



FOR LEASE

Free Standing Retail Building For Lease

3075 Saviers Road, Oxnard, CA 93033

12,500 Sq. Ft. Available
\$1.00 / Sq. Ft. NNN



BUENGER
Commercial Real Estate, Inc.

3600 South Harbor Blvd. Oxnard, CA 93035. (805) 985-1007, Info@BuengerInc.com CalDRE #01378022

OVERVIEW

For Lease: 12,500 Sq. Ft.

Rate: 1.00 / Sq. Ft.

Lease Type: NNN

Fenced Rear Receiving / Parking Lot

BUILDING

APN: 205-0-080-545

Year Built: 1991

Property Type: Retail

Lot Size 32,496 SF

Property Subtype Neighborhood Center

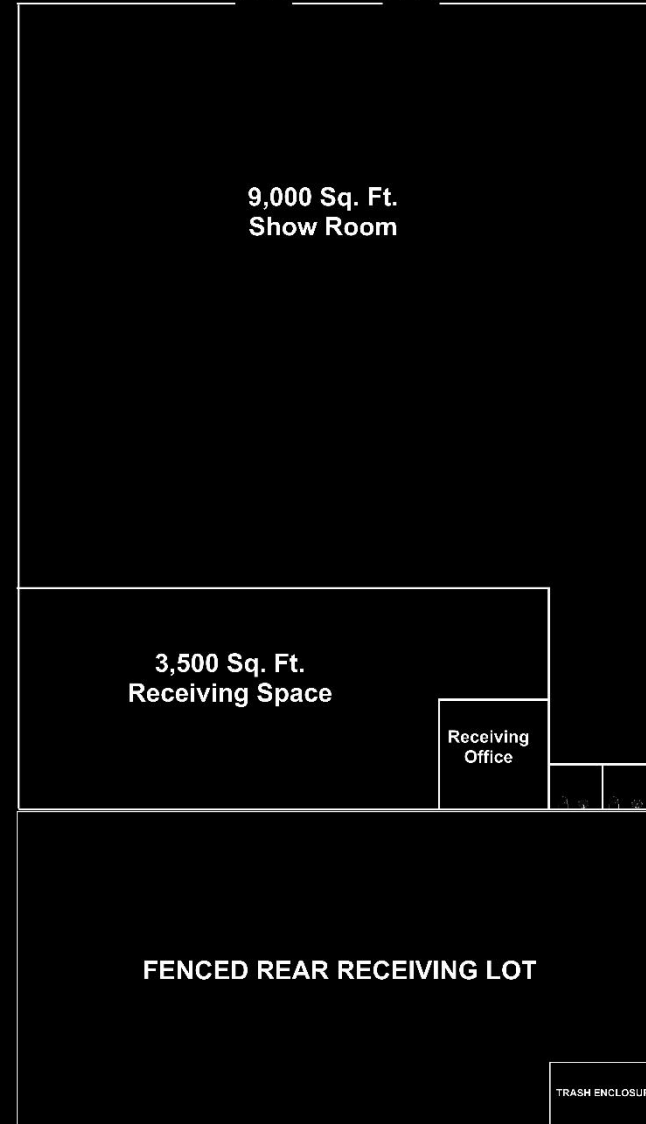
Zoning: Commercial

Parking: 45 spaces

Property is located on busy Saviers Road, just south of Channel Islands Blvd., the primary shopping intersection of South Oxnard. Area also is the most dense housing demographics in Oxnard (200k pop.), and is about 2.5 miles from the Pacific Ocean and Port of Hueneme.

Retailers in area include Ralph's Grocery, Lassen's Health Food, Walmart, Superior Grocers, El Super, and many discounters and restaurant chains

FRONT PARKING LOT



OVERVIEW



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Traffic Counts				
COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
W Channel Islands Blvd	Redwood St	27,340	2018	0.13 mi
Bryce Canyon Ave	Saviers Rd	30,900	2018	0.13 mi
E Channel Islands Blvd	San Marino St	22,151	2018	0.22 mi
Saviers Rd	Laurel St	28,201	2018	0.33 mi
W Channel Islands Blvd	Maywood Way	26,790	2018	0.39 mi
Saviers Rd	Borrego Ave	32,360	2018	0.56 mi
S C St	Cascade Ave	7,185	2018	0.58 mi
W Channel Islands Blvd	Jackson St	30,912	2018	0.60 mi
S C St	W Hemlock St	19,795	2018	0.71 mi
J St	Glacier Ave	6,505	2018	0.73 mi

Close proximity to high density residential areas . With Easy ingress and egress from Saviers and Channel Islands Blvds. Great parking ratio and over a 100ft of street frontage.

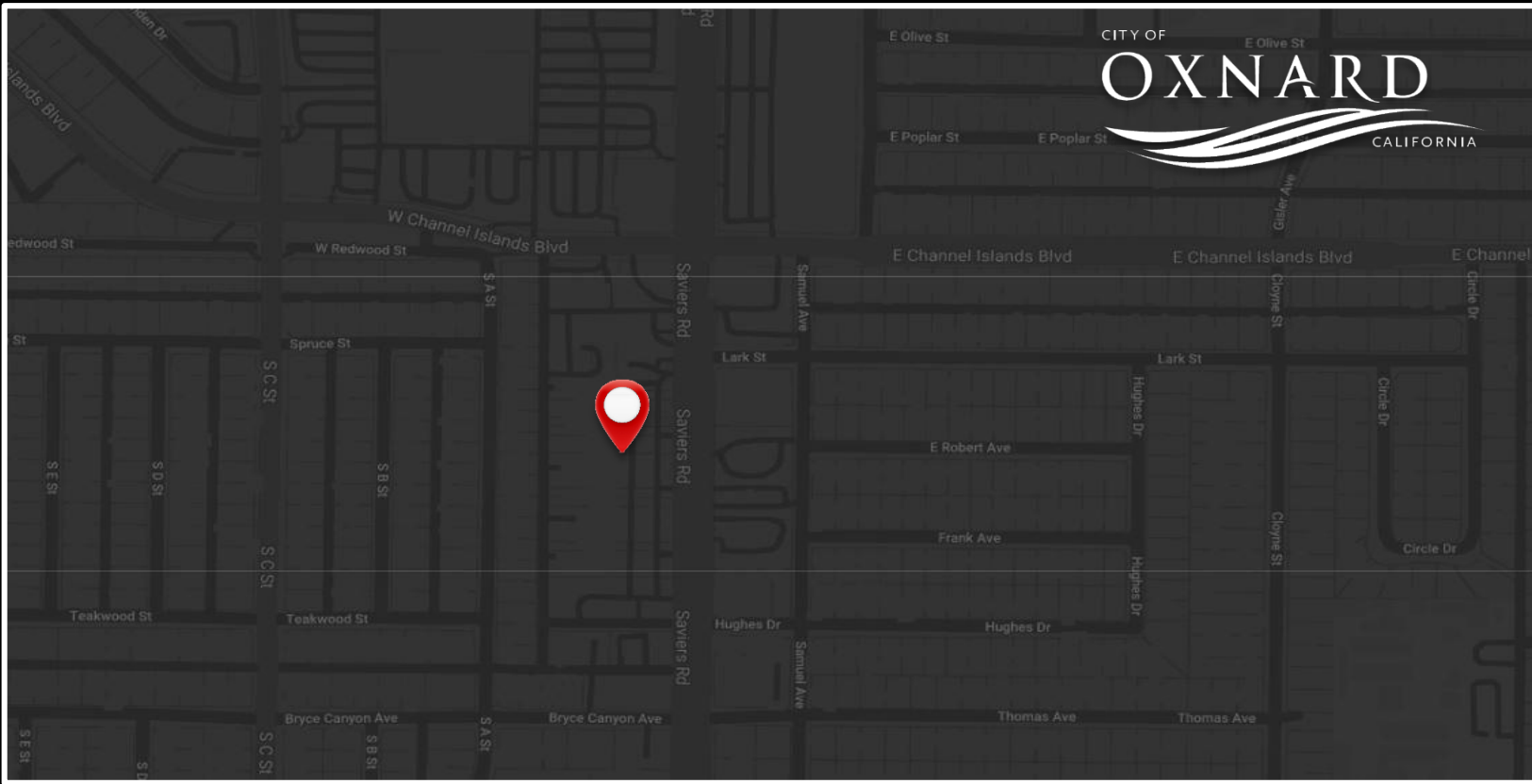
This property is located in the heart of Oxnard, approximately 60 miles north of Los Angeles, and 8 miles South of Ventura. Additionally, the property is 4 miles from the beautiful Oxnard Beach and 3 miles from the affluent Marinas. The Point Mugu Naval base is just 7 miles away.

The area has experimented terrific growth in the recent past and the population and demographics are very attractive



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Demographics

	Population		
	1 mile	3 mile	5 mile
2020 Population	38,816	17,2942	240,109
2025 Population	38,396	17,3309	24,1954
Growth 2020-2025	(1.08%)	.21%	.77%
Average Age	33.9	34.9	35.4

	Households		
	1 mile	3 mile	5 mile
2020 Households	7,900	43,045	63,036
HH Growth 2020-2025	(1.46%)	.34%	1.01%
Median HH Income	\$62,634	\$65,184	\$68,828
Average HH Size	4.5	3.8	3.6



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