

FOR SALE/ LEASE
14,715 Sq. Ft.

Free-Standing Commercial Building w/ Drive-Thru

2303 E Vineyard Ave, Oxnard, CA 93036



N OXNARD BLVD (+23,991 CPD)

E VINEYARD AVE (+44,957 CPD)

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Aerial Map



on-ramp & off-ramp

Esplanade Shopping Center

SUBWAY BLAZE PIZZA Party City GORHAM'S

CRISP BREAD THE FRESH MARKET NORDSTROM rack DICK'S SPORTING GOODS BOB'S BARGAIN FURNITURE

TJ-maxx WORLD MARKET Food 4 Less Walmart



on-ramp & off-ramp

101 FREEWAY (+148,496 CPD)

U-HAUL

CYCLE GEAR

2303 E Vineyard Ave
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Vineyard Plaza

BIG 5

Waba

Carl's Jr. CIRCLE K

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on-ramp & off-ramp

Esplanade Shopping Center

SUBWAY BLAZE PIZZA Party City CIRCLE K
 DICK'S SPORTING GOODS BOB'S BASKETBALL FURNITURE
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Vineyard Plaza

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Property Overview

Address	2303 E Vineyard Ave Oxnard, CA 93036
Offering Price	\$6,400,000 (\$435 Per Sq. Ft.)
Lease Rate	\$2.30 + NNN
Building Size	14,715 Sq. Ft.
Land Size	+69,633 Sq. Ft. (+1.59 Acres) - Gross +61,570 Sq. Ft. (+1.41 Acres) - Net
Zoning	C-2-PD
Built	2001
Parking	46 Surface Spaces

Property Highlights

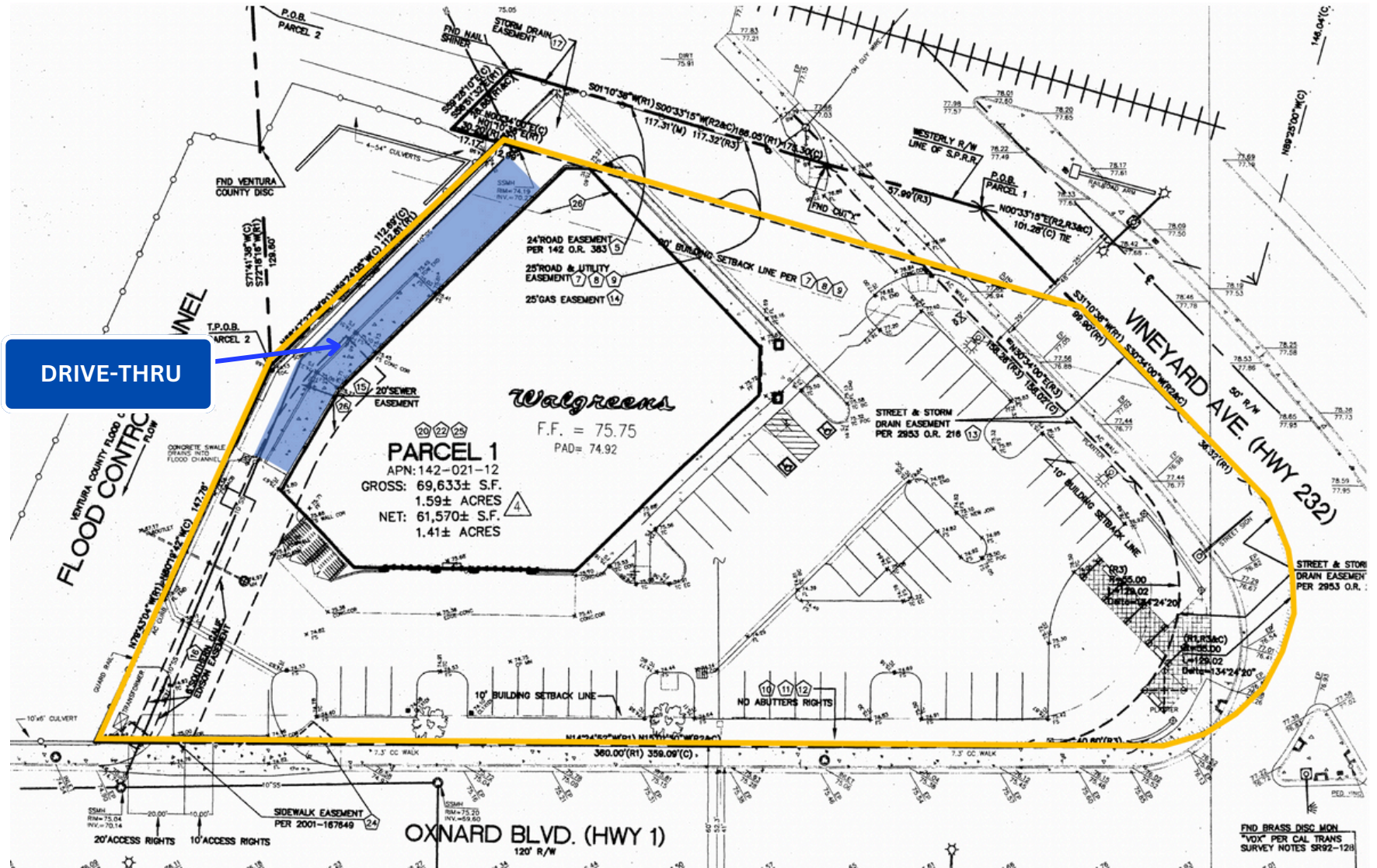
- Free Standing building w/ drive-thru
- Ingress and egress from E Vineyard Ave and N. Oxford Blvd
- Close proximity to the US 101 Freeway
- Future Redevelopment potential
- Dense population demographics ±128,689 residents within a 3-mile radius
- Convenient freeway (101) access on E Vineyard Ave on-ramp & off-ramp and N Oxnard Blvd on-ramp & off-ramp



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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Site Plan



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Demographics

	1 MILE	3 MILES	5 MILES
Population			
2023 Estimated Population	28,068	128,689	278,7736
2028 Projected Population	28,069	129,457	280,960
2010 Census Population	26,321	126,188	276,794
Households			
2023 Estimated Households	7,900	34,527	80,595
2028 Projected Households	7,906	34,298	80,013
2010 Census Households	7,398	33,527	78,942
Income			
2023 Estimated Average Household Income	\$100,511	\$100,200	\$103,582
2023 Median Household Income	\$84,703	\$84,703	\$86,078



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