

FOR LEASE



Professional Offices For Lease

905 South A Street Oxnard CA 93030

Two Suites Available

\$2.00 / Sq. Ft. Modified Gross Lease

Suite 2: 1,162 Sq. Ft.

Suite 3: 2,000 Sq. Ft.

Additional Second Floor offices of 1,000 Sq. Ft. also
available at \$1.65 / Sq. Ft.



BUENGER
Commercial Real Estate, Inc.

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

SPACES AVAILABLE

- Suite 2: 1,162 Sq. Ft.
- Suite 3: 2,000 Sq. Ft.
 - *Additional Second Floor offices of 1000 Sq. Ft. also available at \$1.65 / Sq. Ft.*

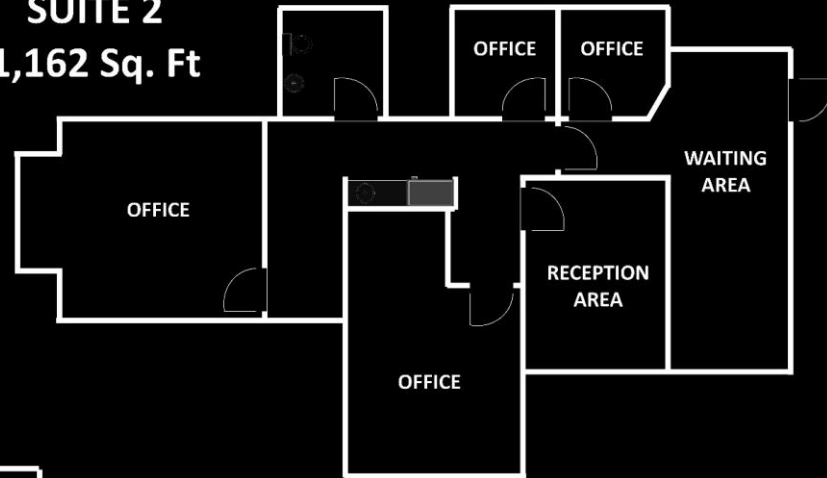
LEASE

- Asking: \$2.00 / Sq. Ft.
- Type: Modified Gross
- Includes: Electrical, Water & Trash
- Build Out: Built as office space, perfect for Medical offices.

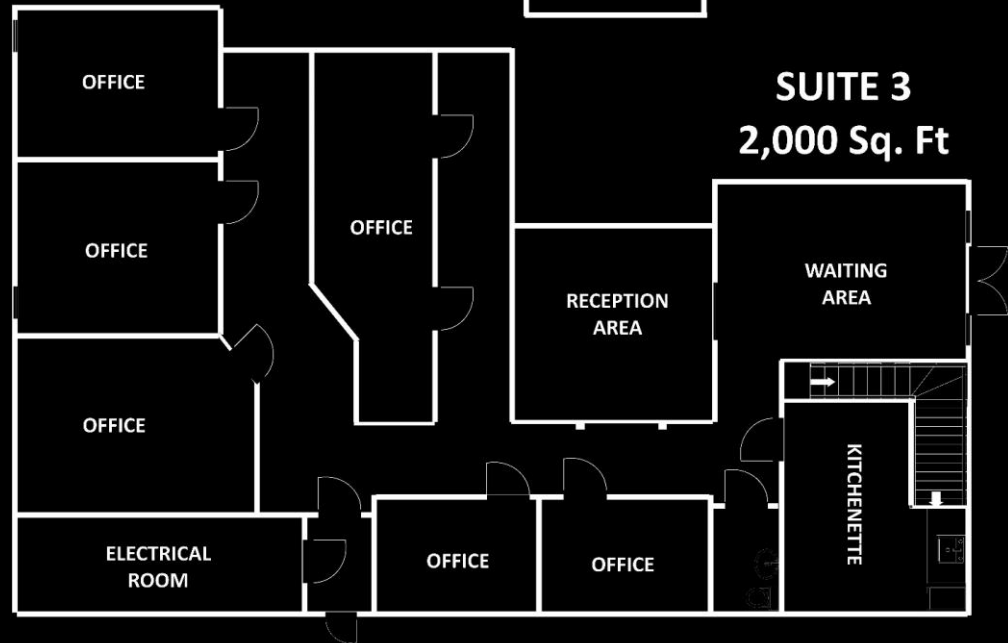
BUILDING

- Building Size: 7109 Sq. Ft.
- Built: 1980
- Land: .52 Acres
- Parking: 28 Surface Spaces
- Zoning: Down Town General (Commercial)
- Parcel Number: 202-0-191-340

SUITE 2 1,162 Sq. Ft



SUITE 3 2,000 Sq. Ft



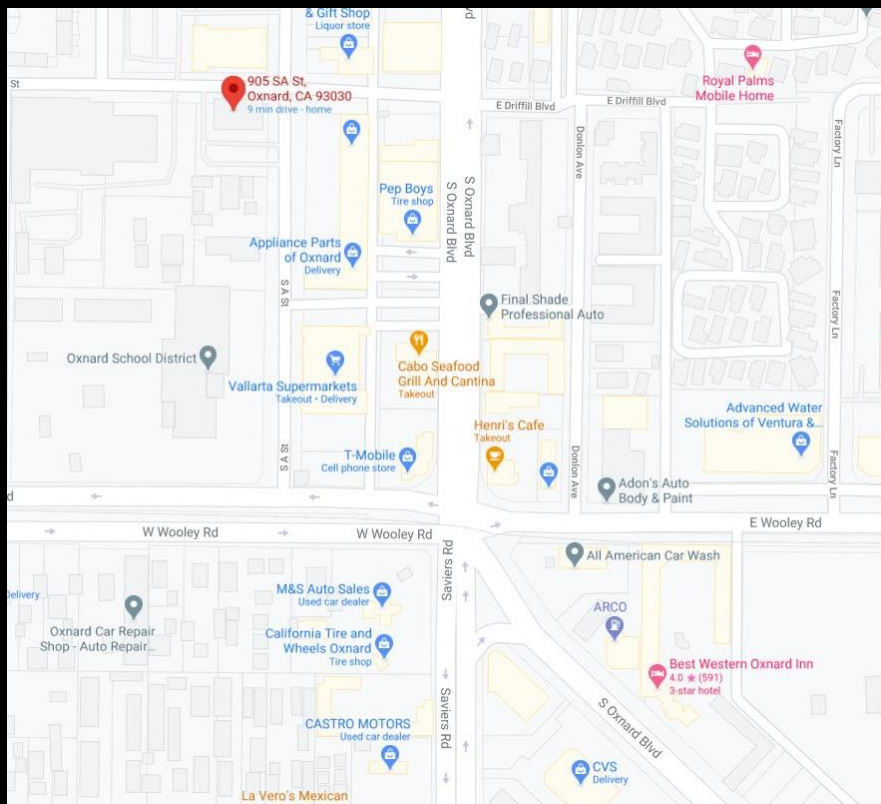
OVERVIEW



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Centrally located in downtown Oxnard, near the 5 points intersection. This property offers quick access to the 101 Freeway, and Oxnard's population centers.



Demographics

	Households		
	1 mile	3 mile	5 mile
2020 Households	6690	51320	68013
HH Growth 2020-2025	(1.61%)	.37	1.16
Median HH Income	50354	67463	69803
Average HH Size	4.2	3.8	3.6

	Population		
	1 mile	3 mile	5 mile
2020 Population	30446	206593	255763
2025 Population	30064	207302	258102
Growth 2020-2025	(1.25%)	.34	.91
Average Age	33.2	34.8	35.5



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