

SOUTHBANK ROAD

4082



VINEYARD
— INDUSTRIAL PARK —

FOR SALE OR LEASE - INDUSTRIAL CONDOMINIUMS

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

SPECS & PRICING

4082 SOUTHBANK ROAD
OXNARD, CALIFORNIA

PROPERTY HIGHLIGHTS

- RARE PURCHASE OPPORTUNITY
- LEASE OPPORTUNITY
- CLEAR HEIGHT: 21'
- PARKING STALLS: 2/1,000 SF
- GRADE LOADING DOORS: 1 PER UNIT
- ZONING: M2
- POWER: 100 AMP
- CLOSE TO 101 & 126 HIGHWAY
- GREAT LOCATION TO SERVE OXNARD & VENTURA SUBMARKET

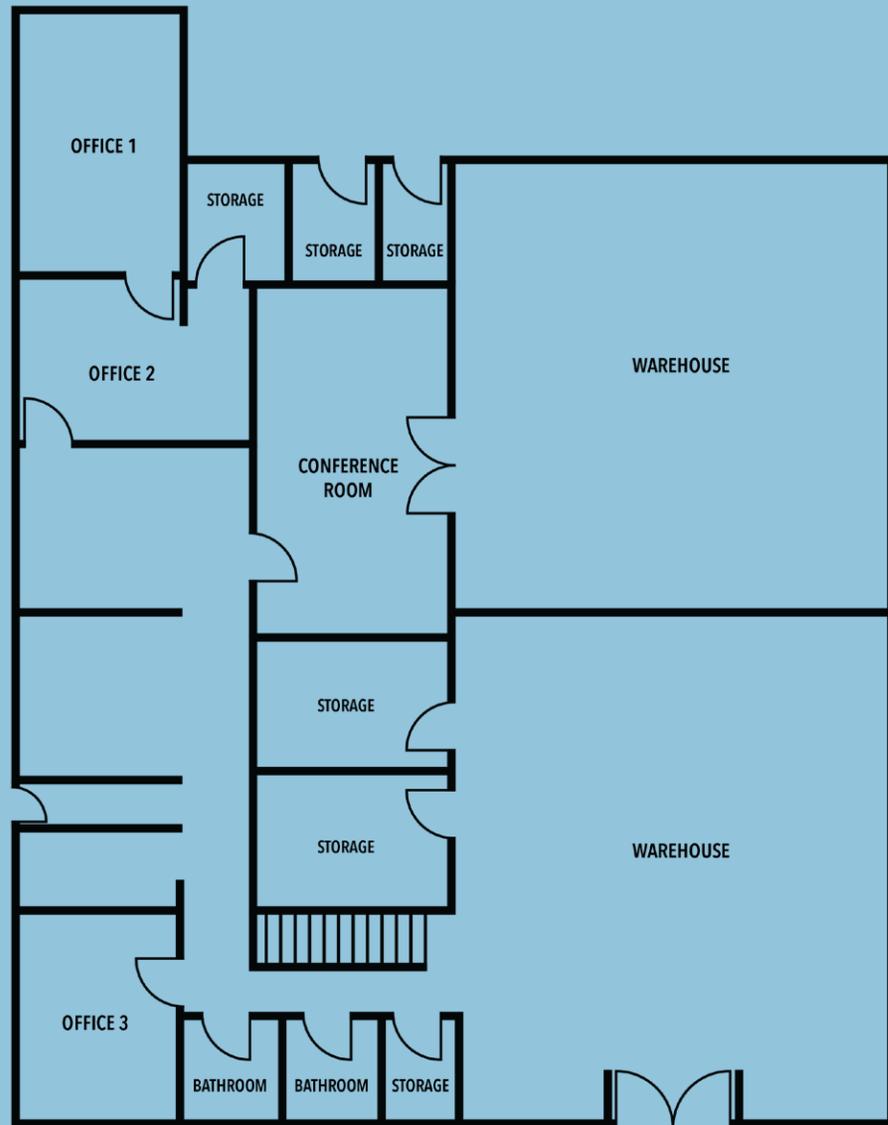
UNIT	TOTAL SIZE (SF)	OFFICE MEZZ (SF)	LEASE RATE (PSF MG)	SALE PRICE (PSF)	SALE PRICE TOTAL
C	3,902	BONUS	\$1.30	\$345	\$1,350,000
D	4,527	625 SF	\$1.30	—	CALL FOR PRICING
E	2,562	BONUS	—	\$375	\$960,750
C/D	8,429	—	—	—	CALL FOR PRICING
D/E	7,089	—	—	—	CALL FOR PRICING
C/D/E	10,991	—	—	—	CALL FOR PRICING

**Each unit is individually owned call broker for details.*



FLOOR PLAN

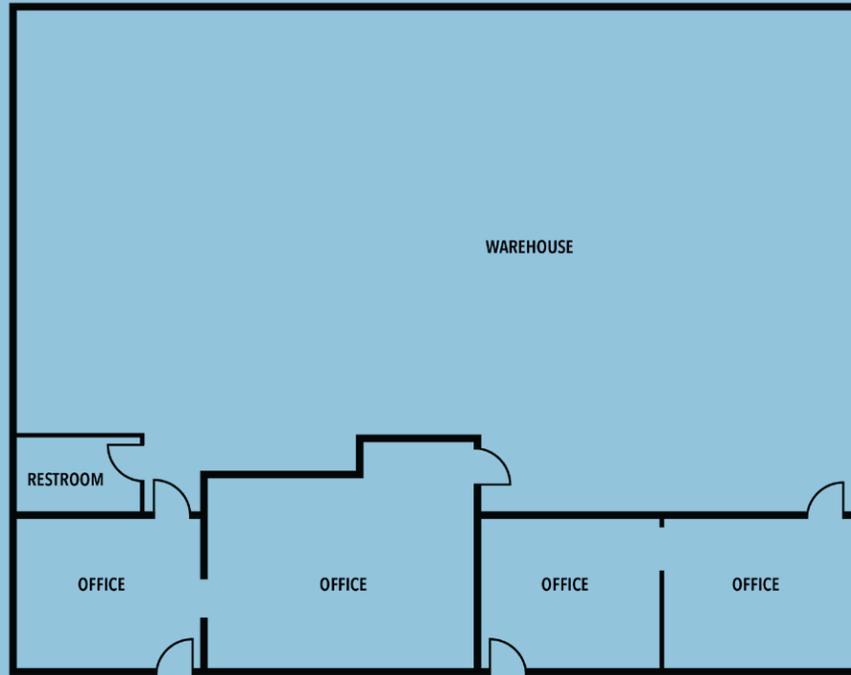
3,902 RSF +
BONUS MEZZ



D

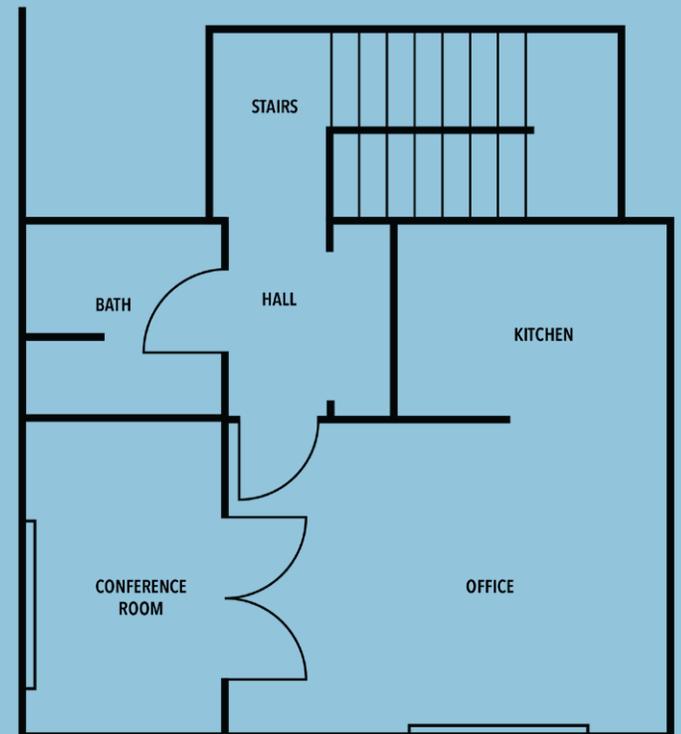
FLOOR PLAN

3,902 RSF +
625 SF OF
OFFICE MEZZ



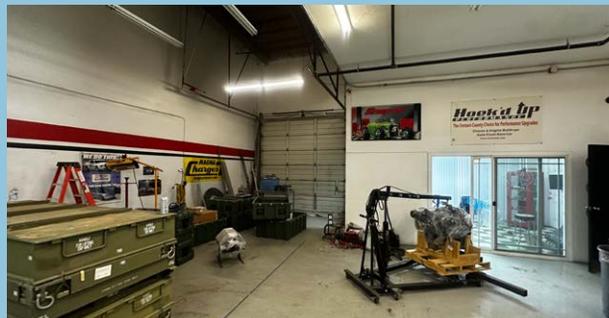
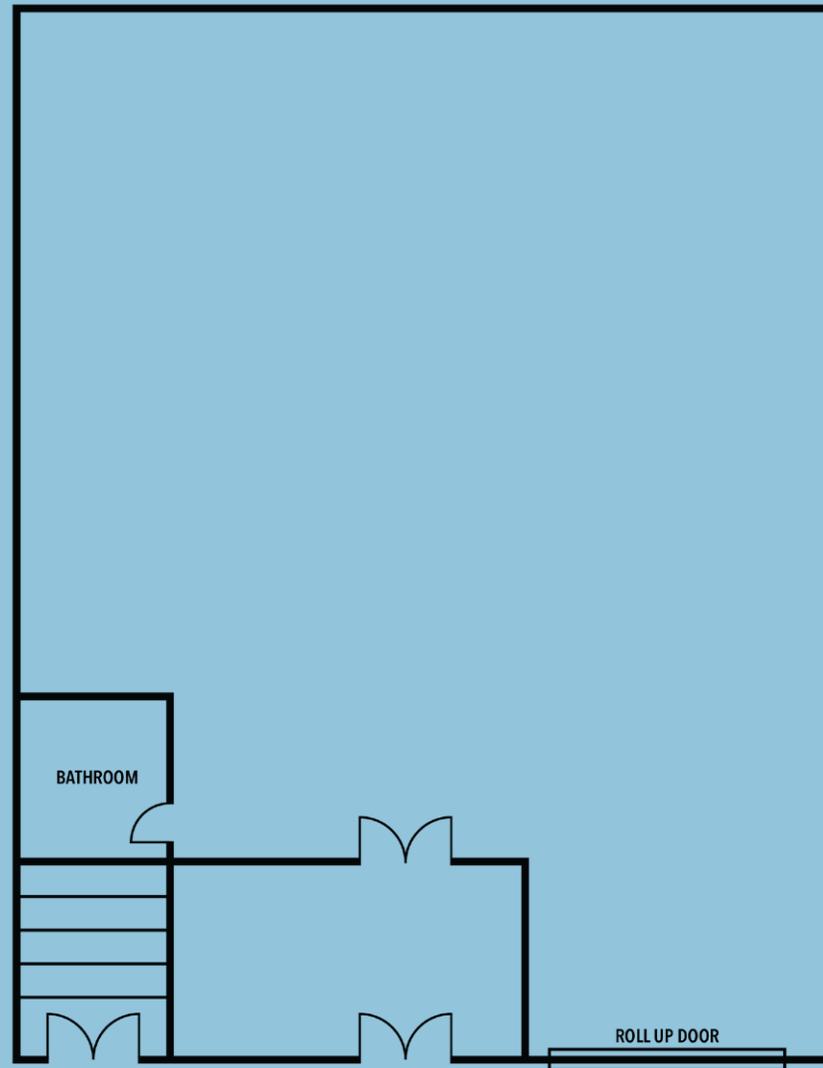
FIRST FLOOR

SECOND FLOOR



FLOOR PLAN

2,562 RSF +
BONUS MEZZ



PROPERTY AERIAL



LAMBERT ST

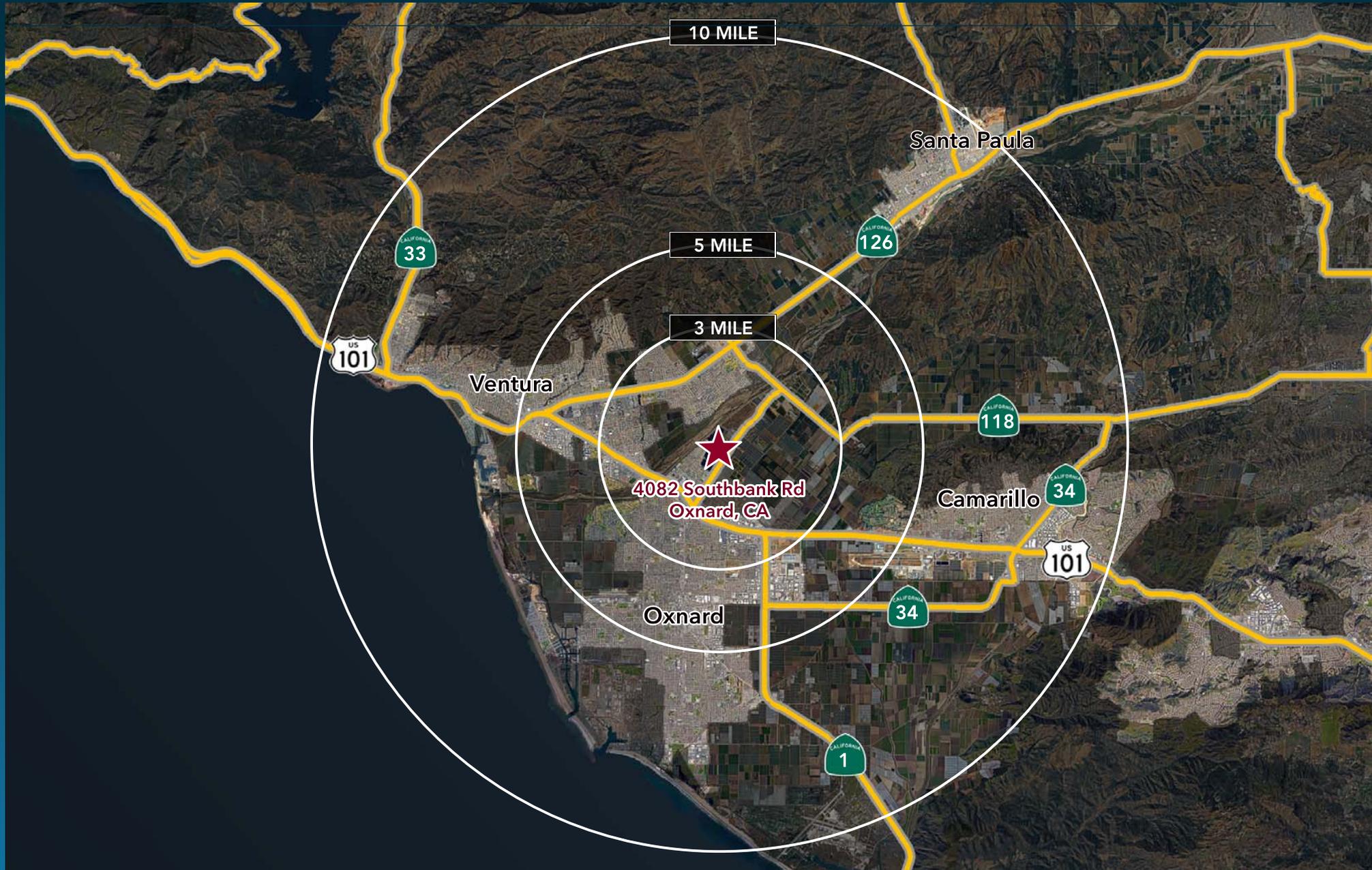
SOUTHBANK RD

Unit D

Unit E

Unit C

LOCATOR MAP



AMENITIES AERIAL

4082
Southbank Rd
Oxnard, CA

TARGET **24hr FITNESS** **CENTURY THEATRES** **Panera** **LARSEN'S**
WHOLE FOODS MARKET **KREI** **LEVITY LIVE** **GEN** **Mero Games!** **TILLYS** **H&M** **pet food express** **CLUB PILATES OXNARD**
ATTILERS **Luna Grill** **IT'SUGAR** **AMAZING LASH STUDIO** **RED DOOR ESCAPE ROOM**
STARBUCKS COFFEE **CVS pharmacy** **RED ROBIN** **KABUKI** **The Container Store** **BANK OF AMERICA** **ULTA BEAUTY** **IMMIGRANT SON CAFE**
Yard House **LAZY DOG** **VANS** **ETHAN ALLEN** **ME** **LANE BRYANT** **menchie's** **verizon**
URBAN OUTFITTERS **VICTORIA'S SECRET** **WINDSOR** **The Beesecake Factory** **Bowlero** **COPPER & BLUES** **FIVE GUYS** **lululemon athletica**

SHAKE SHACK **CHICK-FIL-Ä** **HANDEL'S** **nékter**
STARBUCKS COFFEE **TOWNSHIP SUITES** **Walmart**

OVALGARITA SUPERMARKETS **Krispy Kreme** **STARBUCKS COFFEE**
McDonald's **NUTRISHOP** **Jack** **WSS**
metro PCS **Public Storage** **cricket wireless**

COURTYARD **us bank** **BY MARRIOTT**
The Habit BURGER GRILL **WEELE PARGO** **CITY NATIONAL BANK**
BMO **BANC OF CALIFORNIA** **marco's Pizza**

STAPLES **DICK'S SPORTING GOODS** **WORLD MARKET** **Food 4 Less** **CHIPOTLE**
THE HOME DEPOT **BOB'S DISCOUNT FURNITURE** **NORDSTROM** **rack** **ROBEKS** **Bath Works** **Walmart Neighborhood Market** **L & L**
jiffylube **TJ-MAXX** **SUBWAY** **T-Mobile** **5.11 TACTICAL**
STARBUCKS COFFEE **crumbl cookies** **IN-N-OUT BURGER** **CHICKEN BIRCH** **UFC GYM** **EoS** **CHARKA**
OZEKI **five BELOW** **BOOT BARN** **SportClips** **BJS RESTAURANT BREWHOUSE**

BIG 5 SPORTING GOODS
Tofo Loco **Carls Jr.**
WaBa Grill

US 101

US 101

US 101

N Ventura Rd

N Oxnard Blvd

W Vineyard Ave

E Vineyard Ave

THE COLLECTION

THE ESPLANADE

VENTURA FWY (US 101)

SOUTHBANK ROAD
4802

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