

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

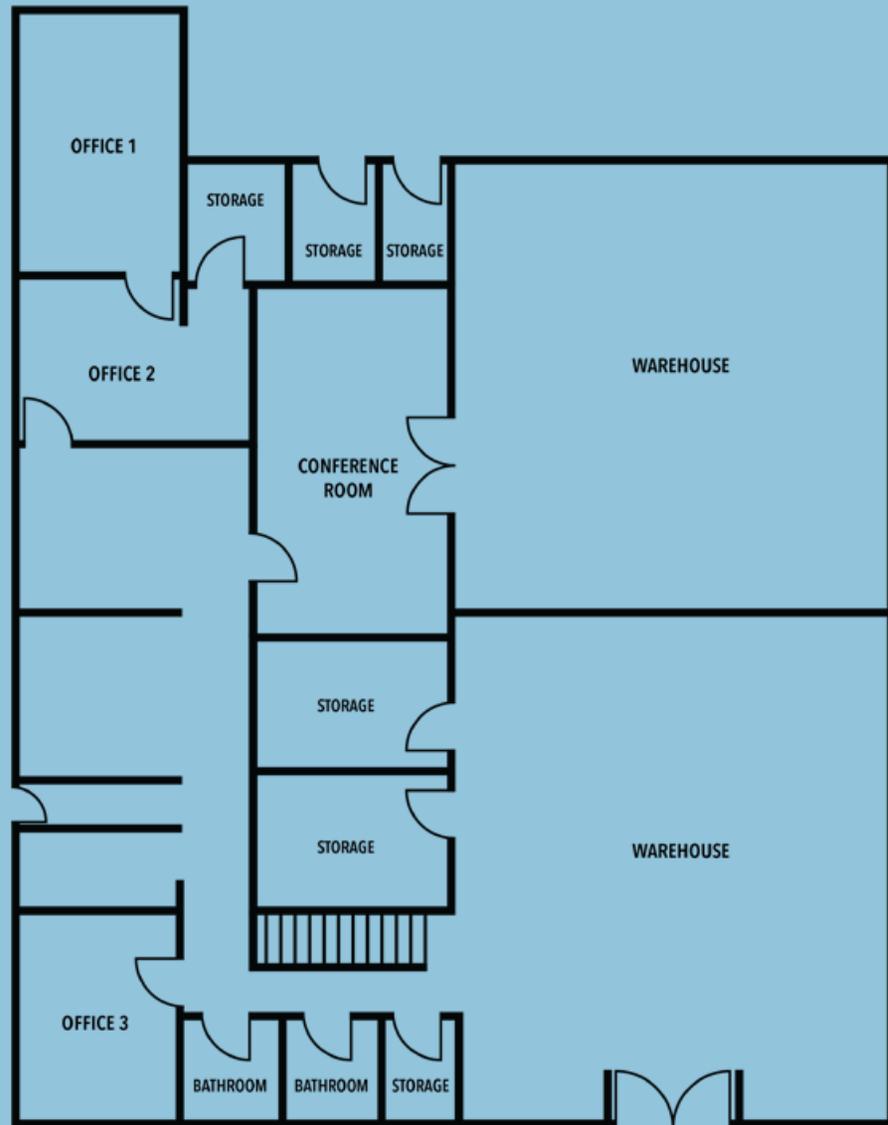
UNIT	TOTAL SIZE (SF)	OFFICE MEZZ (SF)	LEASE RATE (PSF MG)	SALE PRICE (PSF)	SALE PRICE TOTAL
C	3,902	BONUS	\$1.30	\$345	\$1,350,000
D	4,527	625 SF	\$1.30	—	CALL FOR PRICING
E	2,562	BONUS	—	\$375	\$960,750
C/D	8,429	—	—	—	CALL FOR PRICING
D/E	7,089	—	—	—	CALL FOR PRICING
C/D/E	10,991	—	—	—	CALL FOR PRICING

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



FLOOR PLAN

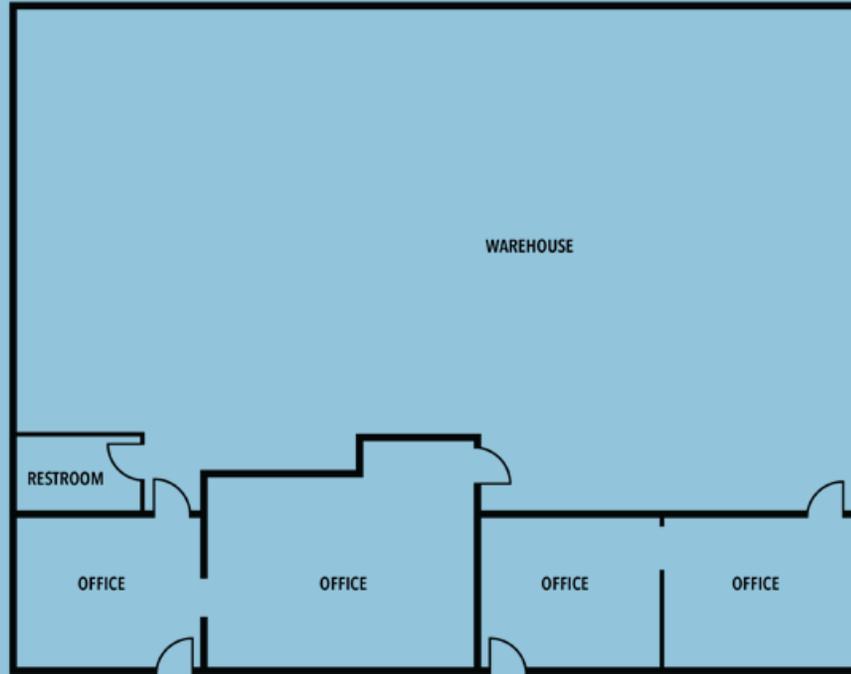
3,902 RSF +
BONUS MEZZ



D

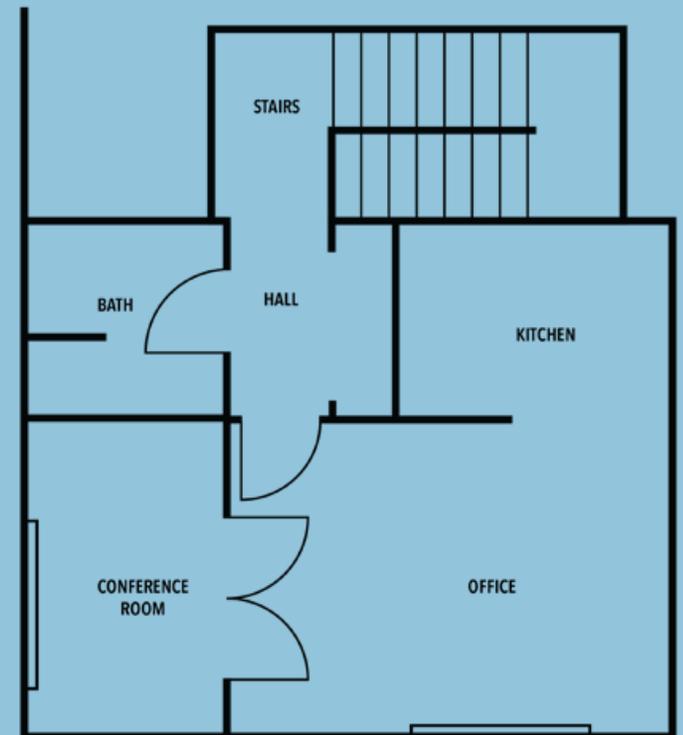
FLOOR PLAN

4,527 RSF +
625 SF MEZZ



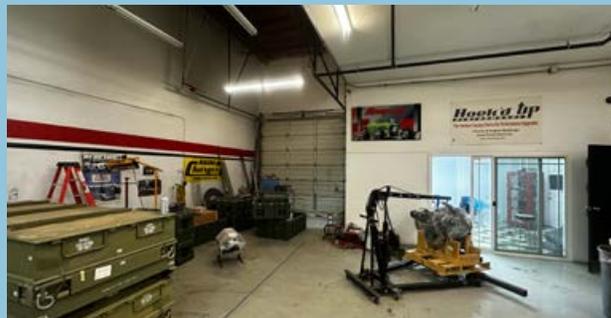
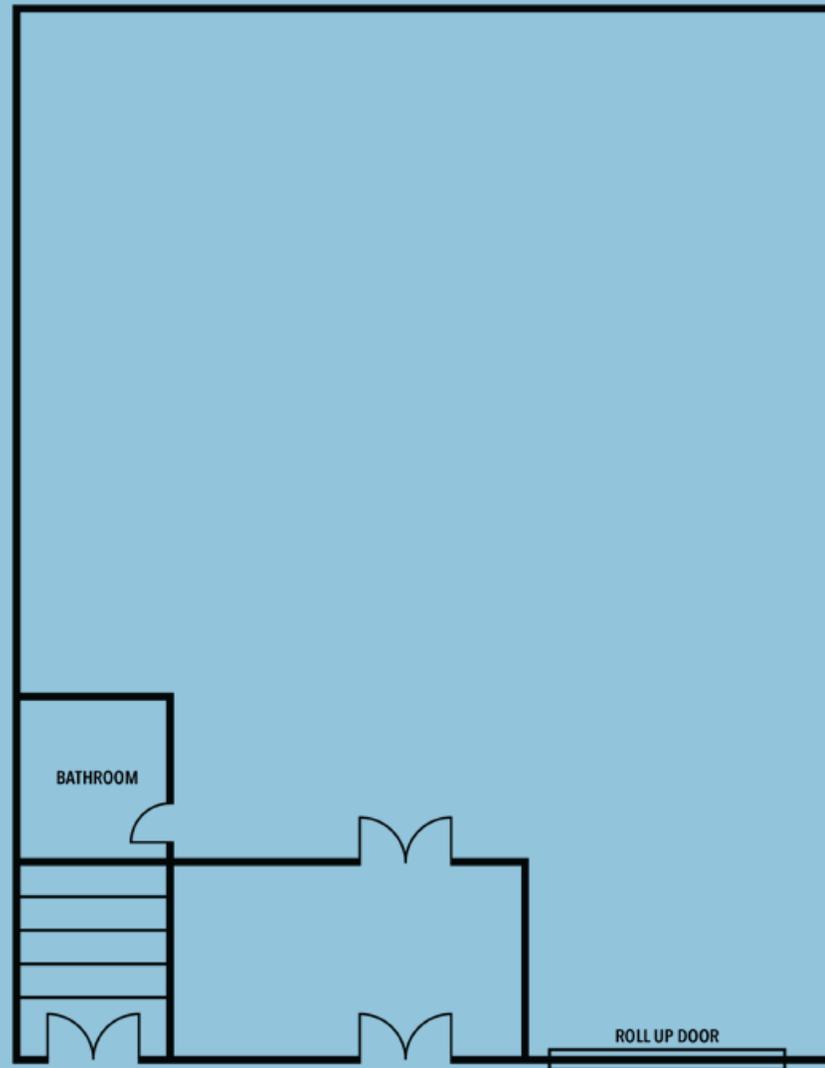
FIRST FLOOR

SECOND FLOOR



FLOOR PLAN

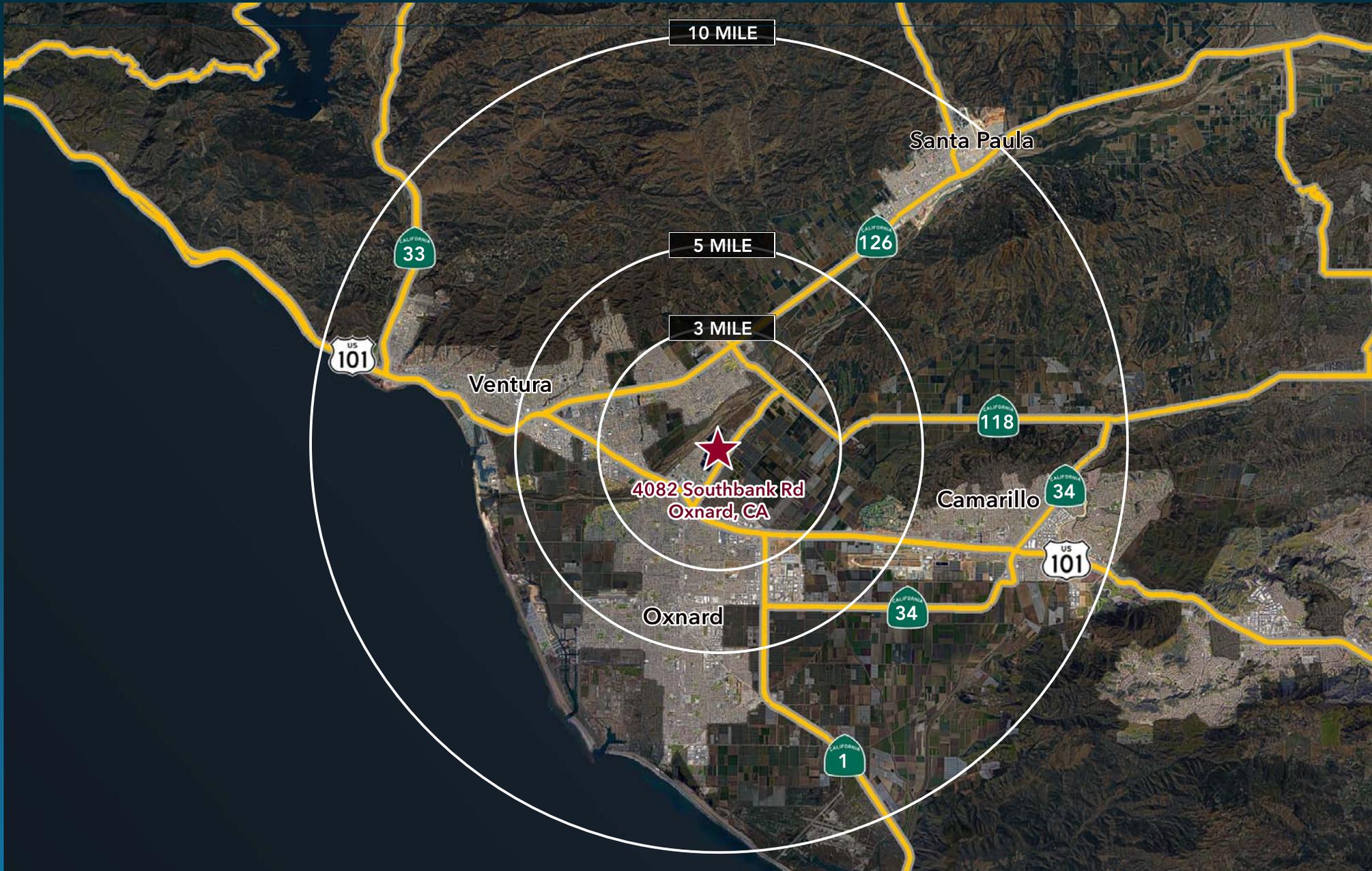
2,562 RSF +
BONUS MEZZ



PROPERTY AERIAL



LOCATOR MAP



AMENITIES AERIAL

4082 Southbank Rd Oxnard, CA

- TARGET
- 24 FITNESS
- CENTURY THEATRES
- Panera
- LARSENS
- WHOLE FOODS
- KREI
- LEVITY LIVE
- GEN
- Mero Games
- TILLYS
- H&M
- pet food express
- CLUB PILATES OXNARD
- ATTERS
- LunaGrill
- IT'SUGAR
- AMAZING LASH STUDIO
- RED DOOR ESCAPE ROOM
- STARBUCKS COFFEE
- CVS pharmacy
- RED ROBIN
- KABUKI Japanese Restaurant
- The Container Store
- BANK OF AMERICA
- ULTA
- IMMIGRANT SON CAFE
- Yard House
- LAZY DOG
- VANS
- ETHAN ALLEN
- ME Message Entry
- LANE BRYANT
- menchie's frozen yogurt
- verizon
- URBAN OUTFITTERS
- VICTORIA'S SECRET
- WINDSOR
- The Cheesecake Factory
- Bowlero
- COPPER BLUES
- FIVE GUYS
- lululemon athletica

THE COLLECTION

- SHAKE SHACK
- Chick-fil-A
- HANDEL'S
- nékter

- OVALLARTA SUPERMARKET
- Krispy Kreme
- STARBUCKS COFFEE
- McDonald's
- NutraShop
- Jack in the Box
- WSS
- metro PCS
- Public Storage
- cricket wireless

- COURTYARD BY MARRIOTT
- us bank
- The Habit BURGER GRILL
- WELLS FARGO
- CITY NATIONAL BANK
- BMO
- BANC OF CALIFORNIA
- MARCO'S PIZZA

- STAPLES
- DICK'S SPORTING GOODS
- WORLD MARKET
- Food 4 Less
- CHIPOTLE MEXICAN GRILL
- THE HOME DEPOT
- ROD'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
- UFC GYM
- EoS
- CHICKASAW
- OZEKI
- five BELOW
- BOOT BARN
- SportClips (HAIRCUTS)
- BJS RESTAURANT BREWHOUSE

- BIG 5 SPORTS AND OUTDOOR
- LoLo
- Starbucks
- WaBa Grill

N Ventura Rd

W Vineyard Ave

THE ESPLANADE

N Oxnard Blvd

E Vineyard Ave

US 101

US 101

VENTURA FWY (US 101)

US 101

SOUTHBANK ROAD
4802

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