

FREMONT SQUARE

±14,800 SF AVAILABLE FOR SUBLEASE

920 N. VENTURA ROAD, OXNARD, CA 93030



LOCKEHOUSE



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ABOUT OXNARD

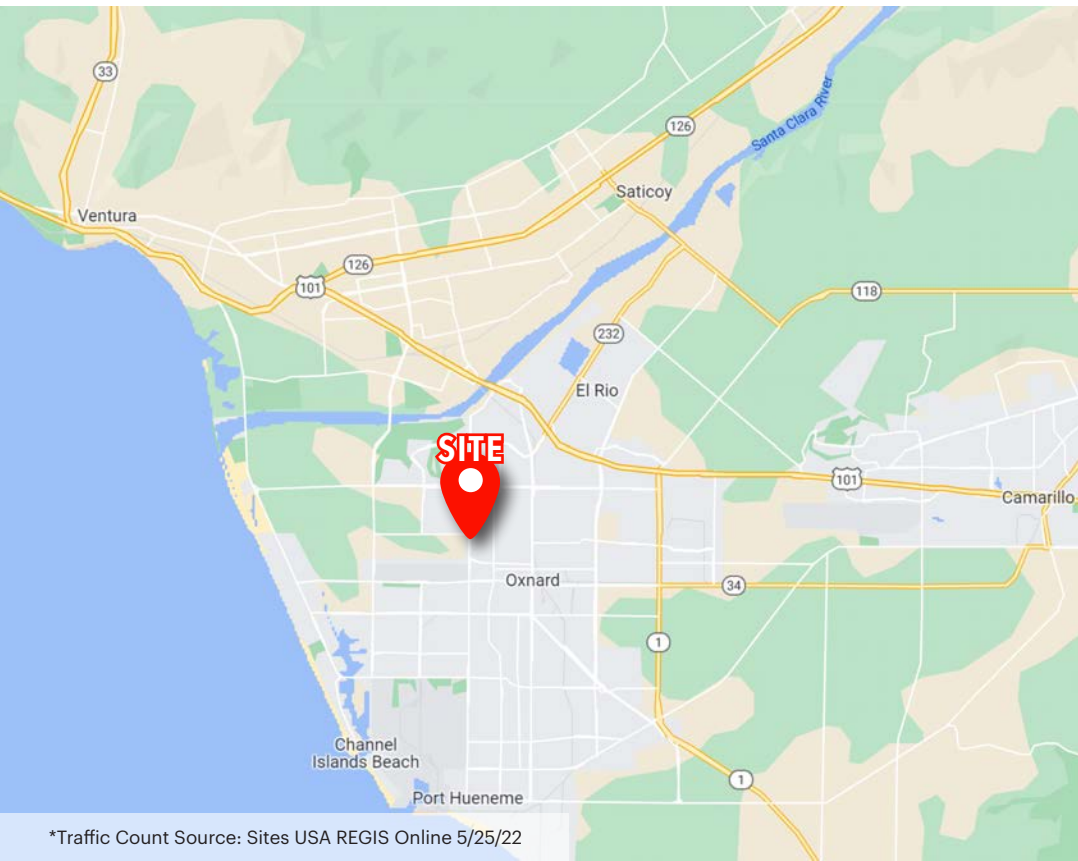
Oxnard is a seaside community located 60 miles northwest of Los Angeles and is the most populated city in Ventura County with over 200,000 people. It is part of the larger Oxnard Plain, which is a hub for agriculture, defense, industry and transportation, including the regional Oxnard Airport. Oxnard is known as the “Strawberry Capital of California.”

LOCATION DESCRIPTION

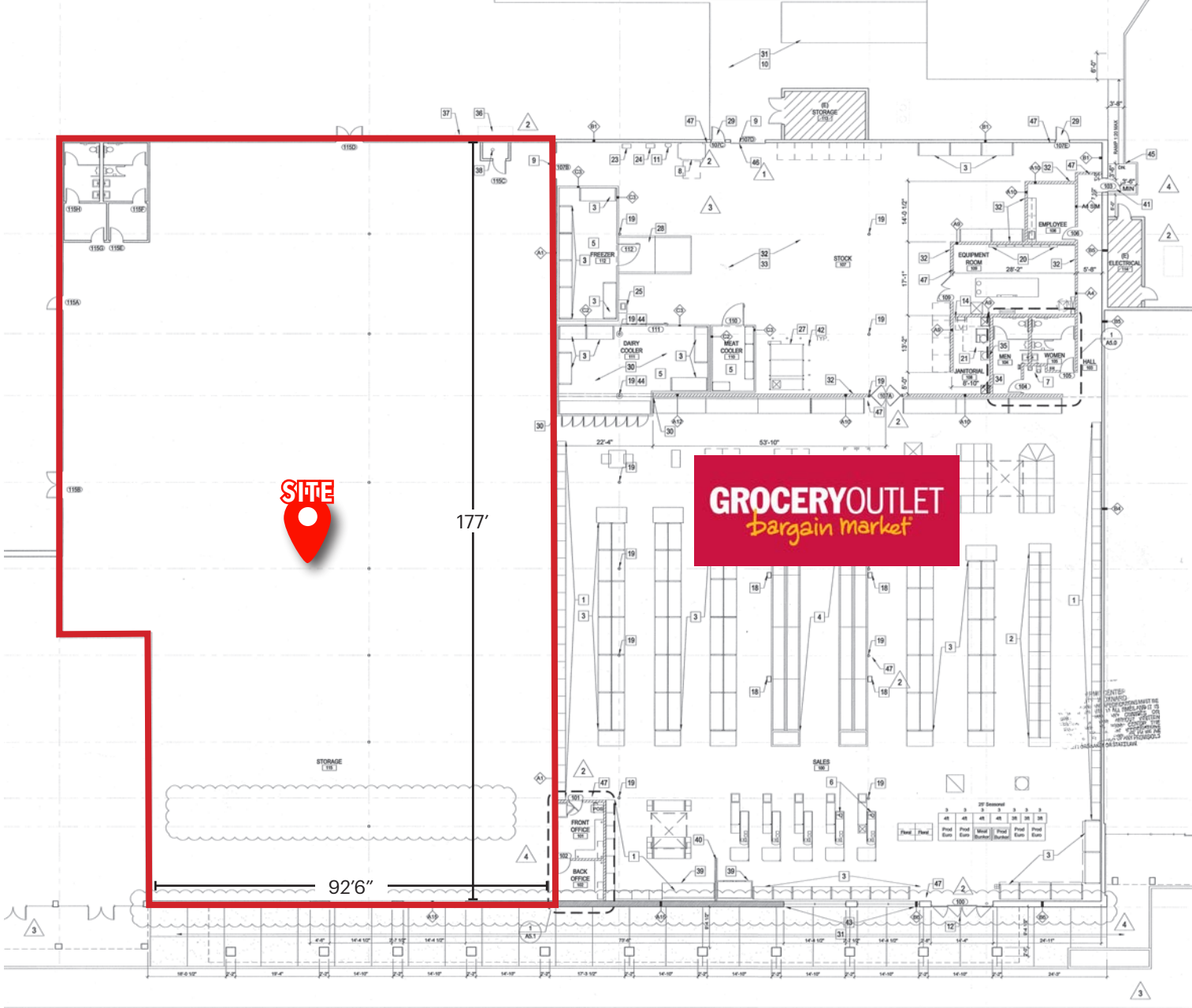
Fremont Square is a 160,000 SF neighborhood shopping center anchored by Grocery Outlet, dd’s discounts, Rite Aid, and Dollar Tree. Located at the western edge of Oxnard, the property faces North Ventura Road with good traffic counts and surrounded by residential; it is less than 2 miles from the Oxnard Airport. The site is an excellent opportunity for a larger retailer in the market, or it could be used as a storage/warehouse.

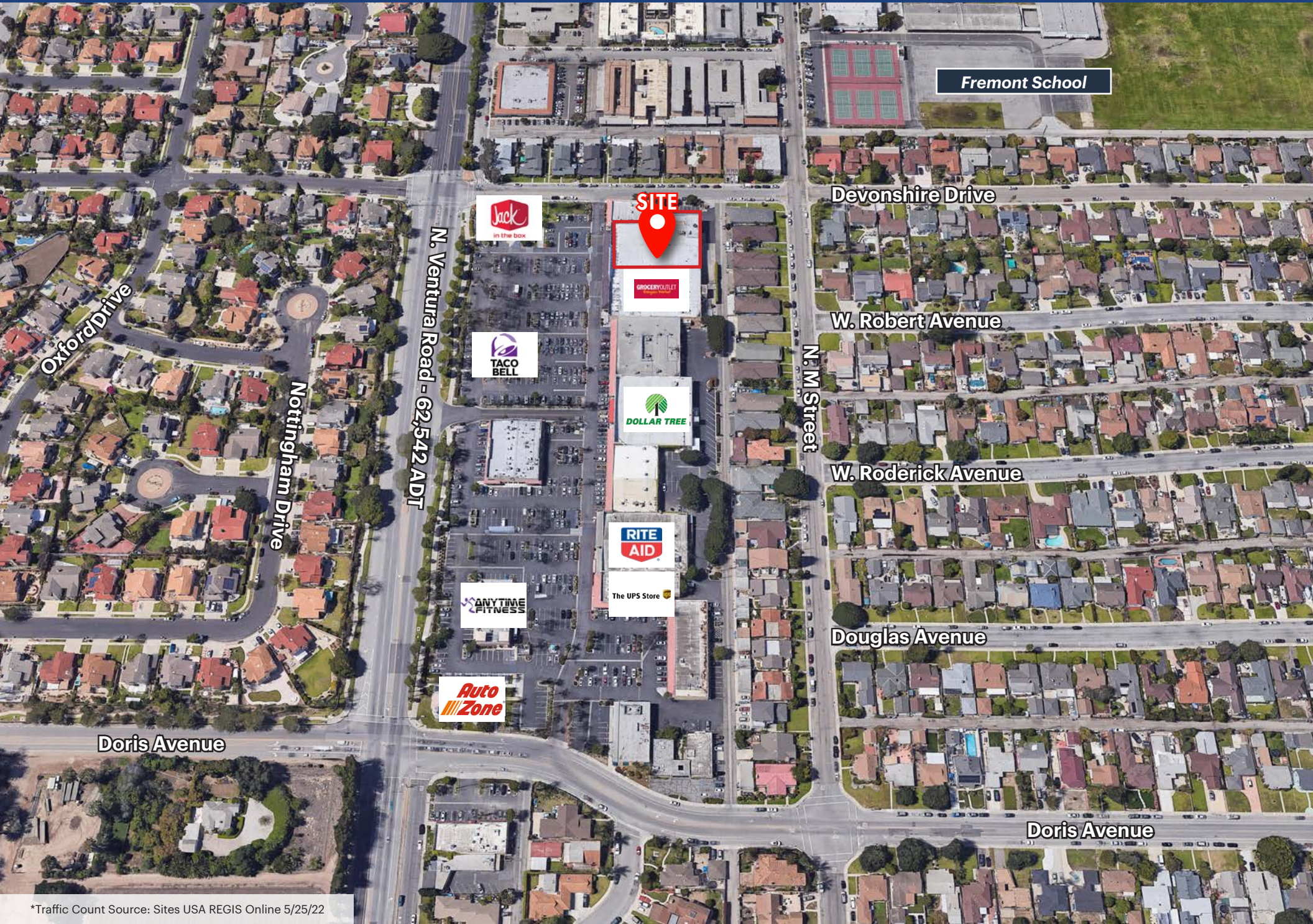
PROPERTY PROFILE

AVAILABLE SPACE	±14,800 SF	
TRAFFIC COUNT	N. Ventura Rd.	62,542 ADT
	W. Gonzales Rd.	17,987 ADT
PROPERTY HIGHLIGHTS	<ul style="list-style-type: none"> • Neighborhood Shopping Center • Strong Demographics • 8,070 Homes Within 1 Mile • 100,000 People in Total Trade Area • Contact Agents for More Information 	



*Traffic Count Source: Sites USA REGIS Online 5/25/22





Fremont School

SITE

Devonshire Drive

N. Ventura Road - 62,542 ADT

Jack
in the box

GROCERY
OUTLET

TACO
BELL

W. Robert Avenue

N. M Street

DOLLAR TREE

W. Roderick Avenue

RITE
AID

The UPS Store

ANYTIME
FITNESS

Douglas Avenue

Auto
Zone

Doris Avenue

Doris Avenue

*Traffic Count Source: Sites USA REGIS Online 5/25/22



THE ESPLANADE

THE COLLECTION

+70 MORE SHOPS AND DINING

OLIVEIRA PLAZA

920 N. VENTURA RD.
OXNARD, CALIFORNIA

SHOPPING AT THE ROSE

Oxnard Airport

CENTERPOINT MALL

MANDALAY VILLAGE

VONS

FITNESS

CHANNEL POINTE

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Port Hueneme Naval Base

ISLAND PLAZA

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99¢ ONLY

Ralphs

US 101

190,081 ADT

26,667 ADT

34

1

23,831 ADT

*Traffic Count Source: Sites USA REGIS Online 5/25/22



POPULATION

1 MILE	3 MILES	5 MILES
27,877	166,996	291,240



**ESTIMATED AVERAGE
HOUSEHOLD INCOME**

1 MILE	3 MILES	5 MILES
\$90,161	\$93,656	\$95,421



TOTAL HOUSEHOLDS

1 MILE	3 MILES	5 MILES
8,070	44,992	83,881



**MEDIAN HOME VALUE
\$1,000,000 or More**

1 MILE	3 MILES	5 MILES
191	1,327	2,869



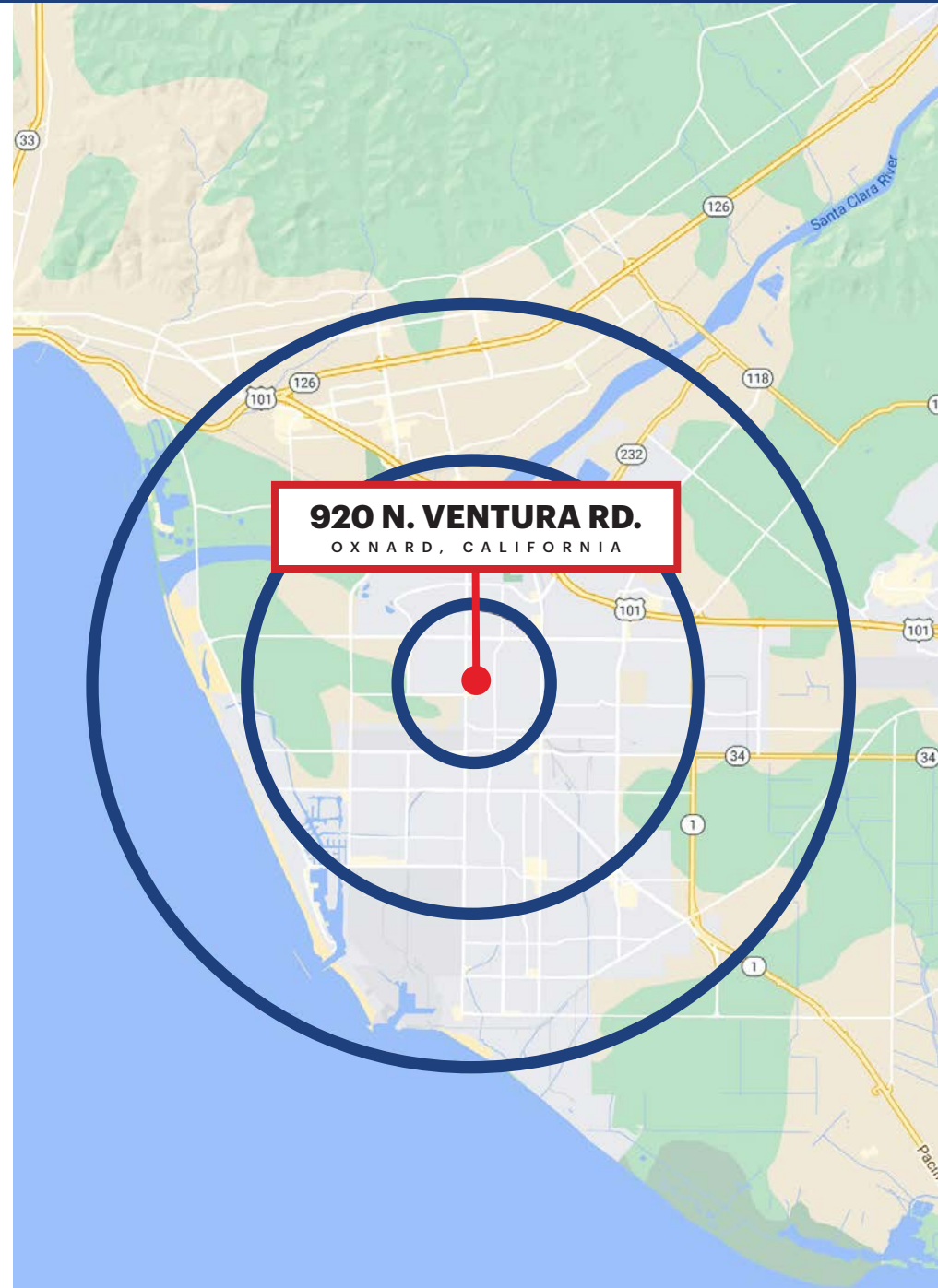
**COLLEGE DEGREE
BACHELOR DEGREE OR
HIGHER**

1 MILE	3 MILES	5 MILES
4,059	21,748	42,664



**TOTAL RETAIL
EXPENDITURES**

1 MILE	3 MILES	5 MILES
\$250.8 M	\$1.4 B	\$2.7 B



*Demographics Source: Sites USA REGIS Online 5/25/22