

**AVAILABLE FOR LEASE**

Freestanding Office/Retail/Medical Building  
of Approx. 2,828 SF with Drive-Thru  
Oxnard, California

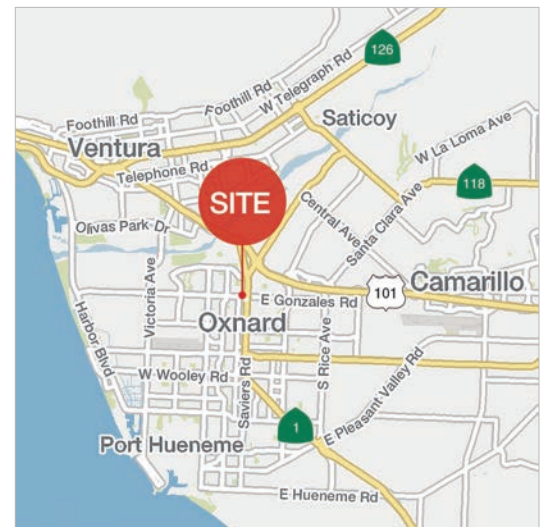


**1801 N. Oxnard Blvd.**

Oxnard, CA

**Property Highlights:**

- Adjacent Busy N. Oxnard Intersection of Oxnard Blvd. and Gonzales Rd.
- Former Bank Building with Drive-Thru
- Land Area of Approx. 18,460 SF
- Existing Parking of 19 Spaces
- Zoning C-2PD
- Contact Broker Regarding Economics



Demographics	1 Mile	2 Mile	3 Mile
Total Population	36,037	93,237	142,707
Average HH Income	\$85,523	\$86,767	\$86,605
No. of Employees	7,333	34,539	55,213

Traffic Count	
Oxnard Blvd.	39,000 CPD
Gonzales Rd.	27,700 CPD
Total	66,700 CPD

**For More Information:**

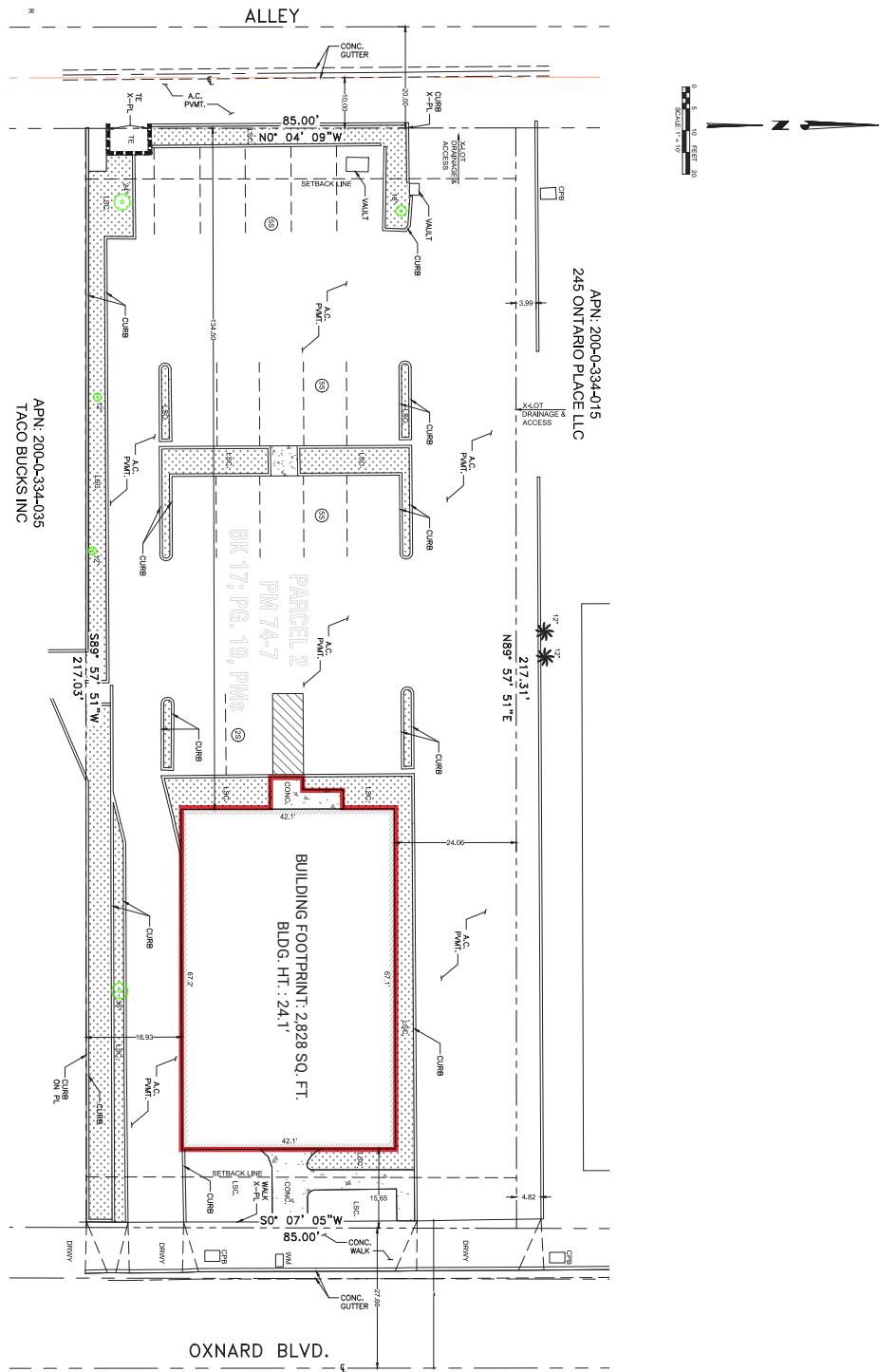
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