

FOR LEASE



PROFESSIONAL MEDICAL BUILDING

1,800 - 3,600 SF

1300 N. VENTURA ROAD | OXNARD, CA 93030

YAIR HAIMOFF, SIOR

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1,800 - 3,600 SF



PROPERTY HIGHLIGHTS

- 2.5 Miles from Dignity Health - St. John's Regional Medical Center (365-bed)
- Prime Oxnard Location with Excellent Demographics
- Street Visibility Along North Ventura Road Between W. Gonzalez Road & Doris Avenue
- Centrally Located Property with Easy Access to the 101, & 126 Freeways
- Easy Access to Ventura, Camarillo, & Canejo Valley
- Minutes from Oxnard Airport, Hotels, Golf Courses, Restaurants, Day Care Centers & Local Amenities

PROPERTY HIGHLIGHTS

-  Professional Medical / Dental Complex
-  Two of Four Freestanding 1,800 SF Medical Buildings Available
-  Fully Built-Out for General Medical, Dental, Pediatric, & Med Spa
-  Excellent Economic Value with Build-to-Suit Options Offered
-  Extensive Wrap-Around Window Line
-  Available for Immediate Occupancy
-  Convenient Surface Parking - 4/1:000 SF
-  Under New Ownership



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FLOOR PLANS



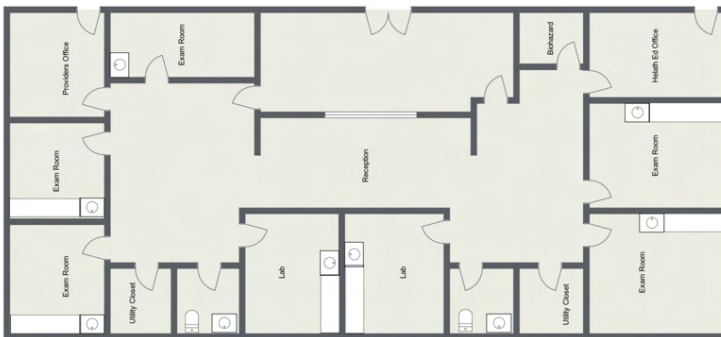
BUILDING 4



BUILDING 2



BUILDING 3



BUILDING 1



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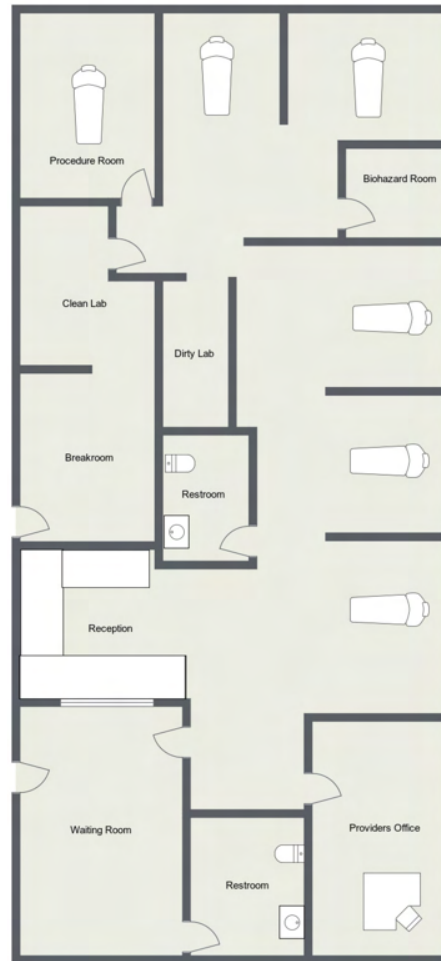
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BUILDING 2 | 1,800 SF

Former Dental Office, well designed layout consists of six (6) operatory rooms, clean and dirty lab, private office, breakroom, receptionist station, waiting room and two (2) restrooms.



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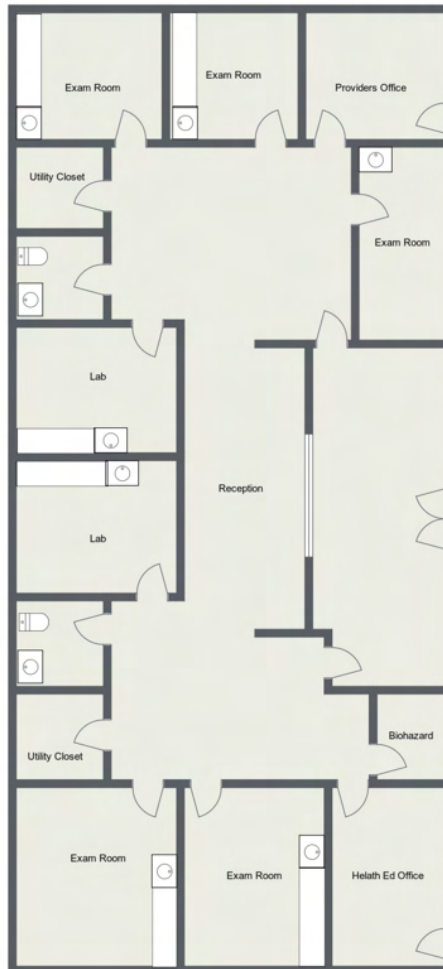
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BUILDING 3 | 1,800 SF

Former Pediatrics Office consists of six (6) exam rooms, two (2) private offices, lab, storage, large lobby, receptionist station, and three (3) restrooms.



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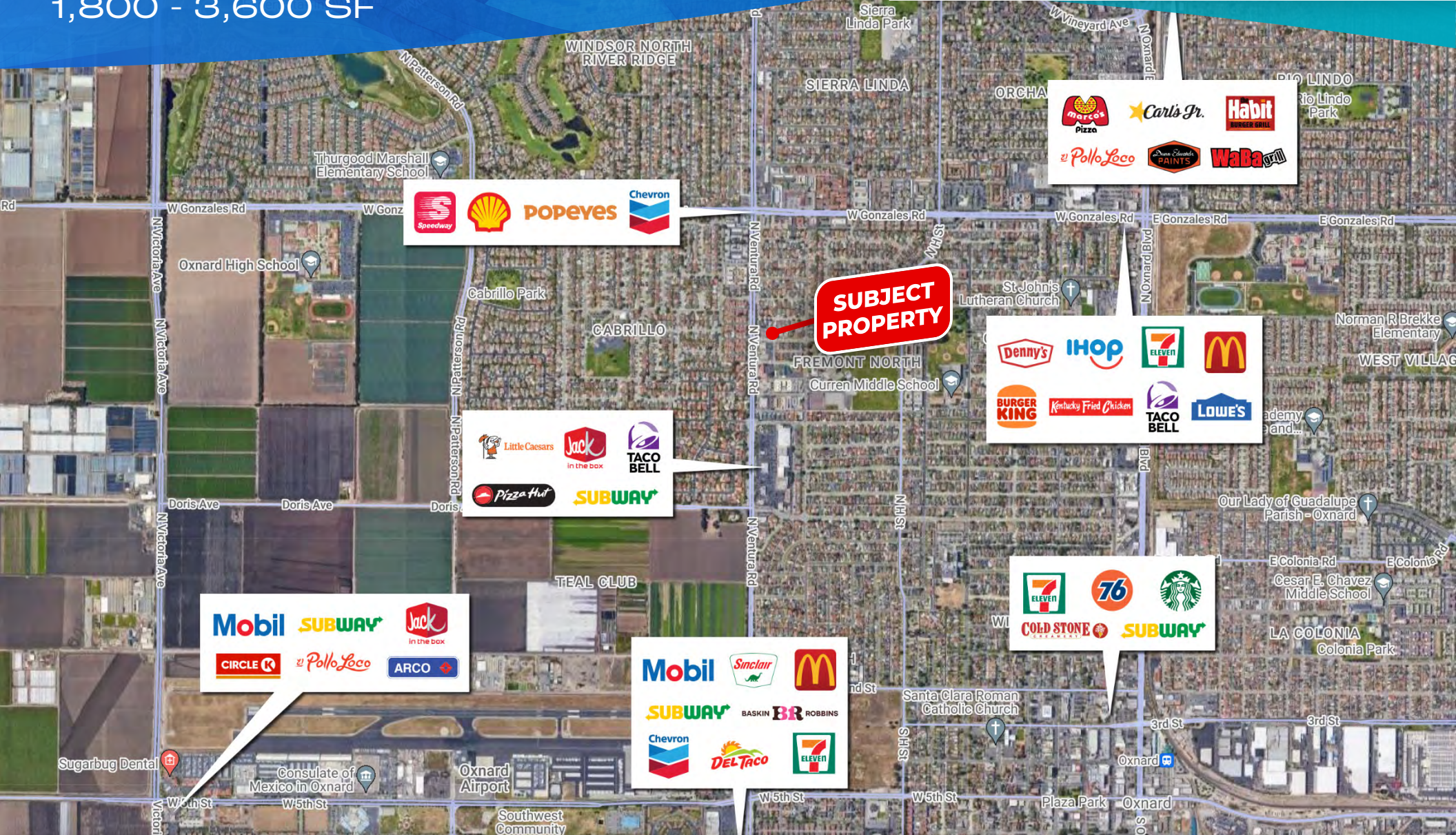
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AMENITIES



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DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	27,567	157,643	295,798
Estimated Households	8,436	44,096	87,290



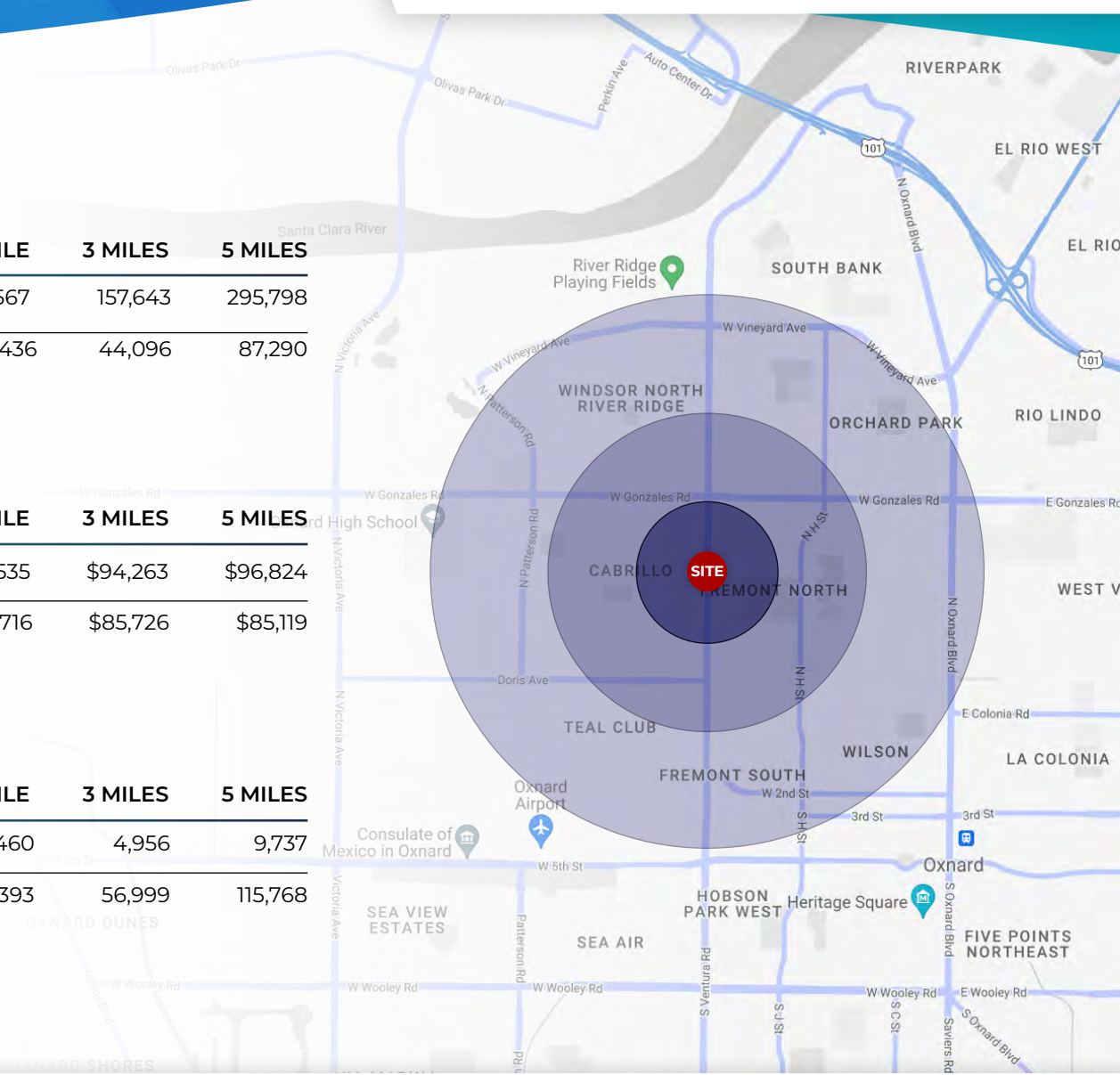
HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$97,535	\$94,263	\$96,824
Median Household Income	\$87,716	\$85,726	\$85,119



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	460	4,956	9,737
Total Employees	3,393	56,999	115,768



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