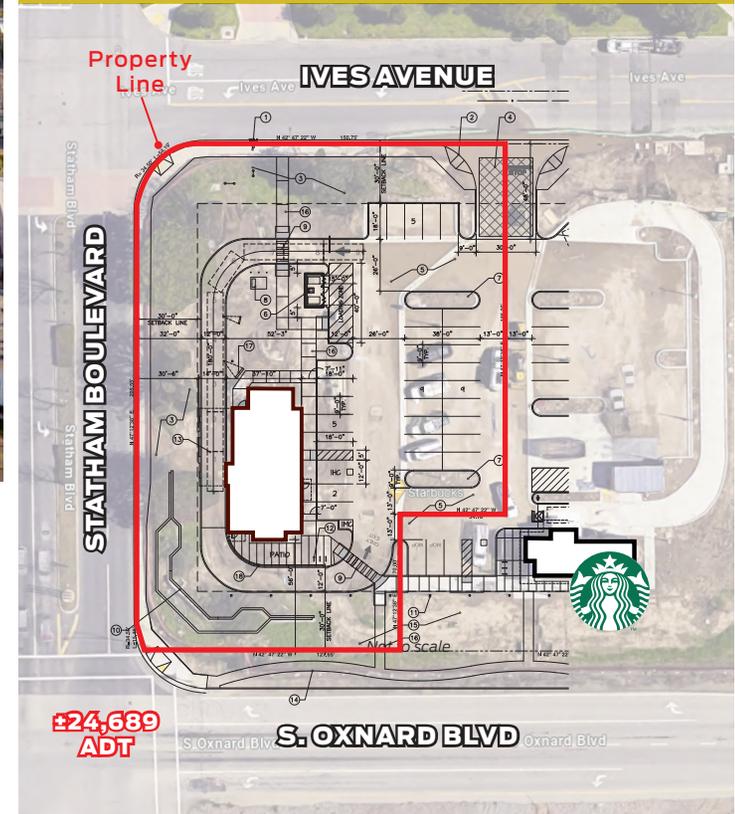


±43,174 SF FULLY ENTITLED DRIVE-THRU PAD  
 1600 IVES AVE • OXNARD, CA • 93033

**FOR SALE**  
 Fully entitled drive-thru pad.  
 Located in Oxnard, CA.



**Opportunity Highlights**

- ±43,174 SF fully entitled drive thru pad available for purchase.
- Located off South Oxnard Blvd. adjacent to McDonalds & Starbucks.
- Parcel is located in an Opportunity Zone.
- Offered at \$2,375,000

Join these nearby tenants



**LISA SHIELDS**  
 805.879.9639  
[ls Shields@radiusgroup.com](mailto:ls Shields@radiusgroup.com)  
 CA LIC. 01742786

**ROB DEVERICKS**  
 805.879.9641  
[rdevericks@radiusgroup.com](mailto:rdevericks@radiusgroup.com)  
 CA LIC. 01349816





VENTURA

**LOWE'S** **Smart & Final extra!**

**SHOPPING AT THE ROSE**

Walmart Neighborhood Market **ROSS DRESS FOR LESS** **SAM'S CLUB**

**HOBBY LOBBY VONS**

**COSTCO WHOLESALE**



DOWNTOWN OXNARD

N. OXNARD BLVD

**ESPLANADE SHOPPING CENTER**

**THE HOME DEPOT**

EVERY SEASON STARTS AT **DICK'S SPORTING GOODS**

**ST. JOHN'S REGIONAL MEDICAL CENTER**  
1,410 EMPLOYEES



**CENTERPOINT MALL & ISLAND PLAZA**

Walmart Neighborhood Market **SUPERIOR GROCERS**

**dd's DISCOUNTS** **El Super**

**HARBOR FREIGHT TOOLS** **O'Reilly AUTO PARTS**

**BANK OF AMERICA** **WELLS FARGO**

E. 5TH STREET



**BUSTLING DAYTIME POPULATION**

**MORE THAN 40,000 EMPLOYEES WITHIN 3-MILE RADIUS**

**OVER 2.3 MILLION SF OF INDUSTRIAL SPACE WITHIN A 1-MILE RADIUS**

S. OXNARD BLVD

**PAD FOR SALE**

**McDonald's** 79th Percentile McDonald's Nationwide **Placer.ai**

**SANTA CLARA HIGH SCHOOL**  
1,888 STUDENTS



**OXNARD COLLEGE**  
7,000 STUDENTS



**CHANNEL ISLANDS HIGH SCHOOL**  
2,983 STUDENTS

SAVIERS ROAD

E. CHANNEL ISLANDS BLVD.

S. ROSE AVENUE

RICE AVENUE

COLLEGE PARK

**RADIUS**  
Commercial Real Estate

±43,174SF FULLY ENTITLED DRIVE-THRU PAD

1600 IVES AVE · OXNARD, CA · 93033

FOR SALE

Fully entitled drive-thru pad.

Located in Oxnard, CA.

PORT HUENEME

VENTURA

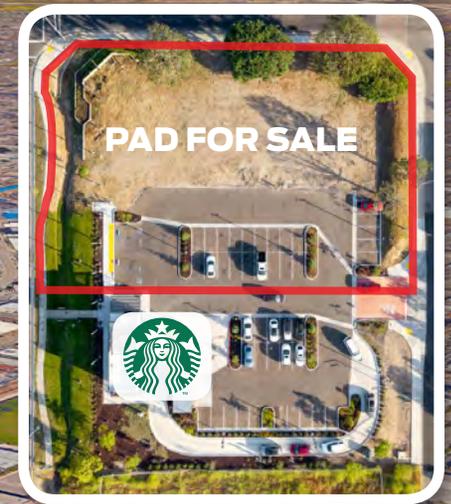
NAVAL BASE VENTURA COUNTY

SAVIERS ROAD

OXNARD

S. OXNARD BLVD

IVES AVE



McDonald's 79th Percentile McDonald's Nationwide Placer.ai

PAD FOR SALE

±24,689 ADT STATHAM BLVD ±14,011 ADT

78 APARTMENT UNITS APPROVED



OXNARD CAREPLUS URGENT CARE 32,000 SF Medical Facility

**CENTERPOINT MALL & ISLAND PLAZA**

Walmart Neighborhood Market SUPERIOR GROCERS

dd's DISCOUNTS El Super

HARBOR FREIGHT TOOLS O'Reilly AUTO PARTS

BANK OF AMERICA WELLS FARGO

LISA SHIELDS  
805.879.9639  
lshields@radiusgroup.com  
CA LIC. 01742786

ROB DEVERICKS  
805.879.9641  
rdevericks@radiusgroup.com  
CA LIC. 01349816



±43,174SF FULLY ENTITLED DRIVE-THRU PAD

1600 IVES AVE • OXNARD, CA • 93033

**FOR SALE**

Fully entitled drive-thru pad.

Located in Oxnard, CA.



**Demographics**

	1 MILE	3 MILE	5 MILE
Average Household Income:	\$108,203	\$108,815	\$117,251
Population:	21,149	162,183	227,833
Daytime Population:	12,609	92,985	134,125

2025 Estimates from SitesUSA

**Traffic Counts**

	ADT
Ives Avenue @ Statham Boulevard:	±14,011
Rose Avenue @ S. Oxnard Boulevard	±44,373
S. Oxnard Boulevard @ Statham Blvd:	±24,689

Traffic Counts from SitesUSA

±43,174SF FULLY ENTITLED DRIVE-THRU PAD

1600 IVES AVE · OXNARD, CA · 93033

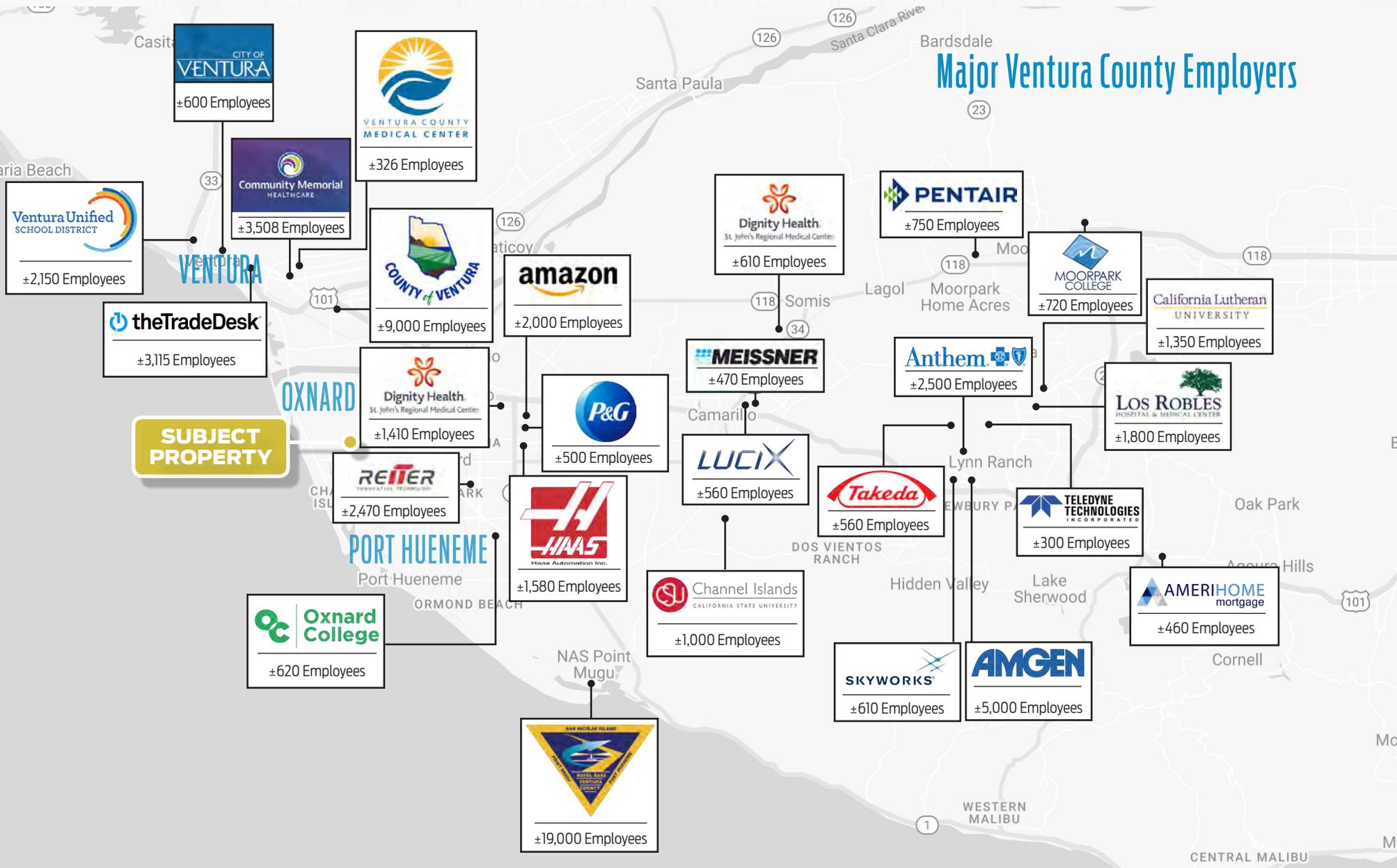
FOR SALE

Fully entitled drive-thru pad.

Located in Oxnard, CA.

# Major Ventura County Employers

**SUBJECT PROPERTY**



**LISA SHIELDS**  
 805.879.9639  
[lsields@radiusgroup.com](mailto:lsields@radiusgroup.com)  
 CA LIC. 01742786

**ROB DEVERICKS**  
 805.879.9641  
[rdevericks@radiusgroup.com](mailto:rdevericks@radiusgroup.com)  
 CA LIC. 01349816





# OXNARD — CA

Situated nearly 60 miles northwest of Los Angeles and just south of Ventura, is the casual seaside town of Oxnard offering a blend of oceanfront recreation, seasonal festivals, delightful strawberries, excellent weather, and tranquil, uncrowded beaches for residents and tourists alike.

Outdoor enthusiasts will appreciate the exceptional surfing, coastal bike paths, hiking trails, kart racing, and whale watching opportunities. Oxnard's Mandalay Bay boasts an array of dining and leisure options, while Channel Islands National Park & Channel Islands National Marine Sanctuary are just a 90-minute boat ride from Oxnard's harbor.

Oxnard's primary employer is the U.S. Navy, supporting over 17,000 employees. The area is also home to numerous well-established employers, including Morgan Stanley, Verizon California, Haas Automation, Fidelity National Title Insurance Co., and DeVry University.

**LISA SHIELDS**  
**805.879.9639**  
[lsields@radiusgroup.com](mailto:lsields@radiusgroup.com)  
 CA LIC. 01742786

**ROB DEVERICKS**  
**805.879.9641**  
[rdevericks@radiusgroup.com](mailto:rdevericks@radiusgroup.com)  
 CA LIC. 01349816

