



FOR LEASE

19,380 SF INDUSTRIAL BUILDING

1201 MAULHARDT AVE

OXNARD | CA 93030

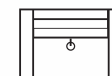
PROPERTY HIGHLIGHTS



19,380 SF
AVAILABLE



1.47 AC
LOT SIZE



(1)
DH POSITION /
(1) GL LOADING
DOOR



20'
CLEAR HEIGHT

FOR MORE INFORMATION,
PLEASE CONTACT:

MITCHELL CONLEE

Executive Vice President
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CA DRE License #00912213

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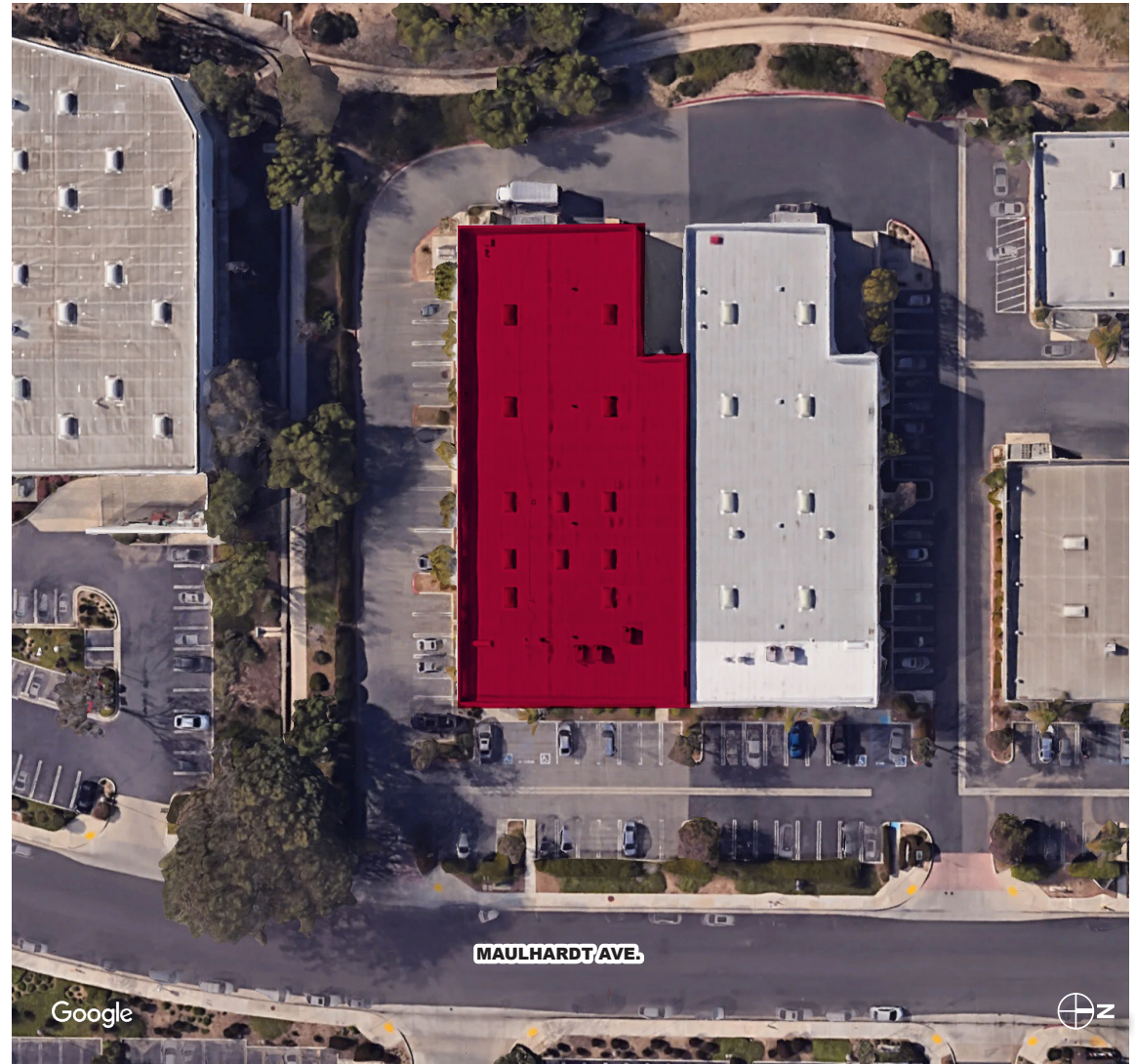
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PROPERTY HIGHLIGHTS:

- 19,380 SF Industrial Property
- 1.47 AC Lot size
- 2,620 SF Office Space
- 1 Dock High Position / 1 Ground Level Door
- 20' Clear Height
- 600 Amps, 277-480 V, 3P, 4W
- Year Built 2000
- Zoning ML, Oxnard
- 39 Parking Spaces
- Location:
 - Great Location in the Maulhardt Industrial Park
 - Excellent Freeway Access
 - Minutes to Simi Valley, Chatsworth, SFV, Thousand Oaks, Camarillo, Oxnard & Ventura



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PHOTOS



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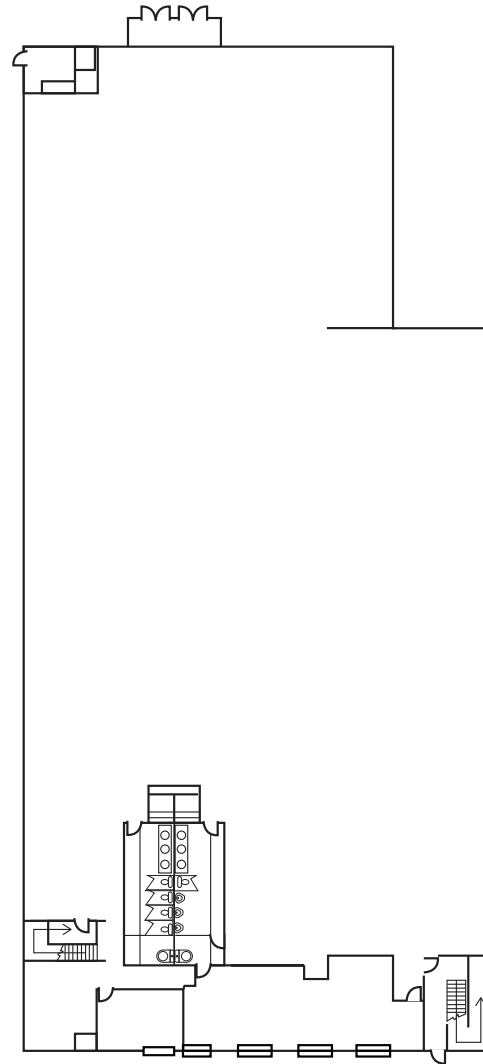
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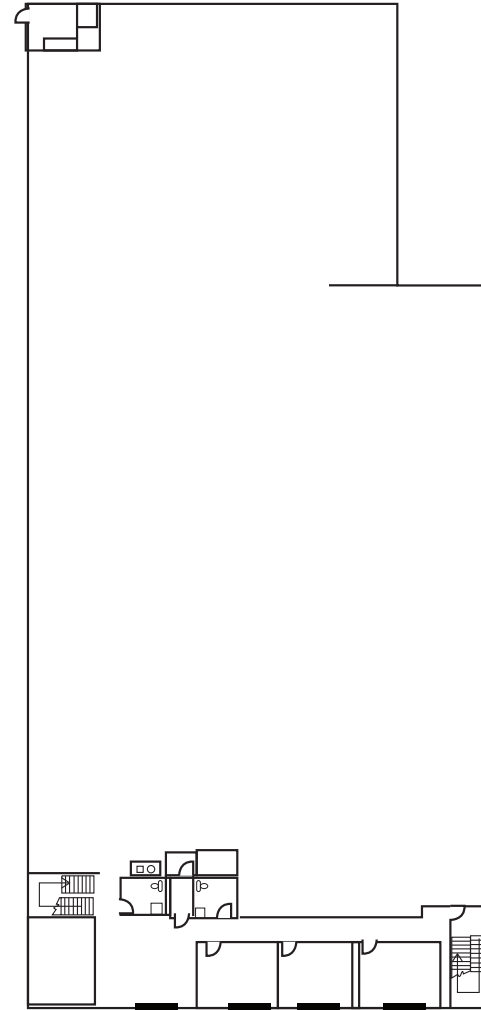
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FLOOR PLANS



FIRST FLOOR



SECOND FLOOR

***NOT TO SCALE**

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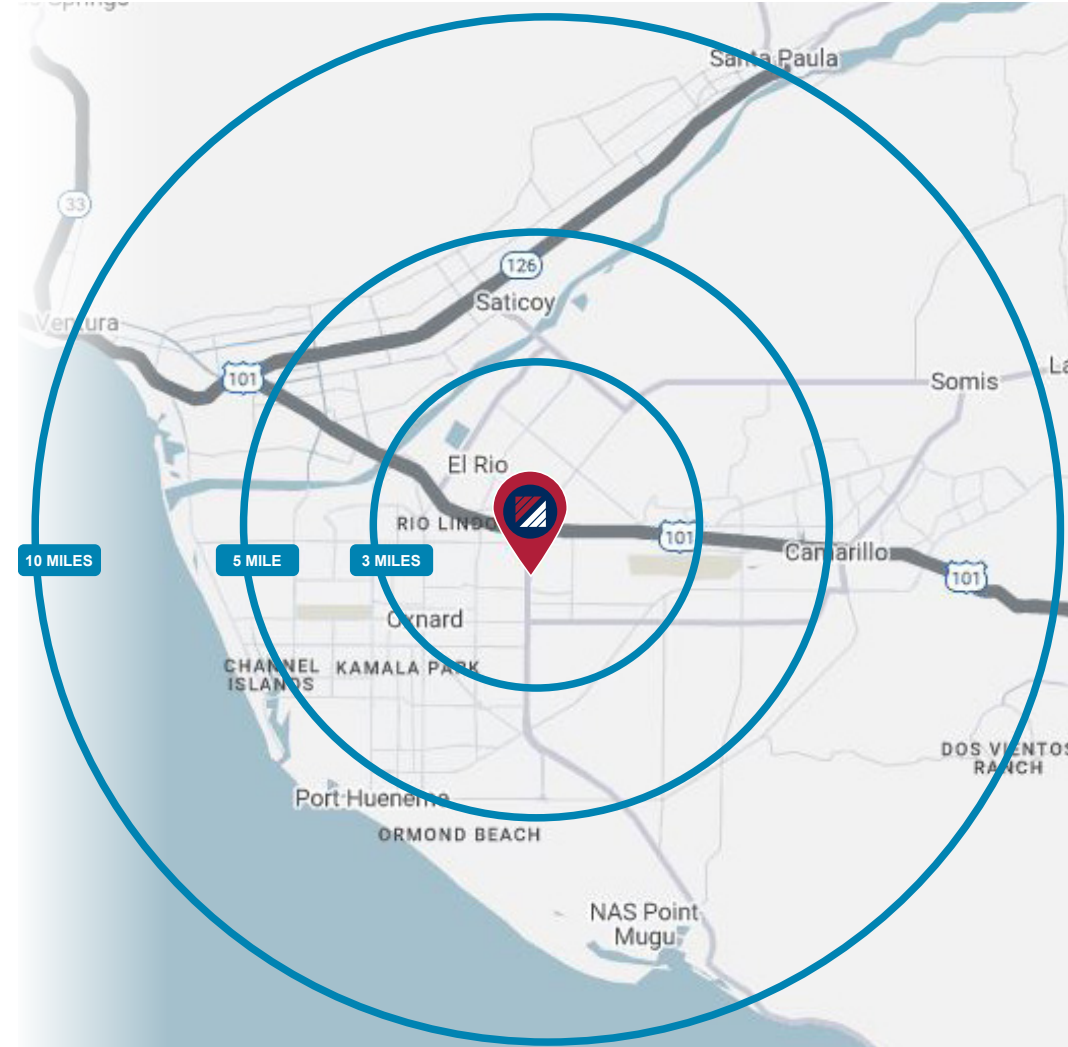
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DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
2020 Population	110,623	265,327	432,110
2024 Population	105,925	256,041	428,394
2029 Population Projection	103,997	251,783	423,563

2024 HOUSEHOLDS BY HH INCOME	3 MILE	5 MILE	10 MILE
\$100,000 - 125,000	4,131	10,061	18,742
\$125,000 - 150,000	2,249	6,261	12,200
\$150,000 - 200,000	2,665	7,776	15,835
\$200,000+	1,850	6,353	15,869
Avg Household Income	\$96,252	\$104,926	\$112,065

HOUSEHOLD	3 MILE	5 MILE	10 MILE
2020 Households	29,153	73,994	137,564
2024 Households	27,862	71,295	137,281
2029 Household Projection	27,338	70,068	135,865
Annual Growth 2020-2024	-0.1%	-0.1%	0.5%
Annual Growth 2024-2029	-0.4%	-0.3%	-0.2%
Owner Occupied Households	12,659	37,986	77,138
Renter Occupied Households	14,679	32,082	58,726
Avg Household Size	3.6	3.4	3



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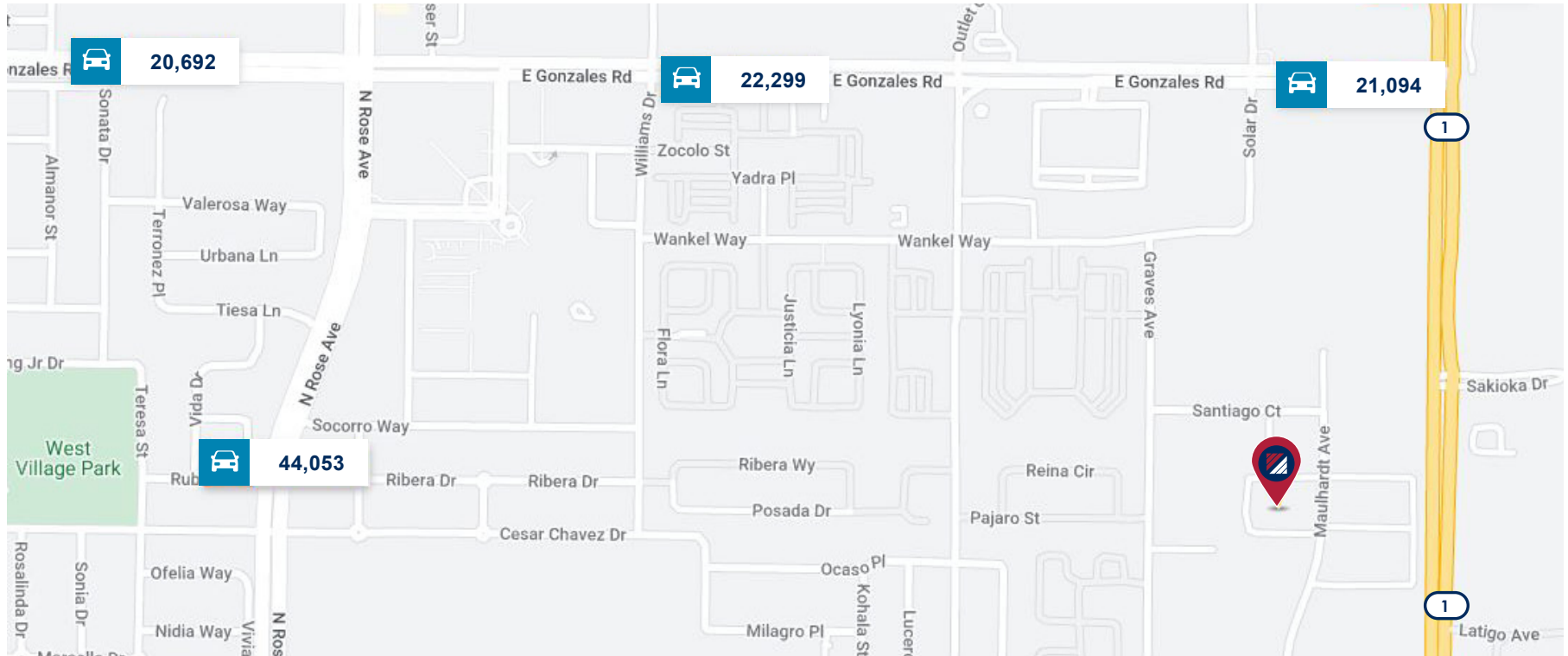
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TRAFFIC COUNT



STREET	CROSS STREET	CROSS STREET DISTANCE	COUNT YEAR	AVG DAILY VOLUME
N Rice Ave.	Latigo Ave. N	43,004	2022	0.24 mi
E Gonzales Rd	N Rice Ave.	21,094	2022	0.37 mi
Rice Ave.	Ventura Fwy N	52,380	2022	0.48 mi
Cam del Sol	Maulhardt Ave. W	13,175	2022	0.50 mi

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AMENITIES MAP



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