



# FOR LEASE

## 64,620 SF INDUSTRIAL PROPERTY

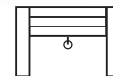
### 301 N. RICE AVENUE

OXNARD | CA 93030

#### PROPERTY HIGHLIGHTS



64,620 SF  
AVAILABLE



6  
DOCK HIGH  
DOORS



2  
GROUND LEVEL  
DOORS



EASY ACCESS  
101 FWY

FOR MORE INFORMATION,  
PLEASE CONTACT:

**MITCHELL CONLEE**  
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COMMERCIAL REAL ESTATE SERVICES

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301 N. RICE AVENUE  
OXNARD | CA 93030

### PROPERTY HIGHLIGHTS:

- High Image Corporate Building
- Manufacturing and Warehouse Facility
- 64,620 SF divisible to 32,310 SF
- ±13,700 SF of Office Space
- Skylights in Warehouse
- Kitchenette with Large Lunchroom
- Fenced and Secured Parking and Truck Loading Yard
- Six(6) Dock Hi Truck Loading Doors
- Two (2) Ground Level Truck Doors
- 26' Minimum Ceiling Clearance
- 1200 Amps, 277/480 Volts, & 3 Phase Heavy Power
- Excellent Parking
- Close to Restaurants and Retail Amenities
- Rice Ave Frontage within One (1) Mile of 101 Fwy



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**PHOTOS**



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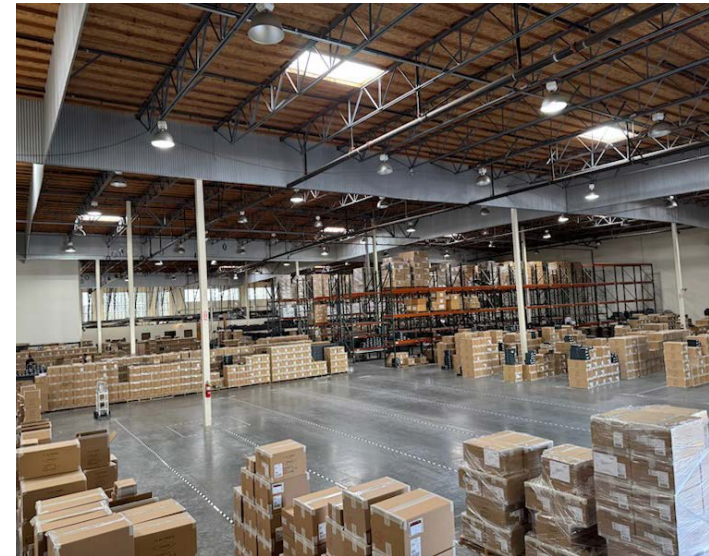
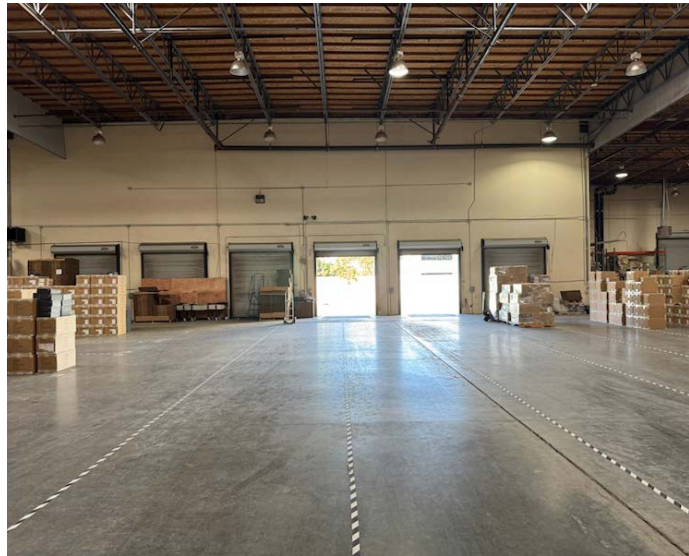
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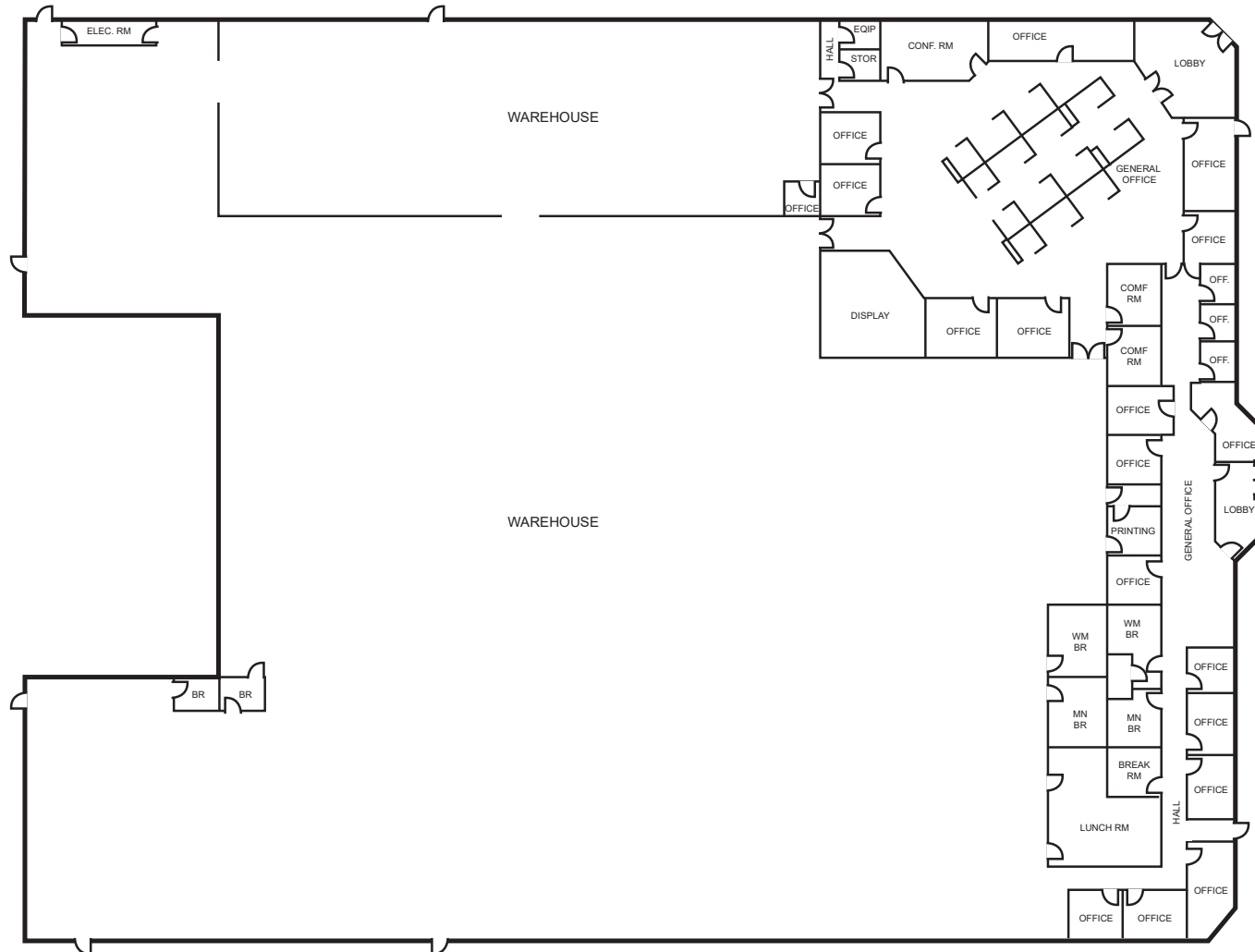
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## FLOOR PLAN



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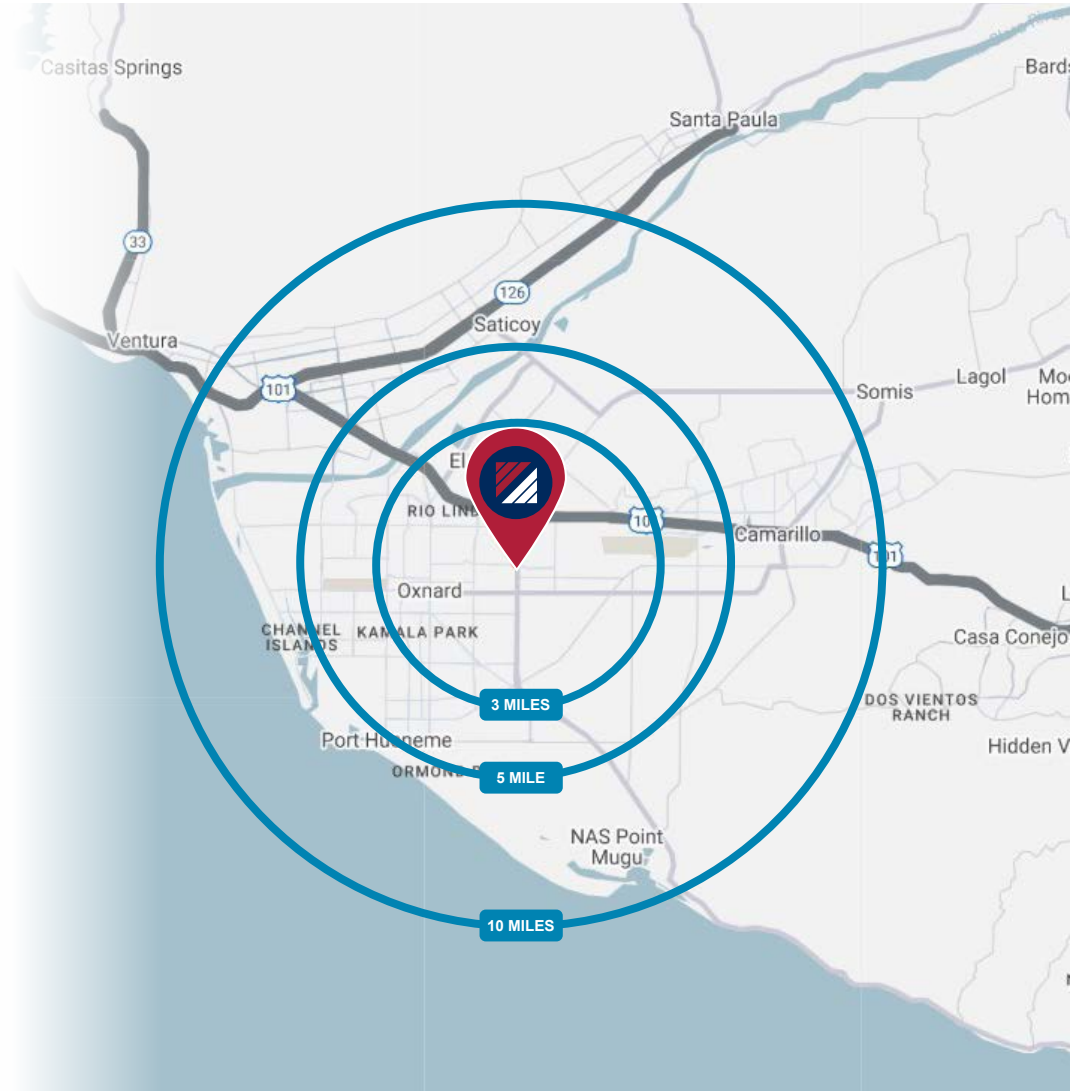
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**OXNARD | CA 93030**  
**DEMOGRAPHICS**

POPULATION	3 MILE	5 MILE	10 MILE
2020 Population	112,595	253,851	425,505
2024 Population	107,292	245,922	421,889
2029 Population Projection	105,234	242,024	417,141

2023 HOUSEHOLDS BY HH INCOME	3 MILE	5 MILE	10 MILE
\$100,000 - 125,000	3,563	9,358	18,474
\$125,000 - 150,000	2,072	5,836	12,049
\$150,000 - 200,000	2,480	6,953	15,741
\$200,000+	1,707	5,918	15,897
Avg Household Income	\$93,028	\$103,523	\$112,715

HOUSEHOLD	3 MILE	5 MILE	10 MILE
2020 Households	28,513	69,728	135,593
2024 Households	27,114	67,559	135,338
2029 Household Projection	26,577	66,474	133,946
Annual Growth 2020-2024	-0.2%	0%	0.5%
Annual Growth 2024-2029	-0.4%	-0.3%	-0.2%
Owner Occupied Households	12,799	35,090	76,260
Renter Occupied Households	13,778	31,384	57,686
Avg Household Size	3.7	3.5	3



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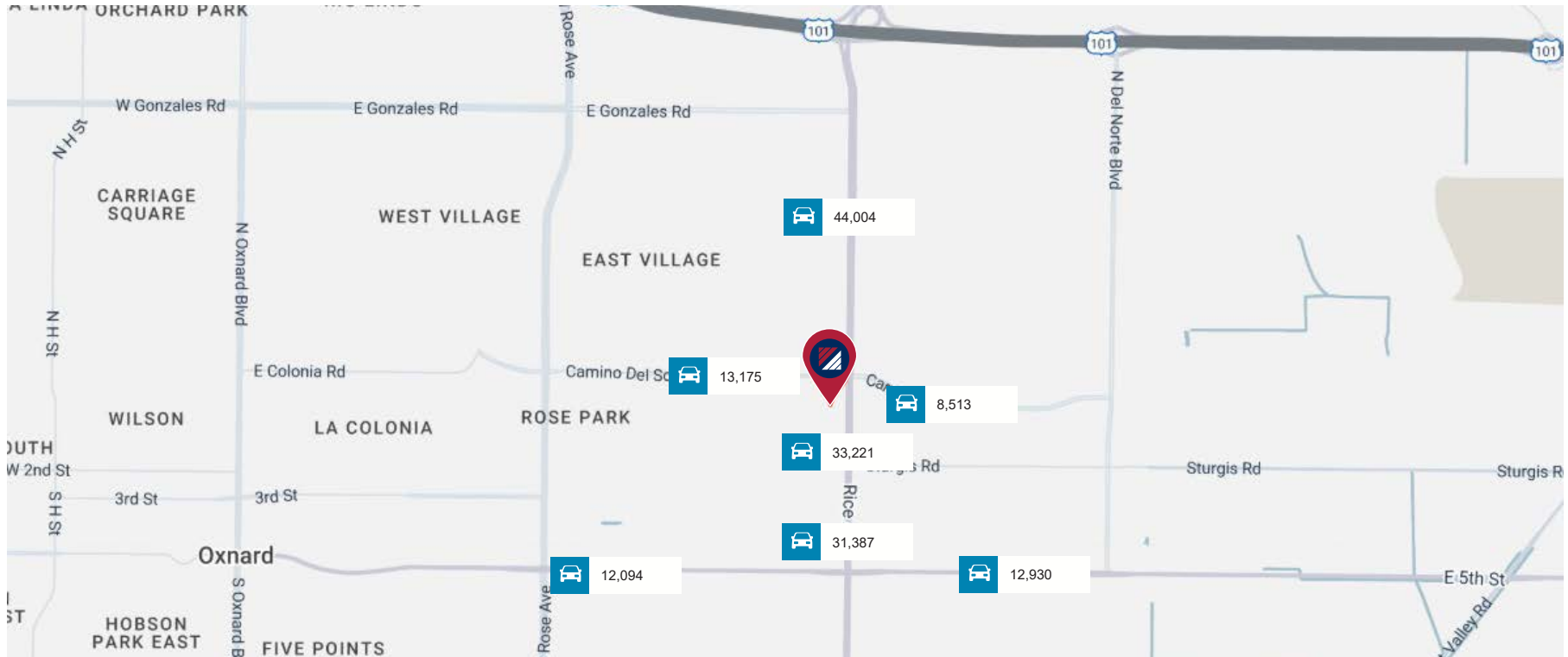
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**TRAFFIC COUNT**



STREET	CROSS STREET	CROSS STREET DISTANCE	COUNT YEAR	AVG DAILY VOLUME
N Rice Ave	Celsius Ave N	33,221	2022	0.10 mi
Cam del Sol	Maulhardt Ave W	13,175	2022	0.11 mi
Cam del Sol	N Rice Ave W	8,513	2022	0.18 mi
Cam del Sol	Graves Ave E	13,681	2022	0.27 mi

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**TRADE MAP**



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