



FOR LEASE

OFFICE / RETAIL SPACE FOR LEASE

560 A Street Suite B, Oxnard CA 93030

3,595 Sq Ft Available

Located Near Plaza Park & Centennial Plaza

\$1.50 / SQ. FT. Modified Gross Lease
(Plus Utilities)



BUENGER
Commercial Real Estate, Inc.

3600 South Harbor Blvd. Oxnard, CA 93035. (805) 985-1007, Info@BuengerInc.com CalDRE #01378022

Great Location for:

- Professional Offices
- Retail
- Gym
- Assembly uses

SUITE OVERVIEW

- Available: 3,595 sq. ft.
- Unit: B
- Rate: \$1.50 / sq. ft Plus Utilities
- Condition: Shell
- Ceiling: 11' 10"
- Bathrooms: Two (2) ADA compliant

BUILDING OVERVIEW

- Property Type: Retail / Office
- Property Subtype :Freestanding
- Building Size: 10,500 SF
- Building Class: C
- Year Built: 1955
- Tenancy: Multiple
- Building Height: 1 Story
- Building FAR: 0.75
- Land Acres: 0.32 AC
- Zoning: Downtown Core (DT C)
- Parking: 10 Spaces
- Frontage: 101 FT on S A St
- Parcel Number: 202-0-107-240



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Downtown Core (DT-C)

The Downtown Core is characterized by lively, pedestrian-oriented retail, restaurant, service, and art gallery ground-floor uses, with housing and offices on upper floors, behind shopfronts lining the street, or on the ground floor along side streets. On historic "A" Street between 3rd and 6th streets service and office uses are not allowed.

Recreation, Resources Preservation, Open Space, and Public Assembly	
Community Assembly < 10,000 sq ft	P
Community Assembly > 10,000 sq ft	C
Day care (family, child, adult) < 15	P3
Day care (family, child, adult) > 15	P3
Institution (includes school)	C
Public Open Space	P
Recreation/Commercial	P
Nightclub < 10,000 sq ft	C
Nightclub > 10,000 sq ft	C

Retail, Service, and Office	
Alcohol ² , beverage, with food sales (on-site consumption)	C
Artisanal Production	P
Bed and Breakfast Inn < 12 rooms	P
Brew Pub, Winery, Tasting Room	C
Drive-through service	---
Grocery Store < 10,000 sq ft	P
Grocery Store > 10,000 sq ft	P
Health and exercise center / spa	P
Homeless shelter and resource center	---
Hotel	P
Mortuary, funeral home	---
Motor Vehicle sales, service	---
Museum, Art Gallery	P
Office: financial, professional, government, administrative	P
Office, medical	P3
Outdoor Dining / Sidewalk Cafe ⁶ / Parklet	P6
Outdoor Display	P6
Multiplex Motion Picture Theater/Live Theater	C
Eating and Drinking Establishment < 5,000 sq ft ²	P
Eating and Drinking Establishment > 5,000 sq ft ²	P
Retail < 5,000 sq ft ³	P
Retail > 5,000 sq ft ³	P
Services, Administrative and Professional, Business Support	P
Services, Personal	P3
Social Services	---
Studio: art, music, dance	P
Thrift or secondhand store	---
Use involving sale of alcohol for off-site consumption	C

Key	Notes
P use allowed by right, subject to identified standards	1 In compliance with frontage requirements in 16-150.
C use requires approval of Special Use Permit (SUP)	2 Bar allowed if accessory to a restaurant; requires SUP
---	3 Not allowed on A Street between 3rd and 6th street
---	4 Pursuant to City Code Ch. 16, Article V, Division 6 (Home Occupation Permits)
---	5 Required stealth design; Pursuant to City Code Ch. 16, Article V., Division 16 (Wireless communication facilities)
---	6 Minimum 5ft clear path on sidewalk, and subject to issuance of an encroachment permit.

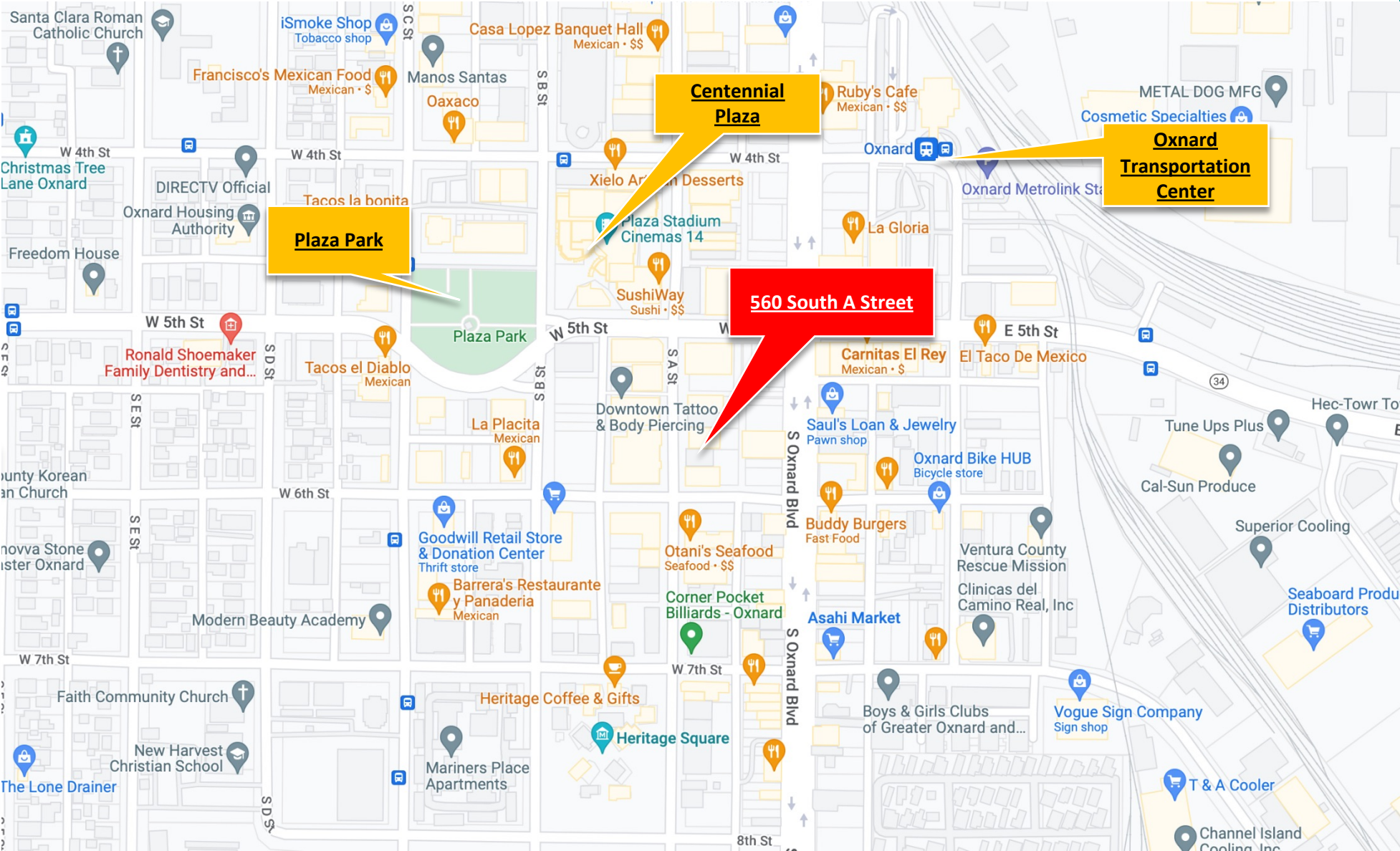
Parking Standards for the Downtown Core

Commercial (all) 1 space per 1,000 SF. Min. 50% of the req'd parking to be In-Lieu fee.



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LOCATION

Located Near Plaza Park & Centennial Plaza

- Close proximity to Oxnard Transportation Center
- Plenty of dining and shopping destinations
- Year- round events & activities



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DOWNTOWN OXNARD

CITY OF
OXNARD
CALIFORNIA

Downtown Events

- Spring Tea at Heritage Square
- First Thursday's Food Truck Event
- Weekly Farmer's Market
- Oxnard Salsa Festival
- Summer Concert Series
- Oxnard Multicultural Festival
- Earth Day Celebration
- Juneteenth Celebration
- Steampunkfest
- Christmas Tree Lane
- Oxnard Tamale Festival
- Oxnard Christmas Parade



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