

FOR LEASE

# Waterfront Office Spaces For Lease

4300 Tradewinds Dr. Oxnard CA 93035

## Two Suites Available

Suite 140: 970 Sq. Ft.

Suite 150: 1,220 Sq. Ft.

Can Be Combined

\$2.50 / Sq. Ft. Modified Gross



**BUENGER**  
Commercial Real Estate, Inc.

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



## Property Highlights

- Upscale Offices with amazing view of the harbor
- Close Proximity to Beach
- Easy Access to Hwy 101
- Building Signage Available
- Parking On-Site

## Building Highlights

- Class: B
- Sq. Ft: 7,347
- Built: 2006
- Zoning: Commercial



# OVERVIEW

Upscale Offices in one of the best locations in the West County. Quiet office environment with hi-end build-outs. Stroll along the waters edge on your lunch break, and breathe the fresh sea air.



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# FLOOR PLAN

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4300 Trade Winds  
Oxnard CA, 93035

\*NOT TO SCALE



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## The Channel Islands Harbor

The Channel Islands Harbor is a gem on the California coast between Port Hueneme and Ventura. It was built as a recreational harbor in the 1960s and has expanded to offer the public an eclectic mix of dining retail, waterfront homes and a variety of aquatic activities year round.

### Activities Include:

- Sport Fishing
- Kayaking
- Gondola Tours
- Jet Ski Rentals
- Para Sailing
- Boat Charters
- Whale Watching
- Channel Islands Excursions
- Sunday Farmers Market

### Dining

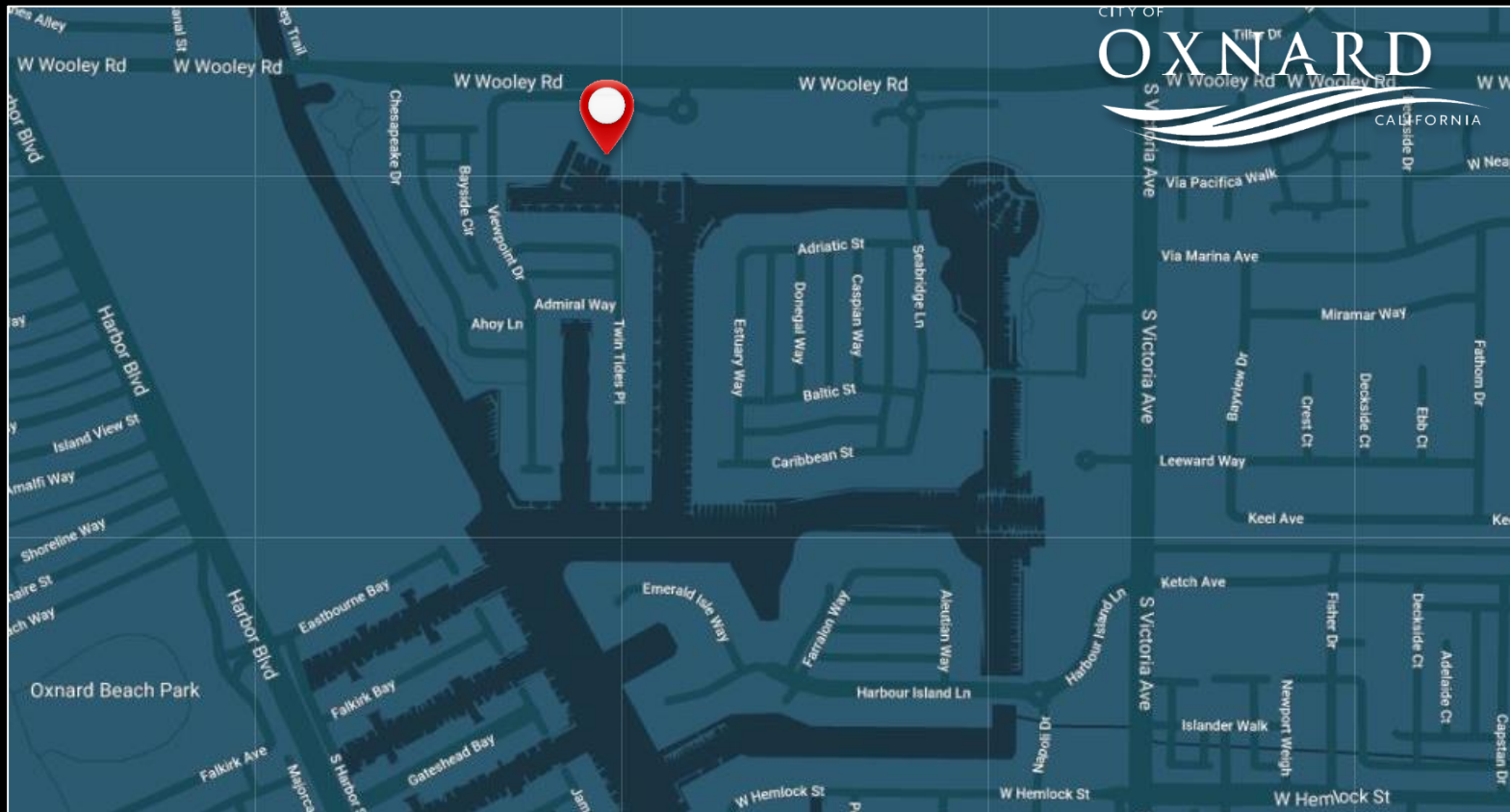
- Moqueca Brazilian Cuisine
- Sea Fresh Restaurant
- Waterside Restaurant
- Hone Cup Coffee & Kitchen
- The Raven Tavern
- Yolandas Mexican Café
- Kitonaya Sushi
- Anaba Sushi



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CHANNEL ISLANDS HARBOR



# LOCATION

## Demographics

Population			
	1 mile	3 mile	5 mile
2021 Population	16,425	93,266	23,5931
2026 Population	16,975	93,109	23,6246
Growth 2021-2026	3.35%	(.17)%	.13%
Average Age	43.7	37.9	35.9

Households			
	1 mile	3 mile	5 mile
2021 Households	6,509	27,607	63,006
HH Growth 2021-2026	3.46%	.23%	.34%
Median HH Income	\$97,570	\$81,497	\$78,523
Average HH Size	2.5	3.2	3.6



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