

**AVAILABLE**



**COMMERCIAL  
REAL ESTATE**  
*the sign of a - profitable property*



## **SAVIERS PROFESSIONAL CENTER OFFICE/MEDICAL/RETAIL**

2035-2045 Saviers Road, Oxnard, CA 93033



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OFFICE/MEDICAL SPACE  
OXNARD, CA

# PROPERTY FEATURES

2035-2045 Saviers Road, Oxnard, CA 93033



## APPROX. ±1,500 SF

OFFICE/MEDICAL SPACE AVAILABLE

- ✓ ±1,500 SF - hard to find **fully build-out permitted** medical/office space
- ✓ Includes 4 patient rooms, reception, waiting room, file room, kitchen, x-ray room, and doctor's private office
- ✓ Large parking lot with 40 spaces available

## AREA AMENITIES

- ✓ Heavy traffic
- ✓ Next to High School
- ✓ 2 miles from the Hospital
- ✓ Across from major shopping complex

## RATE

\$1.90 + 0.35 PSF NNN



— DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
Population	38,246	117,169	188,002
Avg. HH Income	\$76,756	\$86,163	\$93,278
Daytime Pop	29,403	90,851	146,817
Traffic Count	± 30,134 CPD ON SAVIERS RD		

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# INTERIOR PHOTOS

2035-2045 Saviers Road, Oxnard, CA 93033



SUITE 4





**AERIAL MAP**



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