

★ ★ ★ ★ ★ **COMING SOON** ★ ★ ★ ★ ★

# OXNARD SHOE OUTLET PLAZA



2441 E. Vineyard Avenue, Oxnard, CA

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COMMERCIAL REAL ESTATE SERVICES

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

- ▶ **Ground Breaking November 2018!**
- ▶ **Suites From 1,000 to 5,000 Square Feet**
- ▶ **White Shell Condition at Turnover**
- ▶ **Great Competitive Rates**
- ▶ **High Visibility & Signage on Vineyard Avenue**
- ▶ **Just Off 101 Ventura Freeway Off Ramp at Vineyard**
- ▶ **On-site Nose-in Parking with Reciprocal Easements to Adjacent Retail**

<b>DEMOGRAPHICS</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	27,250	131,813	285,159
Avg HH Income	\$72,618	\$80,590	\$84,800

- TRAFFIC COUNTS**
- Vineyard - 40,000 Cars Per Day
  - W. Esplanade Dr West of Vineyard - 9,994 Cars Per Day
  - 101 Fwy at Vineyard North - 142,572 Cars Per Day
  - 101 Fwy at Vineyard South - 133,174

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## SITE PLAN



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## AMENITIES AERIAL



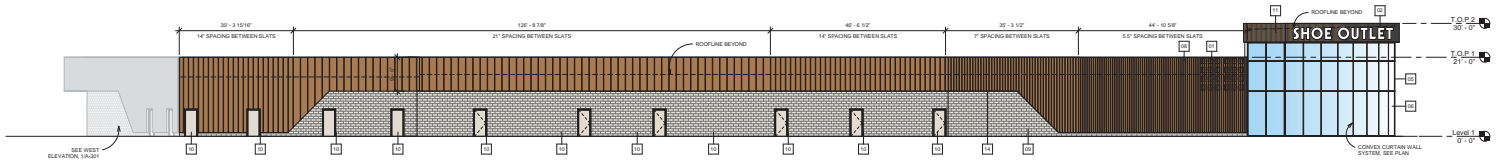
## PROPERTY AERIAL VIEW



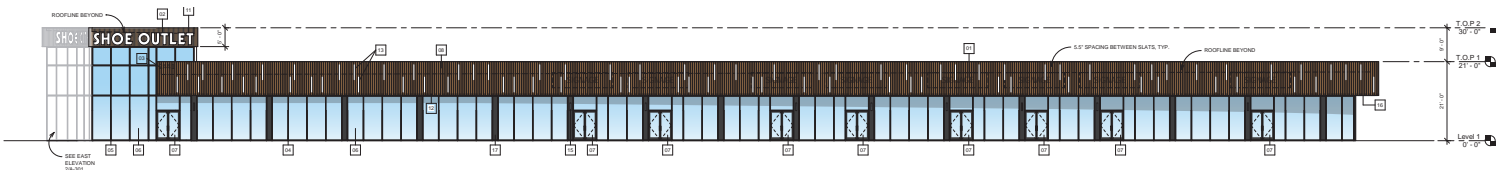
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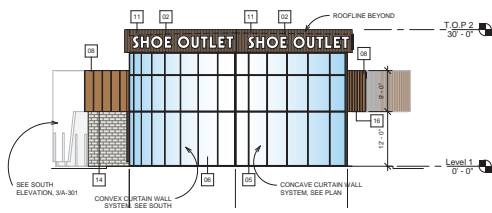
## ELEVATIONS



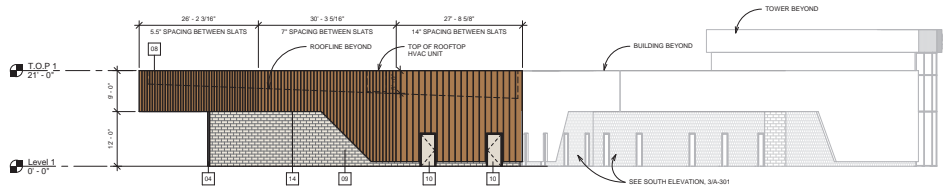
Exterior Elevation - South



Exterior Elevation - North



Exterior Elevation - East



Exterior Elevation - West



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## MONUMENT SIGNAGE

63 SQUARE FEET OF TOTAL GROUND SIGN AREA  
(9'-0" X 3'-6"), WITH 25% DEVIATION  
APPLIED TO GROUND SIGNAGE

INTERNALLY ILLUMINATED  
GROUND SIGN WITH PUSH-THRU  
ILLUM. TENANT COPY. ON BLACK  
PAINTED METAL BACKGROUND



HALO-ILLUM. ADDRESS NUMBERS  
IN BLACK PAINTED METAL  
SURFACE MOUNTED USING SPACERS

CONCRETE BASE



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