

FOR LEASE



Professional / Medical Offices For Lease

1200 North Ventura Road, Oxnard 93030

Two Suites Available

\$1.50 / Sq. Ft. Modified Gross Lease

Suite 9E: 771 Sq. Ft.

Suite 10E: 4,055 Sq. Ft.

Can be combined for a total of 4,826 Sq. Ft.



BUENGER
Commercial Real Estate, Inc.

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

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PROPERTY OVERVIEW

2 Fully configured medical offices. Part of a ten (10) unit office condominium complex.

Suite 9E: APN 200-0-480-095

Suite 10E: APN 200-0-480-105

PROPERTY FACTS

Building Type Office

Zoning: Commercial

Year Built: 1965

Building Height: 1 Story

Building Size: 7,330 Sq. ft.

Building Class: C

Typical Floor Size: 7,330 SF

Parking: 50 Surface Parking Spaces



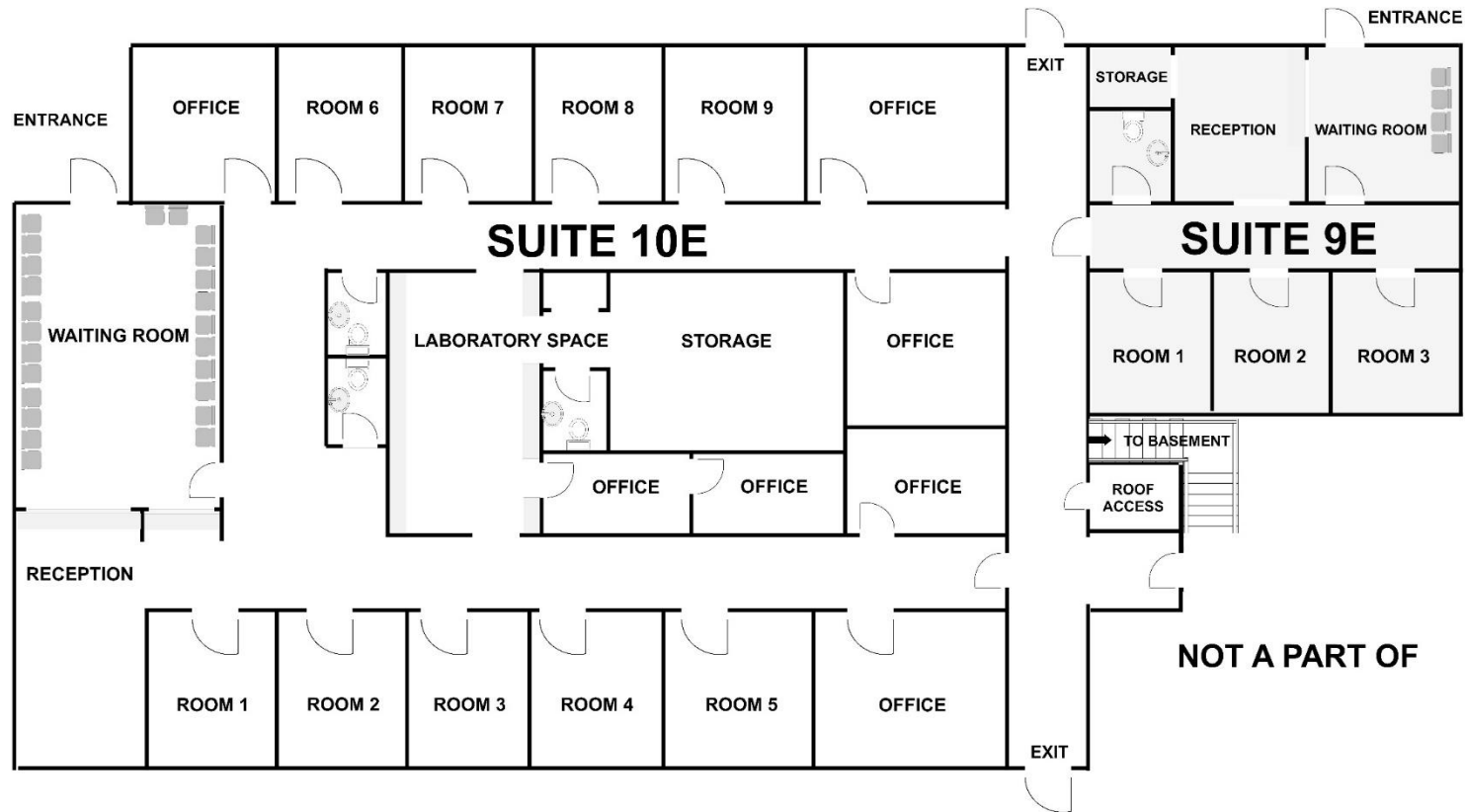
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OVERVIEW

1200 North Ventura Road Office Condominiums



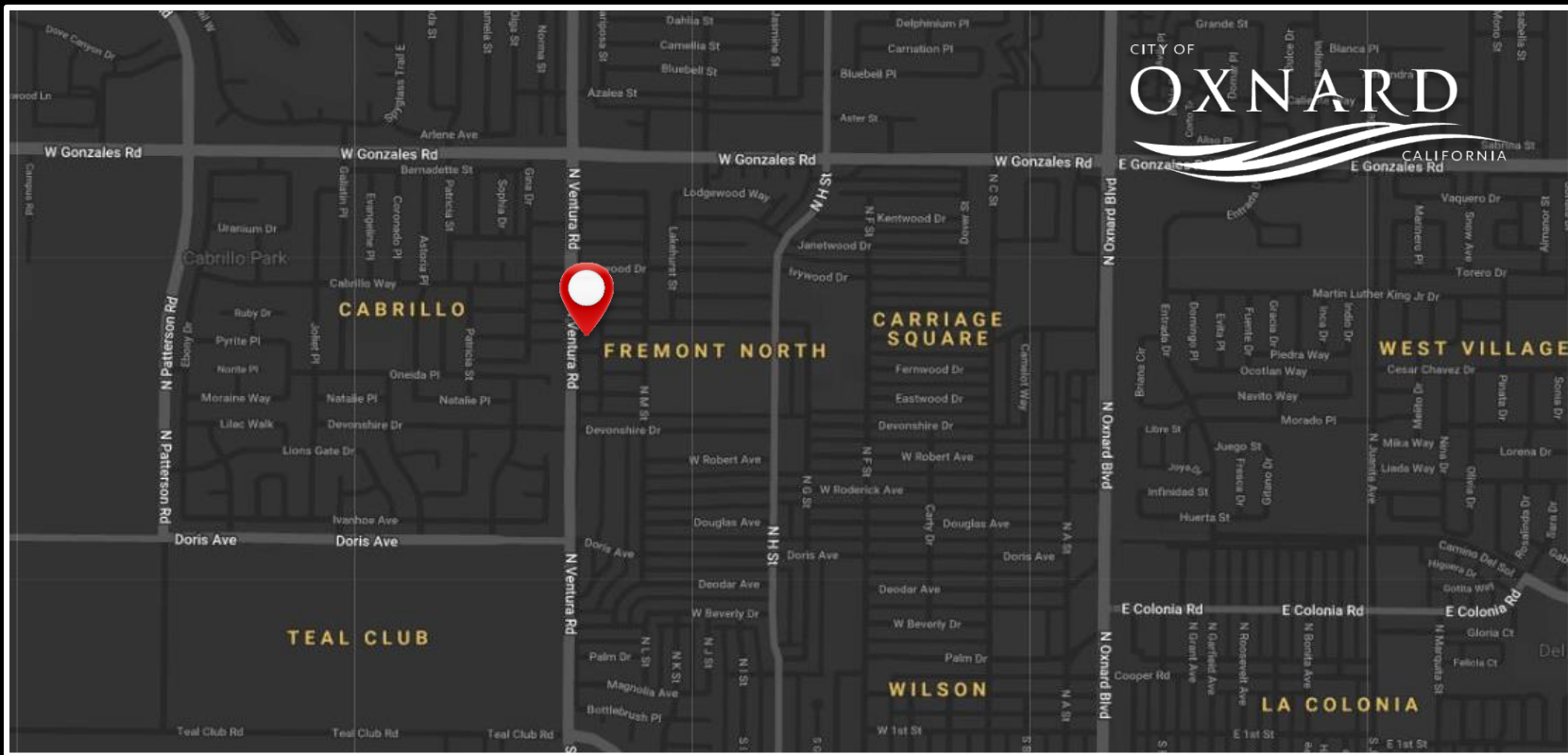
SUITE 10E	SUITE 9E	COMBINED
4,055 Sq. Ft	771 Sq. Ft.	4,826 Sq. Ft.



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FLOOR PLAN



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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