



OFFICE OR MEDICAL BUILDING FOR LEASE OR SALE

1690 Universe Circle
Oxnard, CA

DAVID KIM

Principal | DRE 01483179
805.626.1234
dkim@lee-re.com



EUGENE KIM

Principal | DRE 01521416
818.444.4919
ekim@lee-re.com

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LEASE DETAILS

SUITE	SQ. FT.	RATE
1st Floor Medical Clinic	20,500 SF (divisible up to 10,000 SF)	\$1.75 NNN

SALE DETAILS

Owner User Opportunity

BUILDING SIZE:	34,500 SF Two Story Office Building
LAND SIZE:	95,701 SF
APN:	220-0-292-135
PARKING:	4/1000 SF
OCCUPANCY:	40% occupied. Buyer has opportunity to occupy 20,500 SF (60%) of Ground Floor Medical Space
YEAR BUILT:	1987
ZONING:	MLPD
ELEVATOR:	The building is served by (1) hydraulic passenger elevator
ASKING PRICE:	Contact Broker

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PROPERTY HIGHLIGHTS

- Ideally suited for medical offices/clinic or corporate offices
- Significant investment in medical clinic construction, offering a rare turnkey opportunity
- Excellent parking ratio at 4/1000
- Located in Opportunity Zone with compelling tax incentives



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

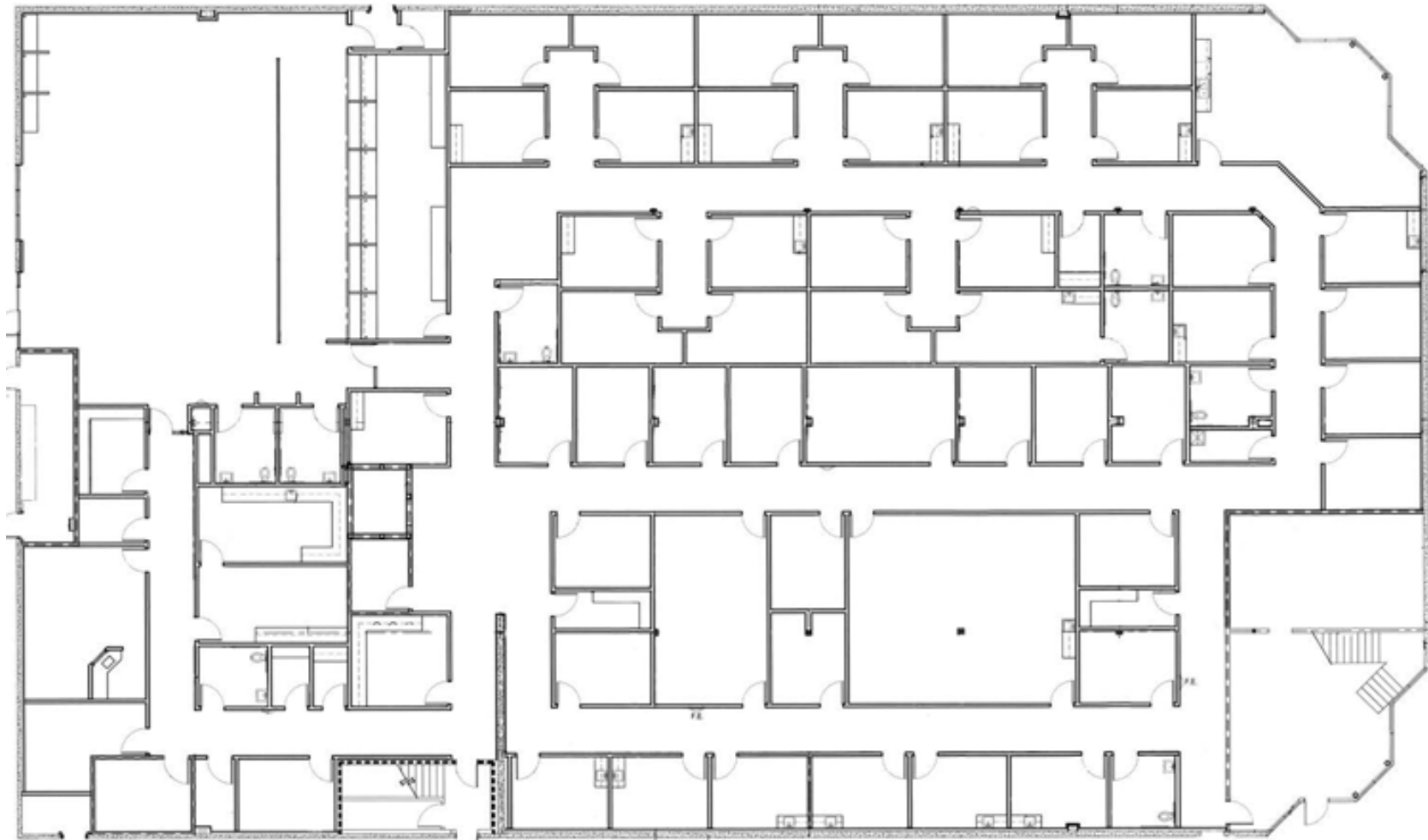
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FLOOR PLAN



NOT TO SCALE

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AERIAL



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AMENITIES



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