



Anchor Space For Lease

Centerpoint Revitalization

2655 Saviers Rd
Oxnard, CA, 93033

Property Highlights

- ±378,578 SF Community Center
- Anchored by Walmart, Superior Grocers, dd's Discounts, and Dollar Tree
- Located at a main on main intersection with significant traffic counts (40,000 CPD)
- Area tenants include El Super, Popeye's, Subway, AutoZone, Harbor Freight Tools, AT&T, and Bank of America
- Excellent opportunity to penetrate a high density trade area with over 209,000 residents and over 57,000 households within a 10-minute drive time
- Over 88% of the population within a 1-mile radius is of Hispanic origin.

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Available:

±20,970 SF

(Divisible)

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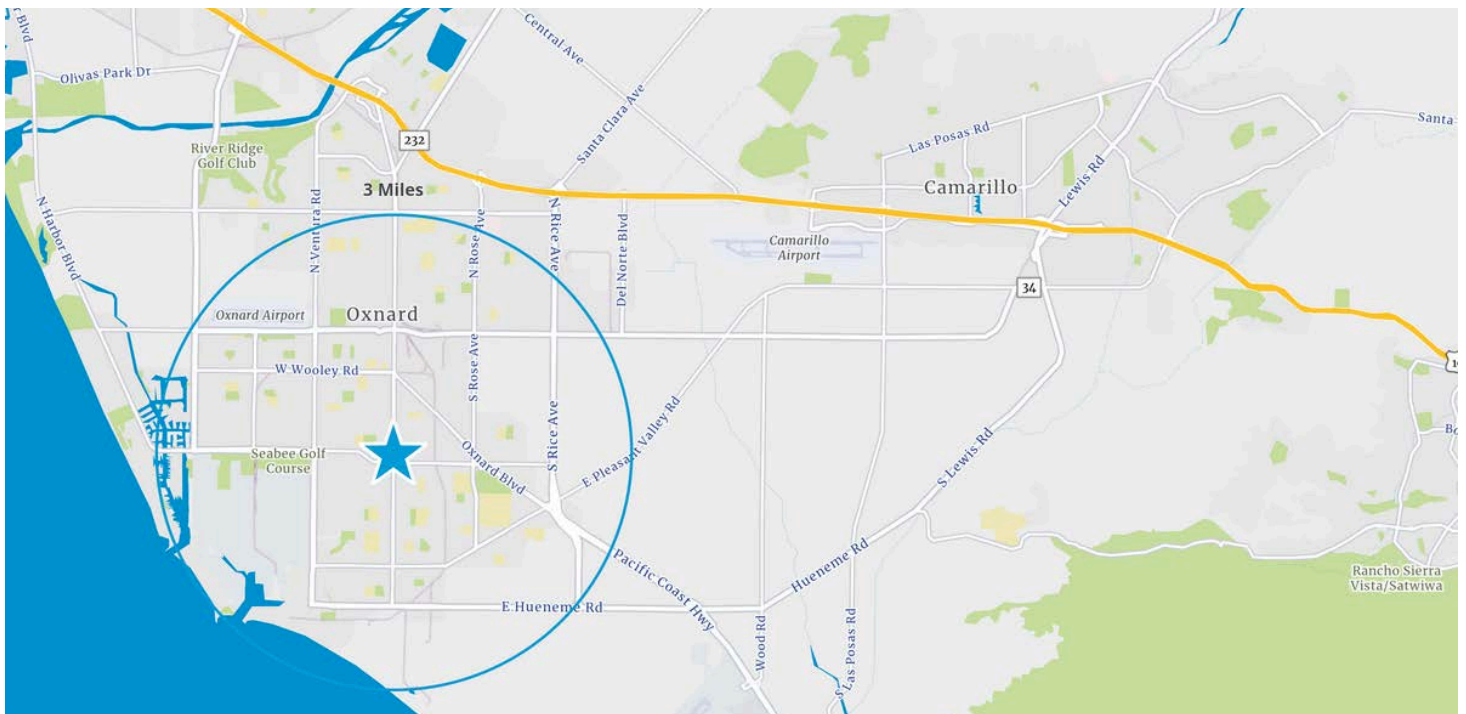
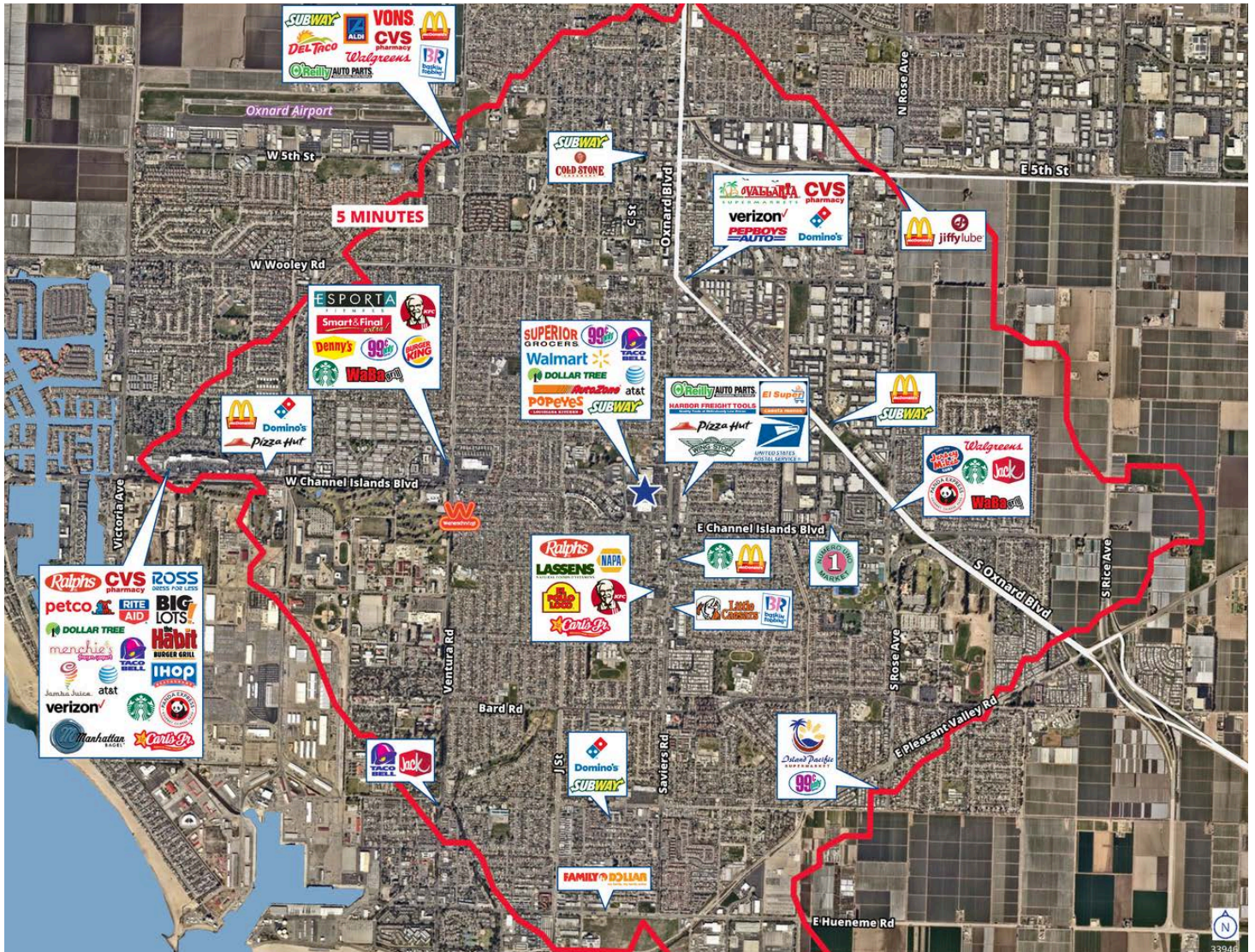


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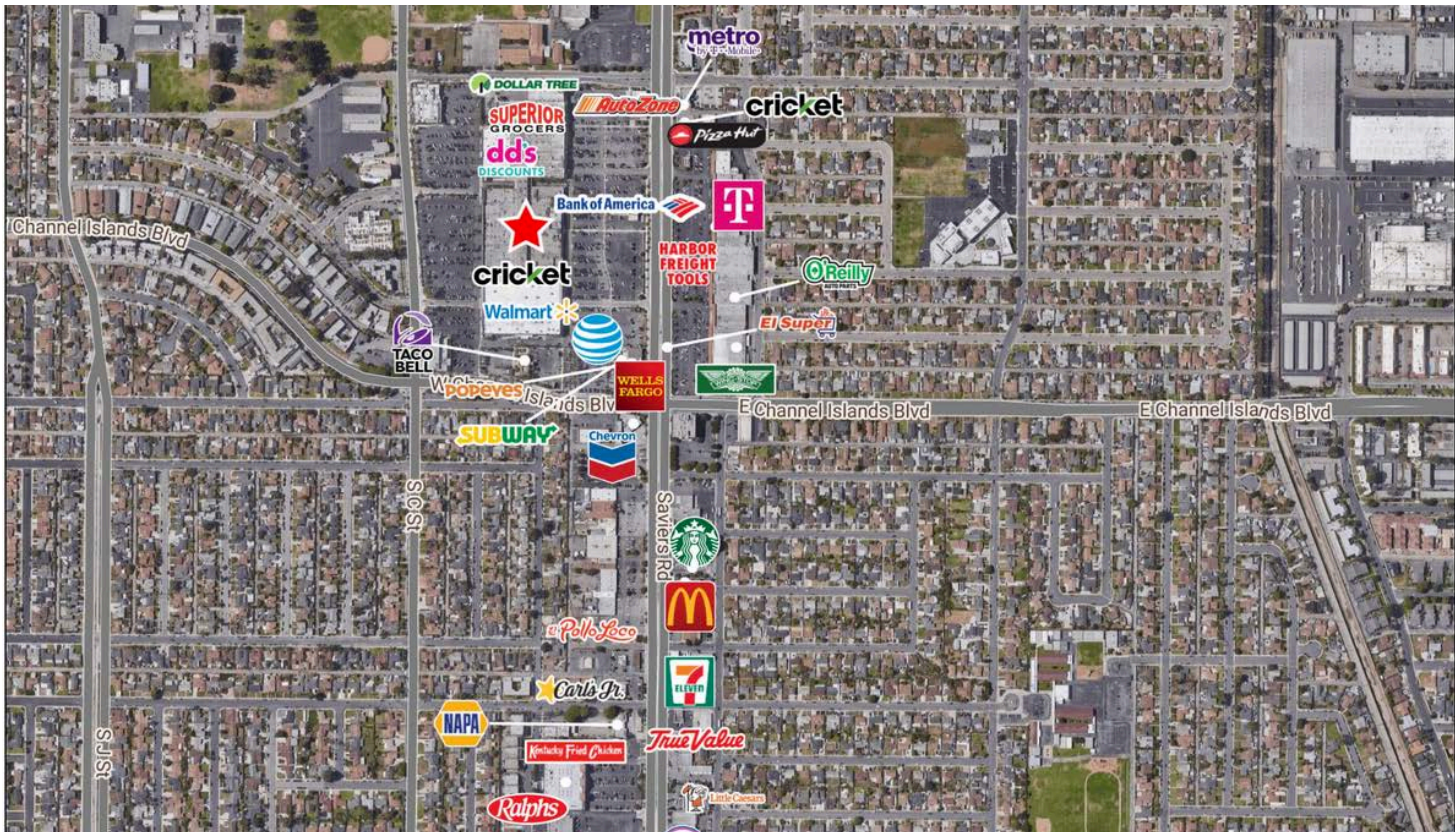
Site Plan



Location Maps



Aerials



Demographics

	5 minutes	10 minutes	15 minutes
Current Year Summary			
Total Population	93,714	209,845	263,219
Total Households	22,642	57,353	75,043
Total Family Households	18,533	44,598	57,413
Average Household Size	4.09	3.62	3.45
Median Age	30.9	32.6	33.1
Population Age 25+	56,049	131,115	166,293
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.20%	-0.04%	0.26%
2020-2023 Total Population: Annual Growth Rate (CAGR)	-0.61%	-0.18%	0.06%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.24%	-0.05%	-0.03%
Households	-0.11%	0.08%	0.11%
Families	-0.10%	0.10%	0.12%
Median Household Income	1.91%	2.63%	2.99%
Current Year Population by Sex			
Male Population	47,982	106,703	133,262
% Male	51.2%	50.9%	50.6%
Female Population	45,732	103,142	129,957
% Female	48.8%	49.2%	49.4%
Current Year Race and Ethnicity			
Total	93,714	209,846	263,219
White Alone	18.7%	25.2%	28.4%
Black Alone	1.8%	2.4%	2.5%
American Indian Alone	3.8%	3.4%	3.1%
Asian Alone	6.7%	7.3%	7.4%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	47.0%	39.7%	36.4%
Two or More Races	21.7%	21.7%	21.9%
Hispanic Origin	82.8%	74.5%	70.1%
Diversity Index	77.9	82.9	84.4
Current Year Educational Attainment			
Total	56,054	131,114	166,298
Less than 9th Grade	25.9%	18.6%	16.4%
9th - 12th Grade, No Diploma	10.1%	7.9%	7.7%
High School Graduate	25.7%	25.0%	24.0%
GED/Alternative Credential	2.2%	2.3%	2.3%
Some College, No Degree	16.6%	17.9%	18.0%
Associate Degree	6.4%	8.0%	8.4%
Bachelor's Degree	10.1%	14.9%	16.5%
Graduate/Professional Degree	3.0%	5.5%	6.7%
Current Year Income and Households Summary			
Median Household Income	\$75,487	\$83,285	\$84,994
Average Household Income	\$92,549	\$106,081	\$109,691
Per Capita Income	\$22,376	\$29,122	\$31,322
Current Year Summary Business Data			
Total Businesses	2,048	5,090	8,671
Total Daytime Population	72,178	172,493	245,995
Daytime Population: Workers	19,411	59,670	105,337
Daytime Population: Residents	52,767	112,823	140,658

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