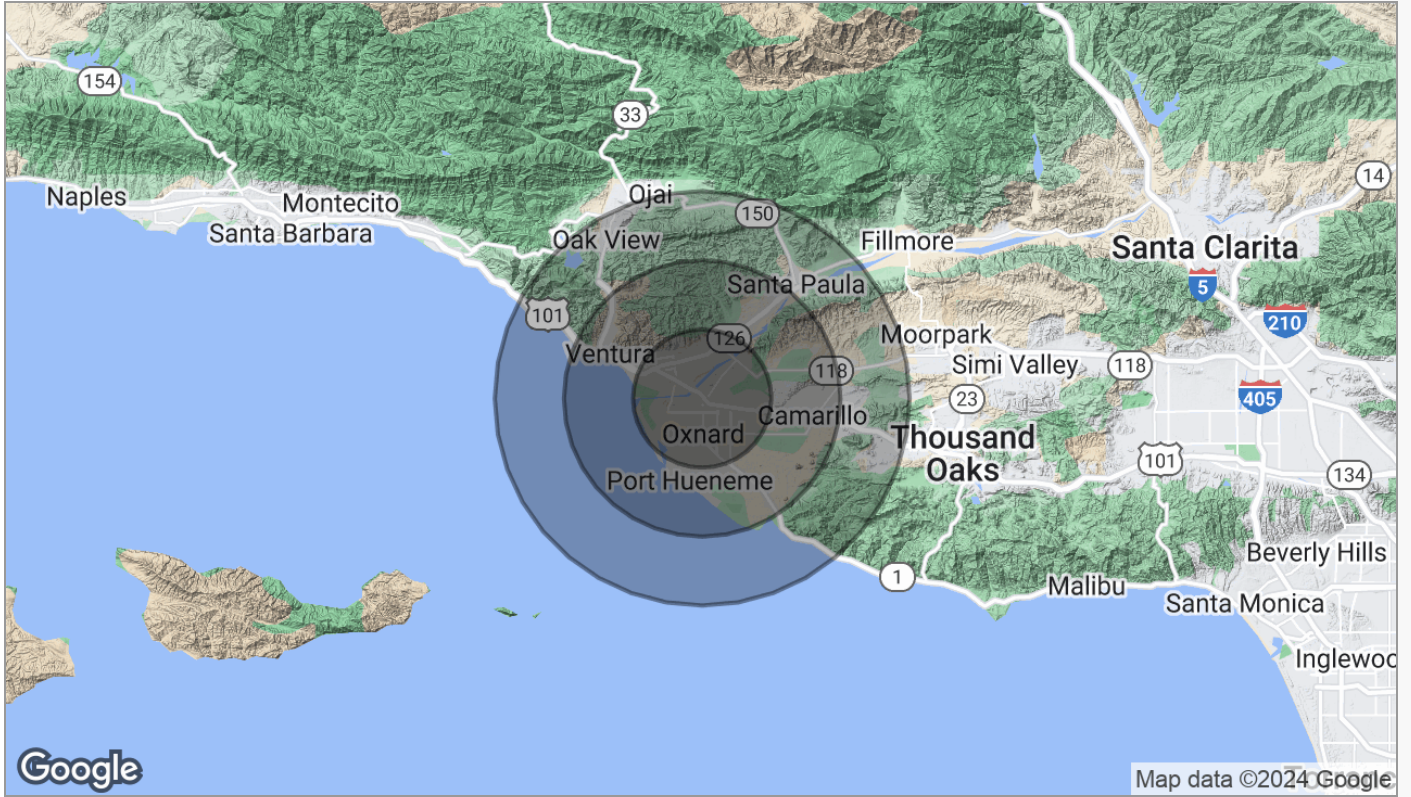
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	5 Miles	10 Miles	15 Miles
Population			
TOTAL POPULATION	260,819	412,150	515,413
MEDIAN AGE	39	39	40
MEDIAN AGE (MALE)	0	0	0
MEDIAN AGE (FEMALE)	0	0	0
Households & Income			
TOTAL HOUSEHOLDS	78,848	129,984	166,409
# OF PERSONS PER HH	3.3	3.2	3.1
AVERAGE HH INCOME	\$117,214	\$117,536	\$125,109
AVERAGE HOUSE VALUE	\$679,440	\$716,368	\$770,167
Race			
% 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			
% HISPANIC	64.9%	59.2%	54.0%

* Demographic data derived from 2020 ACS - US Census

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