

# One of a kind Commercial Property!



## 1505-1507 South Oxnard Blvd. Oxnard, CA 93030

This Property and Building has endless opportunities with its unique, practical design with capabilities of having two separate businesses with 2 separate addresses (1505 & 1507 South Oxnard Blvd). Not to mention, inside offers Large Open Spaces with plenty of room for storage, equipment, restaurant potential, stores, shops, retail, and much, much more! Other amenities include a Reserved Front Parking and Secured Rear Parking Area, with Alley Access, and an excellent High Traffic Count C2 Commercial Zoned Property located on the city's most known addresses, Oxnard Boulevard! Estimated near 5,000 sq ft structure and 7,500 sq ft Lot, this Building is positioned proximity to an active traffic light that helps offer more visibility, lots of traffic exposure and faces North East, providing front-facing morning sun and afternoon shade! With restaurants, Shopping, Schools, Parks, 5 Points Intersection, Amtrak Station, this opportunity is not expected to last!



**Priced at:**  
**\$750,000**  
**Victor Ipatzi**  
**(805) 331- 0897**

**exp**<sup>®</sup>  
REALTY

2775 N. Ventura Rd. #208  
Oxnard, CA 93036

DRE# 01742494