

FOR LEASE | 2311 Statham Blvd, Oxnard

2311 Statham Blvd, Oxnard, CA 93033



Offering Summary

Lease Rate:	\$1.15 SF/month (MG)
Building Size:	36,480 SF
Available SF:	12,300 SF
Lot Size:	2.36 Acres
Year Built:	1974
Renovated:	2007
Zoning:	M1
Parking Available:	40 spaces

Property Overview

Explore the flexibility of leasing this versatile hybrid space encompassing Industrial, Flex Office, Warehouse, and Retail area. The layout includes 9 offices, a spacious auditorium with a 300-person capacity, a large warehouse with high ceilings, flexible retail space, a conference room, an oversized break/lounge room, and four restrooms. The warehouse, located at the rear with a double-wide door, offers flexibility. It can accommodate pallet jacks or be converted into a spacious open bay with a pull-up door for forklifts. The office spaces feature practical wood flooring, and the executive offices share a convenient jack-and-jill bathroom. With four entry points – main entrance, retail space entry, side entry, and rear door – accessibility is optimized for smooth operations and customer engagement. This space invites you to enhance your business environment. Contact us to schedule a personalized tour and explore the endless possibilities.

Property Highlights

- Versatile Layout/Buildout For A Variety of Businesses
- Great Curb Appeal
- Large Warehouse/Auditorium Area (300 Person Capacity)
- Convenient location, close to US 101 and Port of Hueneme

Yvonne Yue, CCIM

818.802.8019
yifan.yue@expcommercial.com
Lic#: 01887005

Jeffrey C. Albee, CCIM

818.731.7385
jeffrey.albee@expcommercial.com
Lic#: 00969071

Daniel Garcia

310.467.1204
Daniel@therealteam.us
Lic#: 01751429



FOR LEASE | 2311 Statham Blvd, Oxnard

2311 Statham Blvd, Oxnard, CA 93033



Location Description

Conveniently located in the center of Oxnard. Immediate access to Pacific Coast Highway and US 101 allow easy access to major cities along the West Coast. Close proximity to the Port of Hueneme.

Site Description

- Listed rate may not include certain utilities, building services and property expenses
- 1 Drive In Bay
- Central Air and Heating
- Reception Area
- Private Restrooms
- Print/Copy Room
- Drop Ceilings
- Versatile Space For A Variety of Uses
- Conference room, Large Lounge Room, 4 Bathrooms
- Includes 5,000 SF of dedicated office space
- Space is in Excellent Condition
- Partitioned Offices
- Kitchen
- Wi-Fi Connectivity
- Security System
- Demised WC facilities
- Spacious Auditorium - 300-Person Capacity

Yvonne Yue, CCIM

818.802.8019
yifan.yue@expcommercial.com
Lic#: 01887005

Jeffrey C. Albee, CCIM

818.731.7385
jeffrey.albee@expcommercial.com
Lic#: 00969071

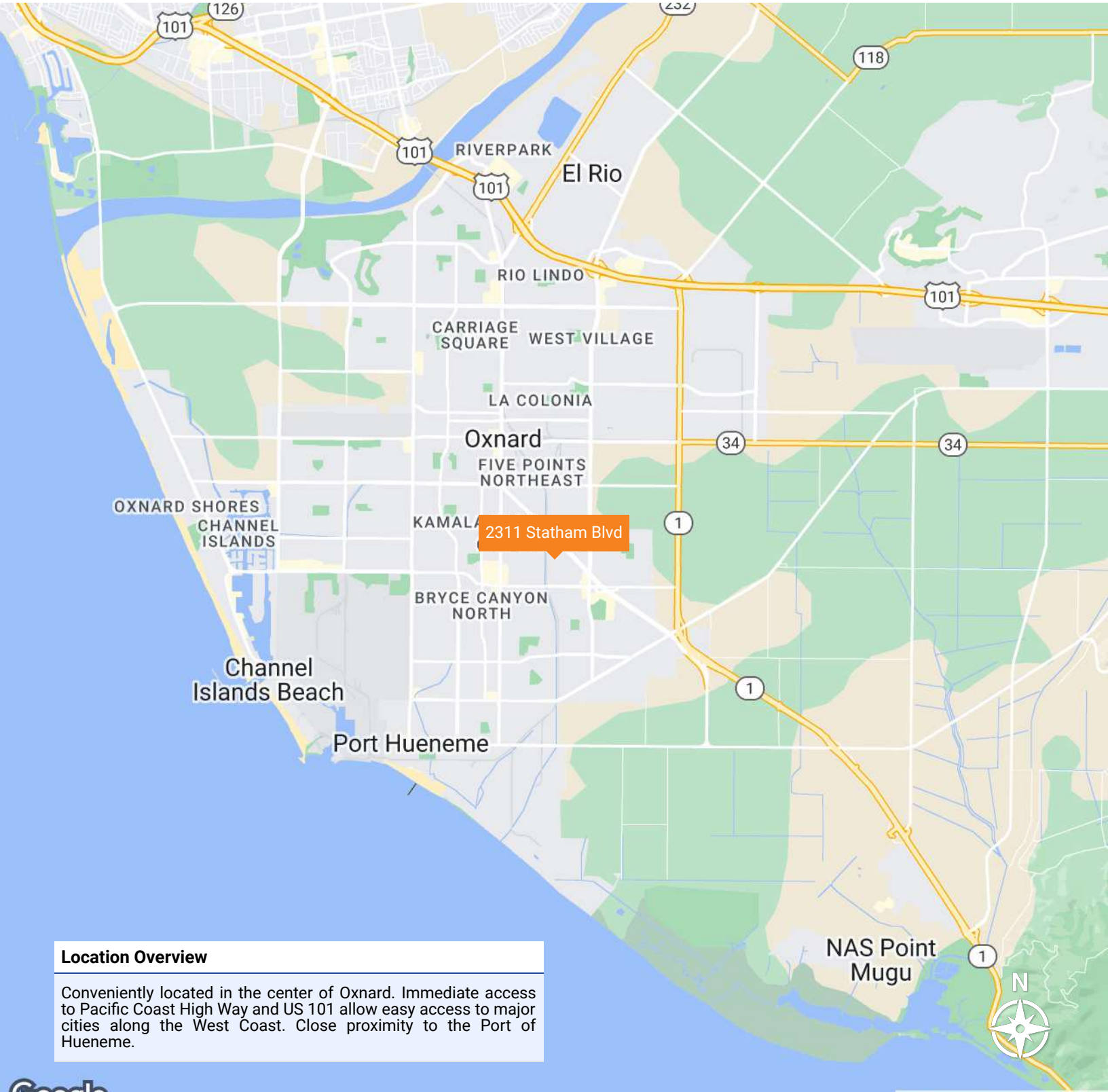
Daniel Garcia

310.467.1204
Daniel@therealteam.us
Lic#: 01751429



FOR LEASE | 2311 Statham Blvd, Oxnard

2311 Statham Blvd, Oxnard, CA 93033



Location Overview

Conveniently located in the center of Oxnard. Immediate access to Pacific Coast Highway and US 101 allow easy access to major cities along the West Coast. Close proximity to the Port of Hueneme.

Google

Map data ©2024 Google

Yvonne Yue, CCIM

818.802.8019
yifan.yue@expcommercial.com
Lic#: 01887005

Jeffrey C. Albee, CCIM

818.731.7385
jeffrey.albee@expcommercial.com
Lic#: 00969071

Daniel Garcia

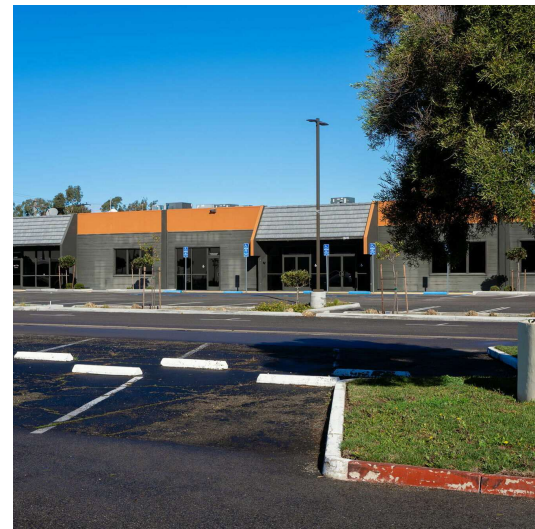
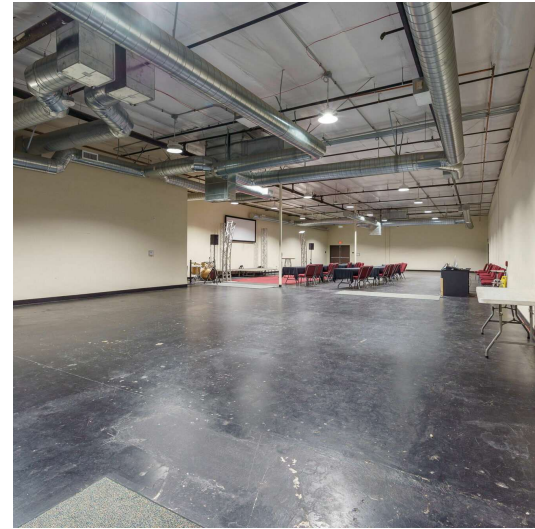
310.467.1204
Daniel@therealteam.us
Lic#: 01751429

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR LEASE | 2311 Statham Blvd, Oxnard

2311 Statham Blvd, Oxnard, CA 93033



Yvonne Yue, CCIM

818.802.8019
yifan.yue@expcommercial.com
Lic#: 01887005

Jeffrey C. Albee, CCIM

818.731.7385
jeffrey.albee@expcommercial.com
Lic#: 00969071

Daniel Garcia

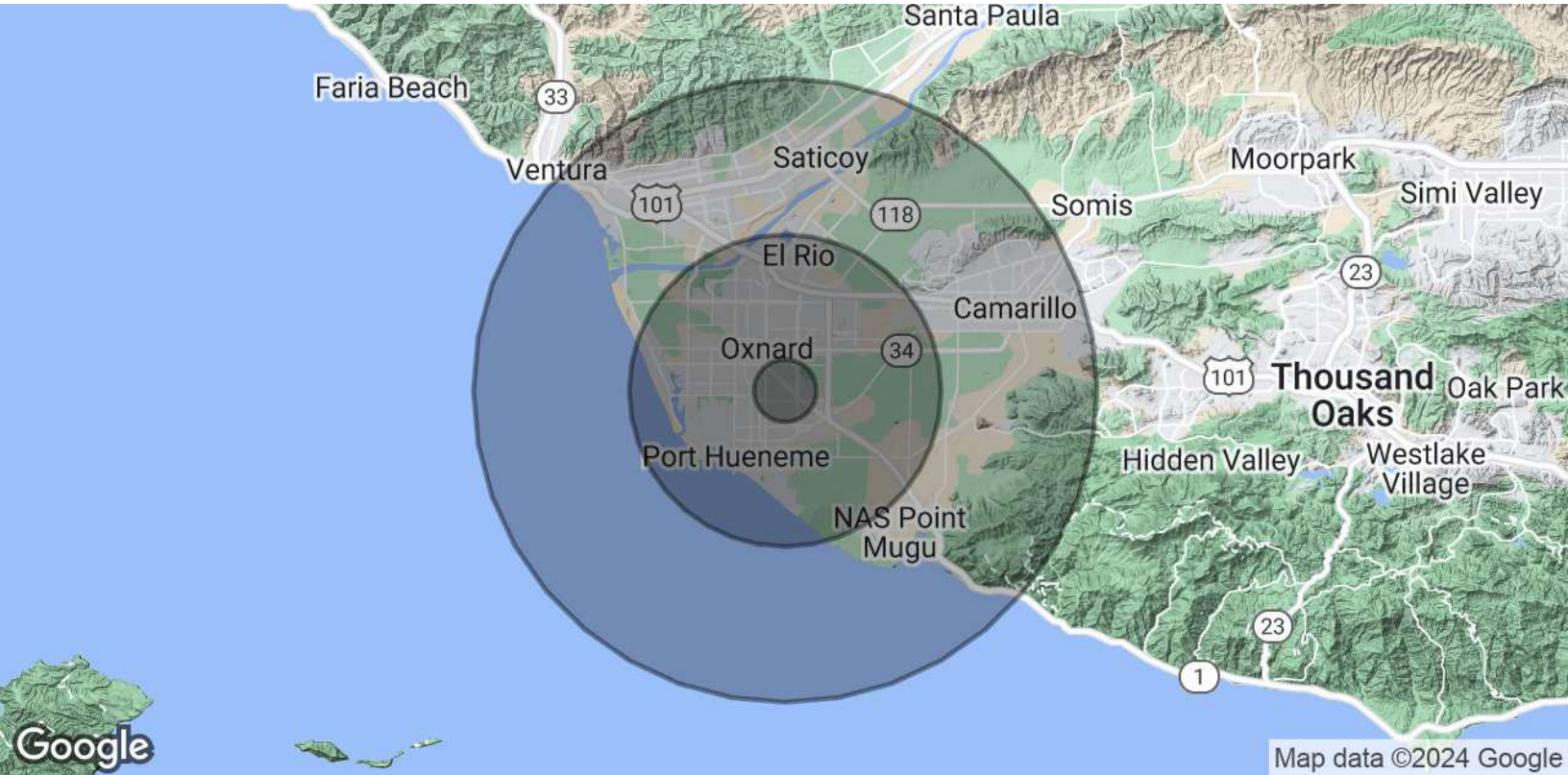
310.467.1204
Daniel@therealteam.us
Lic#: 01751429



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR LEASE | 2311 Statham Blvd, Oxnard

2311 Statham Blvd, Oxnard, CA 93033



Population	1 Mile	5 Miles	10 Miles
Total Population	28,359	237,957	405,645
Average Age	31.2	33.7	36.6
Average Age (Male)	30.1	33.0	35.6
Average Age (Female)	32.1	34.3	37.4
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	5,723	65,865	129,351
# of Persons per HH	5.0	3.6	3.1
Average HH Income	\$76,888	\$81,750	\$94,264
Average House Value	\$416,562	\$446,751	\$527,599

* Demographic data derived from 2020 ACS - US Census

Yvonne Yue, CCIM

818.802.8019
yifan.yue@expcommercial.com
Lic#: 01887005

Jeffrey C. Albee, CCIM

818.731.7385
jeffrey.albee@expcommercial.com
Lic#: 00969071

Daniel Garcia

310.467.1204
Daniel@therealteam.us
Lic#: 01751429

