

OXNARD CROSSROADS VILLAGE

501-669 Ventura Rd & 1562-1574 W. 5th St, Oxnard, CA 93030

Retail Shops for Lease



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
CORPORATE ID 01191898

OXNARD CROSSROADS VILLAGE



HIGHLIGHTS

- Remaining Suites from 800 SF / 1,600 SF / 2,880 SF / 4,884 SF
- Hard Corner Building at Major Signalized Intersection
- Seasoned Tenant Mix
- Well Maintained & Managed Center
- ALDI • CVS • Fallas Paredes Anchored
- 2,880 SF Suite is Former Restaurant



DEMOGRAPHICS



POPULATION:
1 Mile: 15,597
3 Mile: 137,859
5 Mile: 255,901



EMPLOYEES:
1 Mile: 7,449
3 Mile: 54,234
5 Mile: 105,969



AVG HH INCOME:
1 Mile: \$77,455
3 Mile: \$88,744
5 Mile: \$89,695



TRAFFIC COUNTS:
W. 5th St: 14,000 CPD
S. Ventura Rd: 36,500 CPD
Heavy Daily Traffic Going to Work & Going Home



LEASING CONTACTS

BRUCE MILTON

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LARRY STEINGOLD

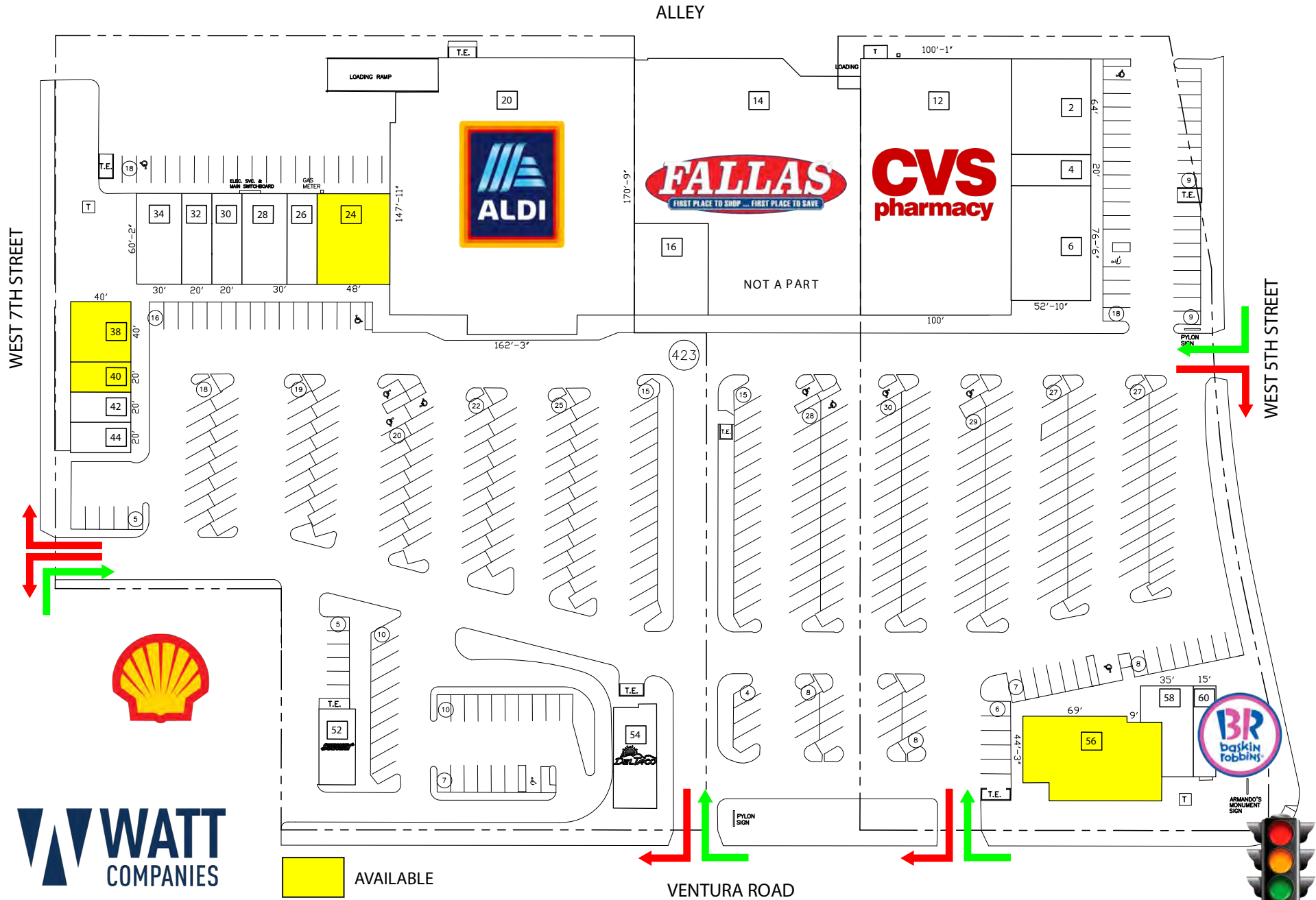
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 AVAILABLE

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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WAIT COMPANIES

THE COLLECTION RIVERPARK
 TARGET 24 FITNESS
 WHOLE FOODS CENTURY THEATRES KREI
 KABUKI STARBUCKS COFFEE
 GAP ARSENS Panera FIVE GUYS

LOWE'S Smart & Final
 Auto Zone AutoZone TACO BELL
 O'Reilly Home Depot MCDONALD'S BURGER KING
 IHOP Bank of America
 BIG 5 US BANK
 Tolo loco Waba SUBWAY

COSTCO Wholesale Marshalls FATTAS
 Fry's Guitar Center 99c ONLY Ashley
 Olive Garden See's CANDIES BURGER KING M
 ANNA'S LINENS DAVID'S BRIDAL SUBWAY

THE HOME DEPOT
 LA FITNESS OVALBARRA SUPERMARKETS STAPLES Walmart
 KIRKLAND'S City National Bank UnionBank CHASE CATHERINES GNC LiveWell SportClips rack
 WORLD MARKET Walgreens CHIPOTLE Party City BLAZE PIZZA TILLYS AMERICA'S TIRE WELLS FARGO
 COURTYARD The Habit Jack McDonald's Waffle House Krispy Kreme IN-N-OUT
 PICK UP STIX STARBUCKS COFFEE L.L. BEAN RESTAURANT

Walmart PET SMART Walgreens
 TOGO'S PANDA EXPRESS BLenders Sharky's cricket
 GameStop SALLY metro POS Urbane Cafe Rubio's Sams Club Waffle House DELTACO VONS
 WELLS FARGO Yogurtland SUBWAY SUPERCUTS JOANN Little Caesars LA BOY

OXNARD CROSSROADS VILLAGE
 ALDI CVS pharmacy F. FALFA'S SUBWAY DELTACO BR

WALGREENS
 7 ELEVEN H&R BLOCK MCDONALD'S

GROCERY OUTLET dds ANYTIME FITNESS
 AutoZone PIZZA HUT TACO BELL Jack
 Little Caesars SUBWAY

VONS WELLS FARGO
 O'Reilly

CVS pharmacy Best Western
 verizon Home Depot

OVALBARRA SUPERMARKETS
 T-Mobile PEPBOYS AUTO

VONS
 CHASE UPS The UPS Store JOEY MIXES

CARMAX OUTBACK
 WORLD GYM Hilton Garden Inn HOMWOOD SUITES

St. John's Regional Medical Center

NICE NAILS STYLES 4U

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ALDI **CVS pharmacy** **F. Petros P.** **SUBWAY** **DELTA** **BR**

CHINALAND RESTAURANT • PANADERIA SUSY • HACIENDA MERCADO
97 CENT STORE • NICE NAILS • VC HUMAN SERVICES • OXNARD VET HOSPITAL
TOBACCO SHOP • SPA • COIN LAUNDRY • DRY CLEANERS • HAIR SALON