

FOR SALE



1540-1544 South Oxnard Blvd, Oxnard CA 93030

APN 204-004-2140

Zoned C2 (Commercial General)

Located on Major Thoroughfare

Minutes away from California Route 1 and Highway 101

Asking Price: \$2,500,000

Two Free Standing Buildings

10,067 SQ. ft. on 13,000 SQ. ft. of land

- 1540 Machine Shop Building 3,567 SQ ft.
 - 1544 Auto Parts Store 6,500 SQ ft.



BUENGER
Commercial Real Estate, Inc.

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

Oxnard California is strategically located 60 miles northwest of downtown Los Angeles and 35 miles south of Santa Barbara. With a population of just over 210,000, Oxnard is regarded as the hub of Ventura County. Throughout the years, Oxnard has proven to be an attractive area for both industrial and commercial development.

Traffic Counts

- South Oxnard Blvd / Sunkist Circle: 14,500
- East Wooley Road / Mercantile Street: 16,300
- South Oxnard Blvd. / East Wooley Road: 18,300
- East Wooley Road / Factory Lane: 17,000

Population					
	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	24,591	197,668	247,748	412,249	188,152
5 Year Growth	-.06%	.2%	1%	1%	.2%
Median Age	32	33	34	36	33
5 year Forecast	34	35	36	38	35
White / Black / Hispanic	87% / 3% / 89%	82% / 4% / 77%	82% / 4% / 72%	83% / 3% / 56%	82% / 4% / 77%
5 Year Forecast	87% / 3% / 90%	82% / 4% / 78%	82% / 4% / 73%	82% / 3% / 56%	82% / 4% / 78%
College Graduates	6.3%	12%	15..7%	23.1%	17.6%

Households					
	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Households	5,233	48,053	65,472	16,825	45,611
5 year growth	-.9%	2%	1.2%	1.1%	.2%
Median Household Income	\$52,798	\$65,991	\$69,221	\$76,694	\$65,834
5 year forecast	\$53,716	\$67,458	\$70,793	\$78,263	\$67,241
Average Household Income	\$68,829	\$82,125	\$87,084	\$96,197	\$82,034
5 year forecast	\$70,456	\$83,817	\$88,707	\$97,762	\$83,668



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1540 Oxnard Blvd. 3,567 SQ ft.



1544 Oxnard Blvd. 6,500 SQ ft.



1544 Auto Parts (Rear View)

LOCATION



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