

RETAIL SPACE FOR LEASE



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1205 Harbor Blvd Oxnard CA 93035

Located in Oxnard Shores

2,000 Sq. Ft.

\$2.50 NNN / Sq. Ft.



BUENGER
Commercial Real Estate, Inc.

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

Spacious unit located in in the Oxnard Shores neighborhood (Wooley Road & Harbor Blvd). Unit was preciously a full-service nail salon.

HIGHLIGHTS

- Great demographics.
- Plenty of parking.
- Located in a busy neighborhood shopping center

PERFECT FOR:

- Beauty Salon
- Nail Salon
- Eyebrow Threading
- Day Spa

AMMENITIES

- Two Restrooms
- Private Rooms
- Large Open Area for Stations



OVERVIEW



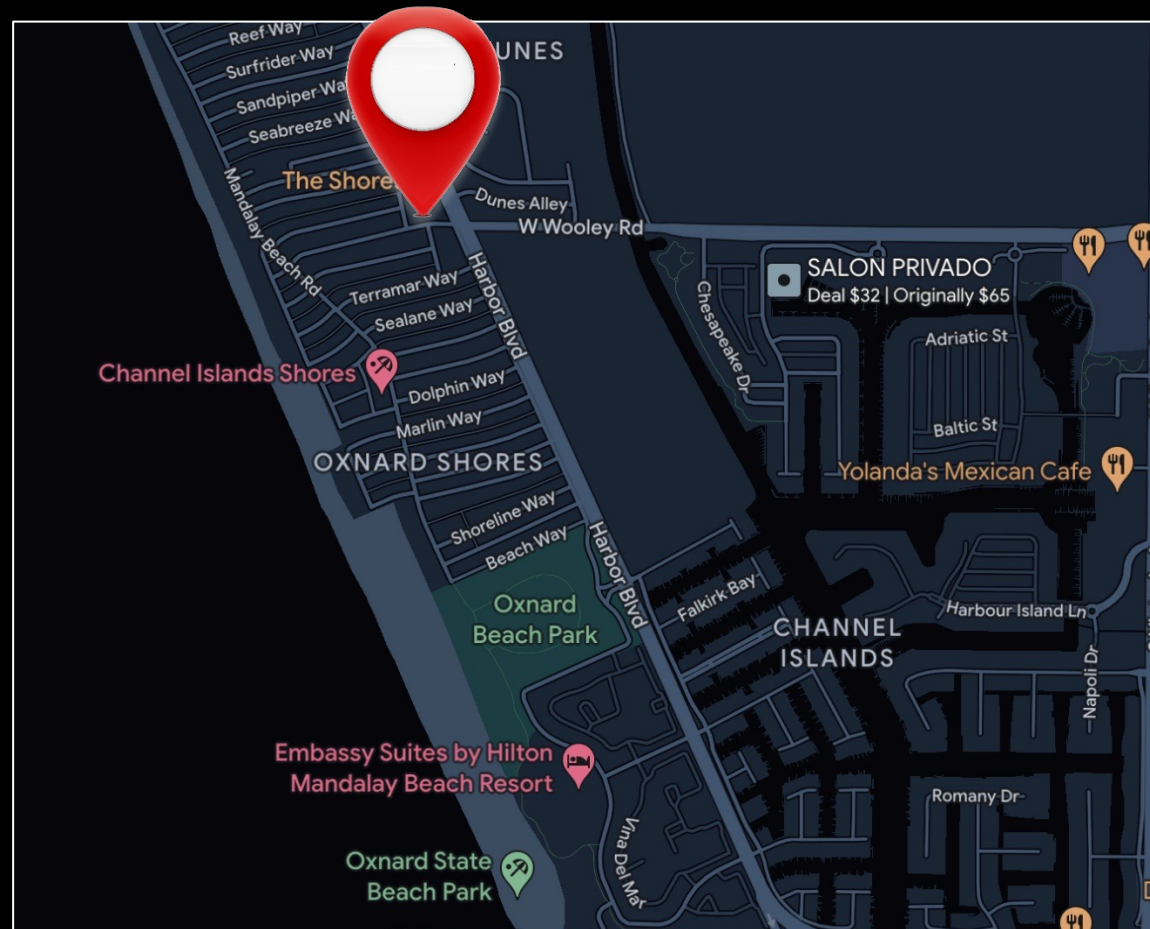
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Join these Thriving Businesses

- The Shores Restaurant
- Red Tandem Brewery
- Oxnard Shores Bottle Shoppe
- The Pizza Company
- Heavenly Cakes
- Sea Breeze Cleaners

Great Neighborhood
Shopping Center Located
Near The Beach and Channel
Islands Harbor, In One Of
Oxnard's Most Desirable
Communities



DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILE | 5 MILES |
|---------------------|--------|--------|---------|
| 2021 | 6,891 | 58,390 | 209,437 |
| 2026 | 7,254 | 58,871 | 209,087 |
| Growth 2021 to 2026 | 5.27% | .82% | (.17%) |
| Average Age | 49.10 | 39.70 | 36.70 |

| HOUSEHOLDS | 1 MILE | 3 MILES | 5 MILES |
|------------------|-----------|-----------|-----------|
| 2021 HH | 3,185 | 19,112 | 56,671 |
| Median HH Income | \$107,555 | \$88,355 | \$77,783 |
| Average Size | 2.10 | 2.9 | 3.5 |
| Median Value | \$827,337 | \$628,414 | \$516,125 |



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LOCATION