



FOR LEASE

19,380 SF INDUSTRIAL BUILDING

1201 MAULHARDT AVE

OXNARD | CA 93030

FOR MORE INFORMATION,
PLEASE CONTACT:

Mitchell Conlee
Executive Vice President
P: 805.384.8815 | C: 805.443.3346
E: mconlee@daumcommercial.com
CA DRE License #00912213

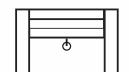
PROPERTY HIGHLIGHTS



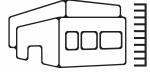
19,380 SF
AVAILABLE



1.47 AC
LOT SIZE



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



20'
CLEAR HEIGHT

DAUM
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

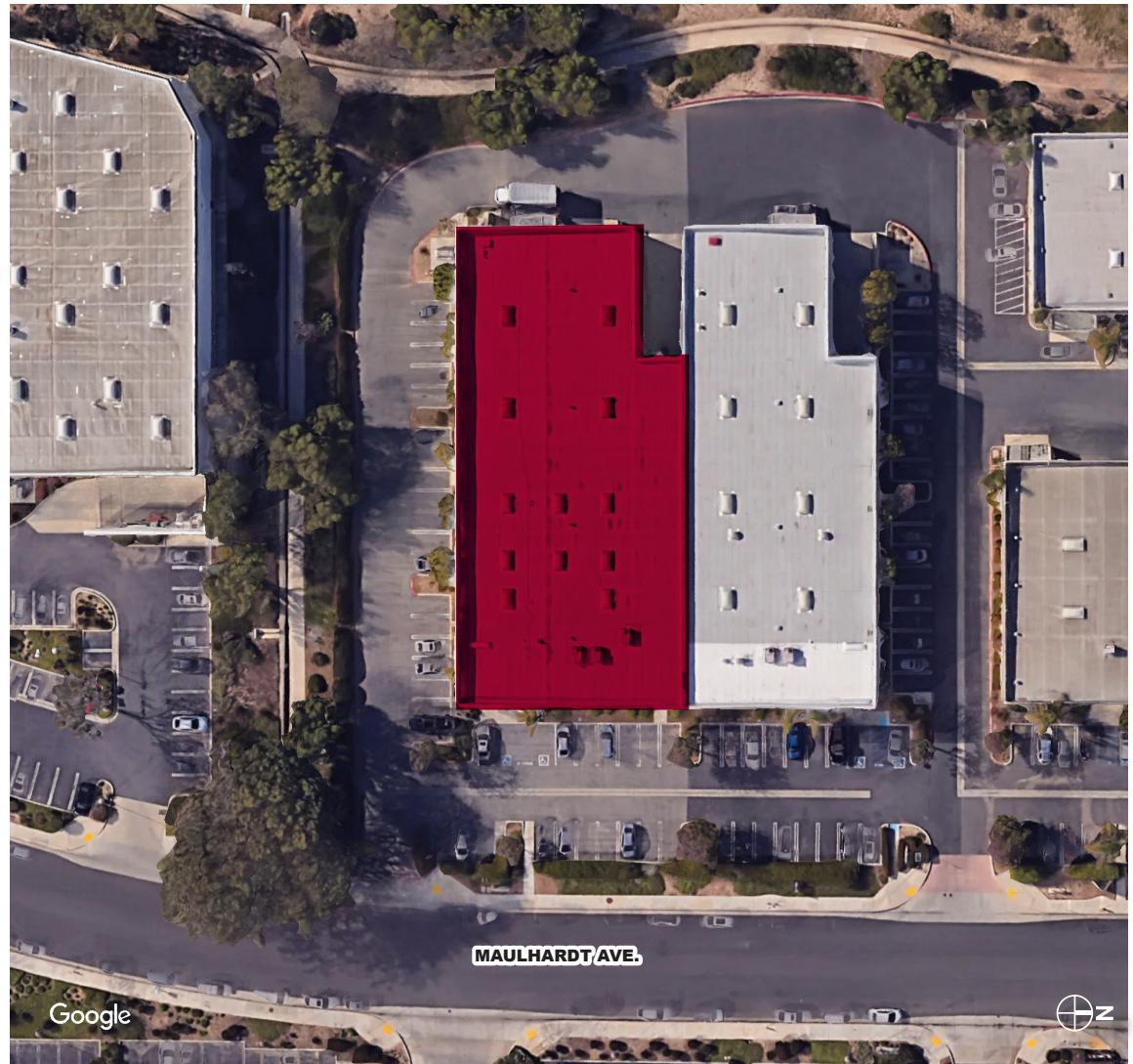
19,380 SF INDUSTRIAL BUILDING

1201 MAULHARDT AVE

OXNARD | CA 93030

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



FOR MORE INFORMATION,
PLEASE CONTACT:

Mitchell Conlee
Executive Vice President
P: 805.384.8815 | C: 805.443.3346
E: mconlee@daumcommercial.com
CA DRE License #00912213

DAUM
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

19,380 SF INDUSTRIAL BUILDING

1201 MAULHARDT AVE

OXNARD | CA 93030

PHOTOS



FOR MORE INFORMATION,
PLEASE CONTACT:

MITCHELL CONLEE
Executive Vice President
P: 805.384.8815 | C: 805.443.3346
E: mconlee@daumcommercial.com
CA DRE License #00912213

DAUM
COMMERCIAL REAL ESTATE SERVICES

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

www.daumcommercial.com

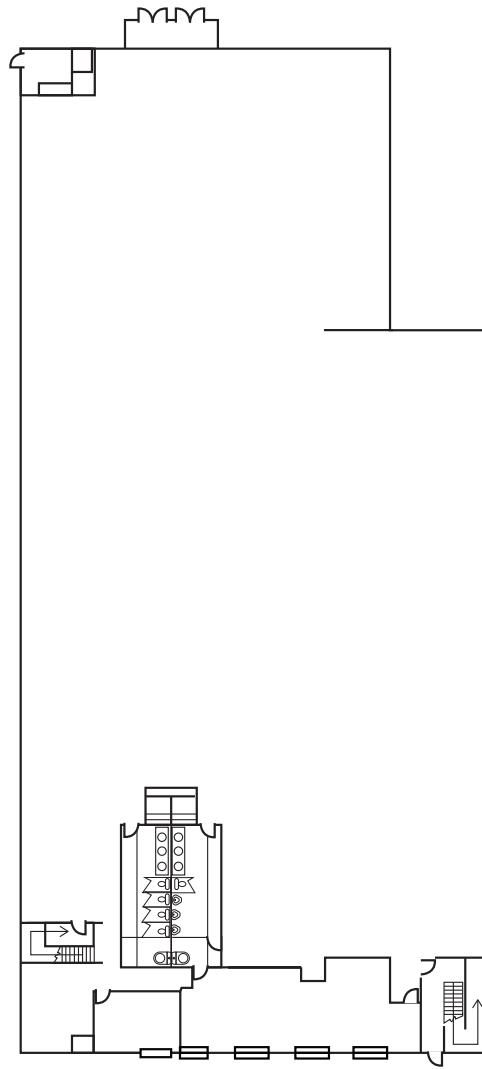
FOR LEASE

19,380 SF INDUSTRIAL BUILDING

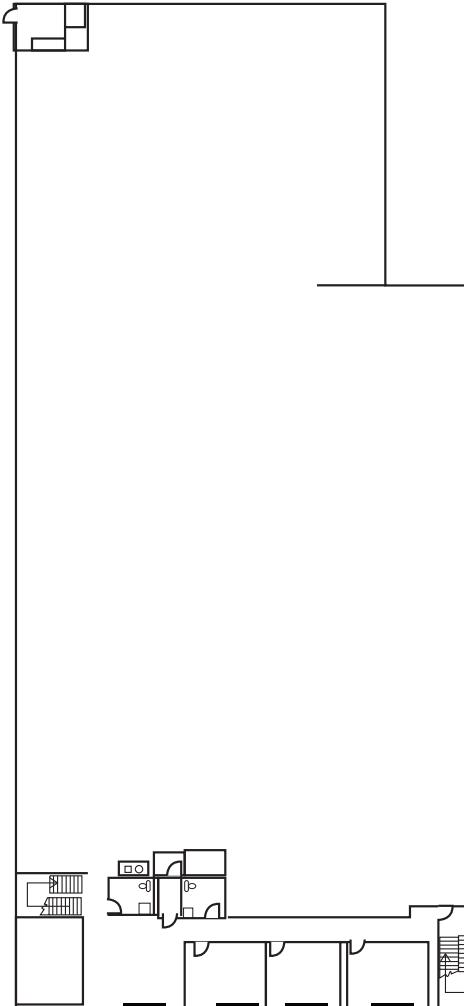
1201 MAULHARDT AVE

OXNARD | CA 93030

FLOOR PLANS



FIRST FLOOR



SECOND FLOOR

*NOT TO SCALE

FOR MORE INFORMATION,
PLEASE CONTACT:

Mitchell Conlee
Executive Vice President
P: 805.384.8815 | C: 805.443.3346
E: mconlee@daumcommercial.com
CA DRE License #00912213

DAUM
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

19,380 SF INDUSTRIAL BUILDING

1201 MAULHARDT AVE

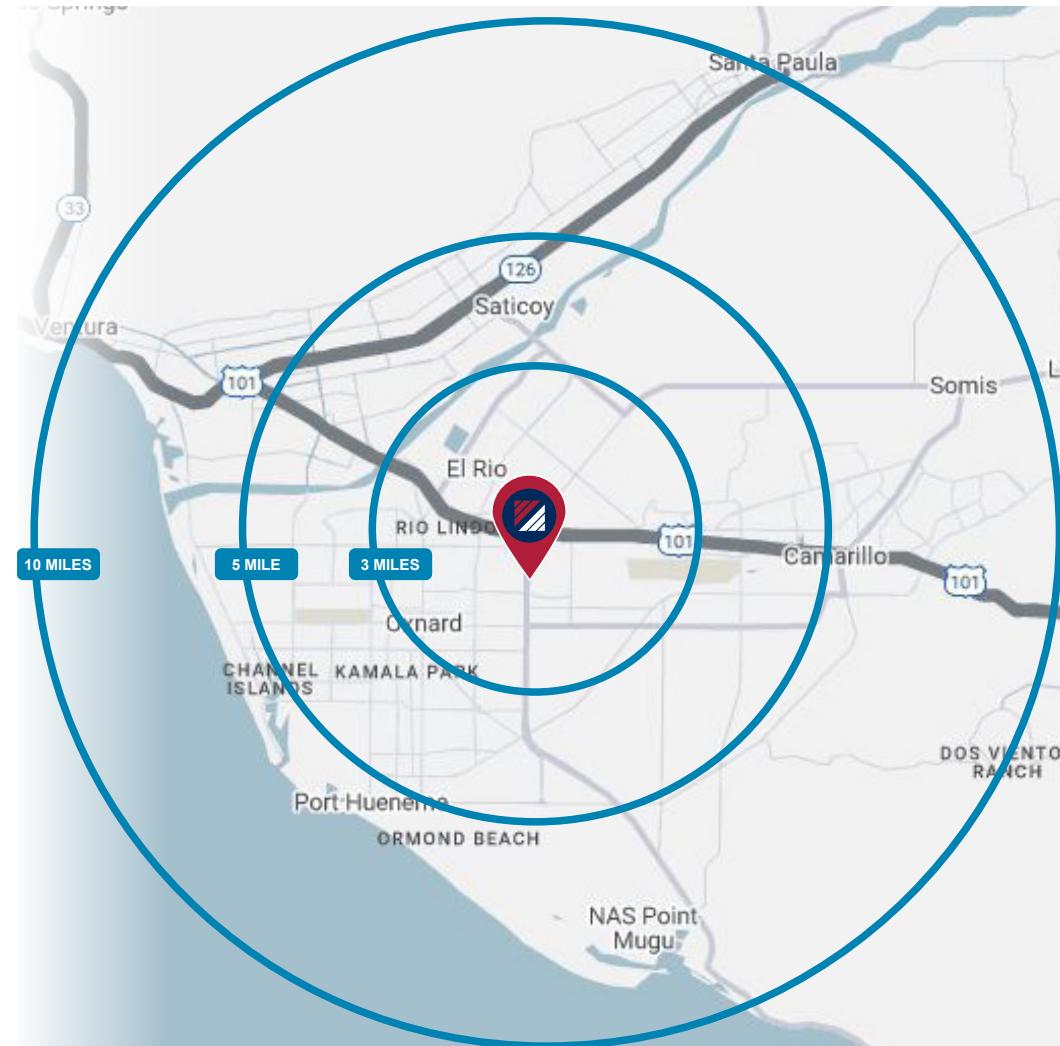
OXNARD | CA 93030

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



MITCHELL CONLEE

Executive Vice President

P: 805.384.8815 | C: 805.443.3346

E: mconlee@daumcommercial.com

CA DRE License #00912213

FOR MORE INFORMATION,
PLEASE CONTACT:

DAUM
COMMERCIAL REAL ESTATE SERVICES

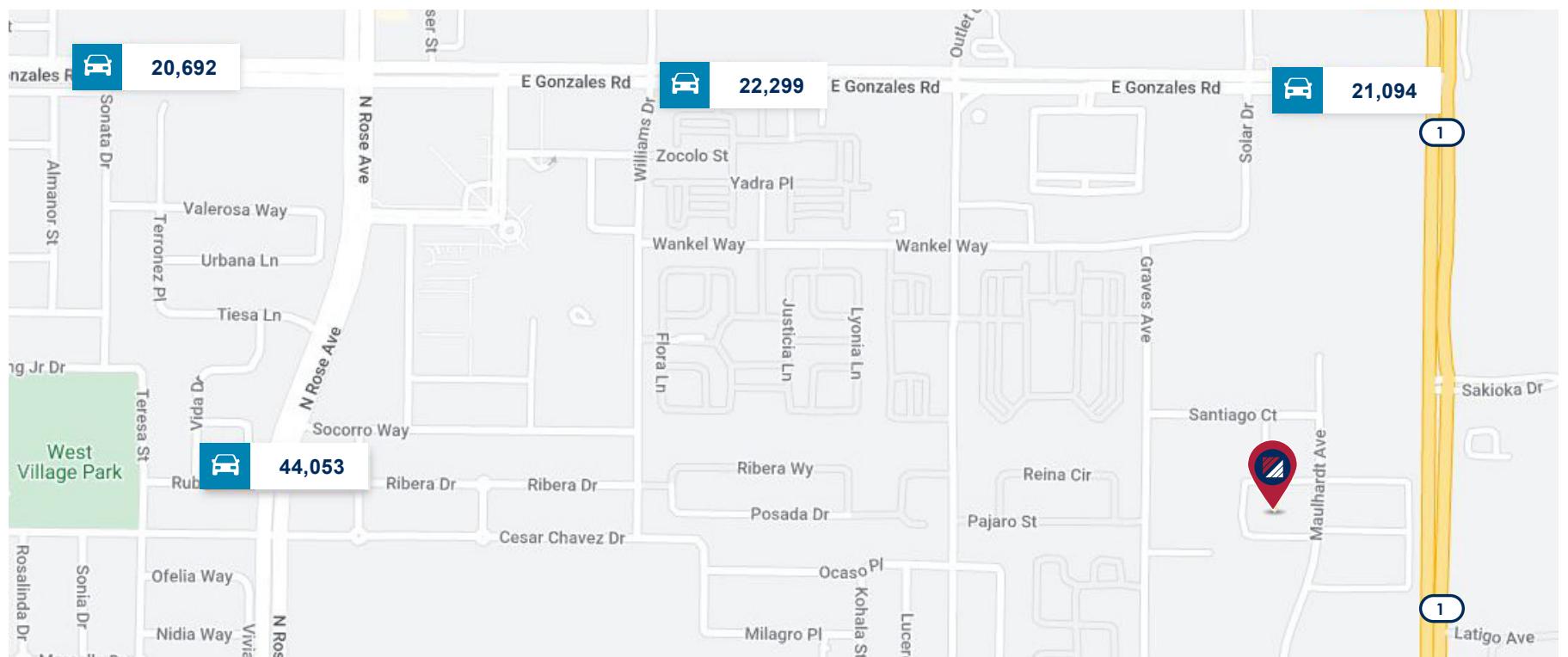
FOR LEASE

19,380 SF INDUSTRIAL BUILDING

1201 MAULHARDT AVE

OXNARD | CA 93030

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

Mitchell Conlee

Executive Vice President

P: 805.384.8815 | C: 805.443.3346

E: mconlee@daumcommercial.com

CA DRE License #00912213

FOR MORE INFORMATION,
PLEASE CONTACT:

DAUM
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

19,380 SF INDUSTRIAL BUILDING

1201 MAULHARDT AVE

OXNARD | CA 93030

AMENITIES MAP



FOR MORE INFORMATION,
PLEASE CONTACT:

MITCHELL CONLEE
Executive Vice President
P: 805.384.8815 | C: 805.443.3346
E: mconlee@daumcommercial.com
CA DRE License #00912213

DAUM
COMMERCIAL REAL ESTATE SERVICES

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

www.daumcommercial.com