



FOR LEASE

# Professional / Medical Offices For Lease

1100 North Ventura Road, Oxnard 93030

One Suite Available

\$1.65 / Sq. Ft. Modified Gross Lease

Suite 107: 3,000 Sq. Ft.



**BUENGER**  
*Commercial Real Estate, Inc.*

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

**ONE SUITE AVAILABLE**

\$1.65 / Sq. Ft. Modified Gross Lease  
Suite 107: 3,000 Sq. Ft.

**PROPERTY FACTS**

Building Type Office  
Zoning: Commercial  
Year Built: 1970  
Building Height: 1 Story  
Building Class: C



OVERVIEW

Spacious Reception Area



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Modified Gross Lease

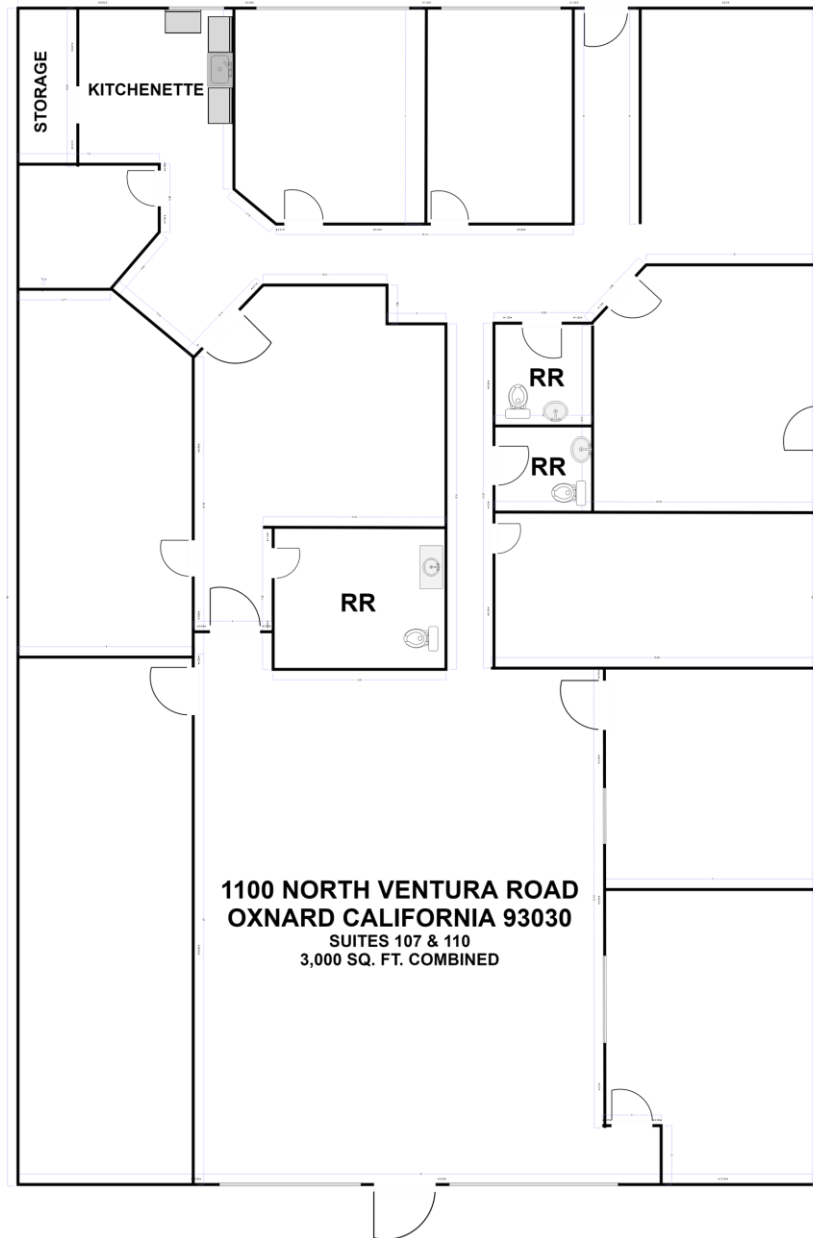
Suite 107: 3,000 Sq. Ft.

### USES

- Professional Offices
- Medical Offices

### AMENITIES

- Large Reception Area
- Kitchenette
- 3 Restrooms

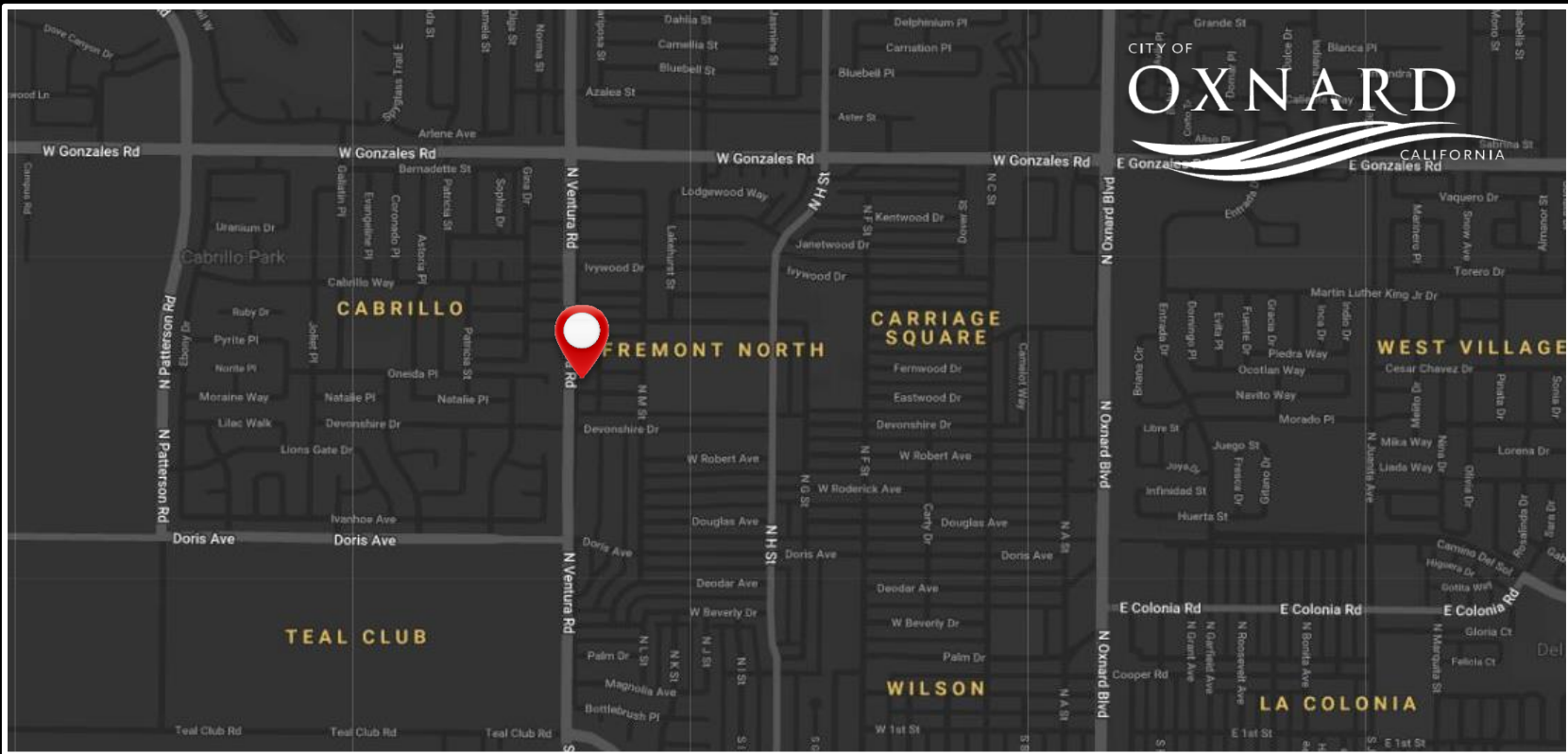


FLOOR PLAN



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# LOCATION

## Demographics

	Population		
	1 mile	3 mile	5 mile
2020 Population	28,264	161,557	30,9510
2025 Population	28,349	162,912	312,361
Growth 2020-2025	.30%	.84%	.92%
Average Age	36.6	35.2	36.3

	Households		
	1 mile	3 mile	5 mile
2020 Households	8,090	42,800	87,904
HH Growth 2020-2025	.11%	.95%	1.10%
Median HH Income	\$71,302	\$71,908	\$71,694
Average HH Size	3.4	3.6	3.4



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