

# 2868 East Vineyard Ave, Oxnard



**2,500 Square foot building with  
Enclosed Yard**

**FOR SALE  
\$595,000**

- 2,500 Sq. Feet
- Built 1956
- Zoned CPD (Commercial Planned Development)
- Consists of two suites
- Perfect for Owner / Operator
- Located on Major Thoroughfare
- Close to 101 Freeway and Highway 126
- Large enclosed rear lot
- Close to The Collection at River Park
- Also **FOR LEASE** at \$1.75 / Sq. Ft.



**BUENGER**  
Commercial Real Estate, Inc.

3600 South Harbor Blvd  
Oxnard CA, 93035  
(805) 985-1007 [www.BuengerInc.com](http://www.BuengerInc.com)  
CalDRE # 01378022

# LOCATION AND DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE
2019 POPULATION	19,260	131,871	258,712
2024 POPULATION	20,211	134,724	263,026
GROWTH 2019 - 2024	4.94%	2.16%	1.67%
AVERAGE AGE	32.6	35.5	36.3

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2019 HH	5,619	37,183	74,071
HH GROWTH 2019- 2024	5.52%	2.14%	1.67%
MEDIAN HH INCOME	\$65,266	\$71,047	\$70,489
AVERAGE HH SIZE	3.3	3.4	3.3



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