

FOR SALE or LEASE
14,715 Sq. Ft.

Free-Standing Commercial Building w/ Drive-Thru

2303 E Vineyard Ave, Oxnard, CA 93036

Motivated Seller



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Aerial Map



Esplanade Shopping Center

SUBWAY BLAZE PIZZA Party City CROWN THE HOME DEPOT NORDSTROM rack DICK'S SPORTING GOODS BOB'S BICYCLE FURNITURE TJ-maxx WORLD MARKET Food 4 Less Walmart

on-ramp & off-ramp

US 101

on-ramp & off-ramp

US 101

101 FREEWAY (+148,496 CPD)

U-HAUL

CYCLE GEAR

2303 E Vineyard Ave
Oxnard, CA 93036

Vineyard Plaza

BIG 5 WaBa Car's Jr. CIRCLE K

N OXNARD BLVD (+23,991 CPD)

E VINEYARD AVE (+44,957 CPD)



Property Overview

| | |
|----------------|---|
| Address | 2303 E Vineyard Ave Oxnard, CA 93036 |
| Offering Price | Unpriced |
| Lease Rate | \$2.00 + NNN |
| Building Size | 14,715 Sq. Ft. |
| Land Size | ±69,633 Sq. Ft. (±1.59 Acres) - Gross ±61,570 Sq. Ft.(±1.41 Acres) - Net \$80 Per Sq. Ft. |
| Zoning | C-2-PD |
| Built | 2001 |
| Parking | 46 Surface Spaces |

Property Highlights

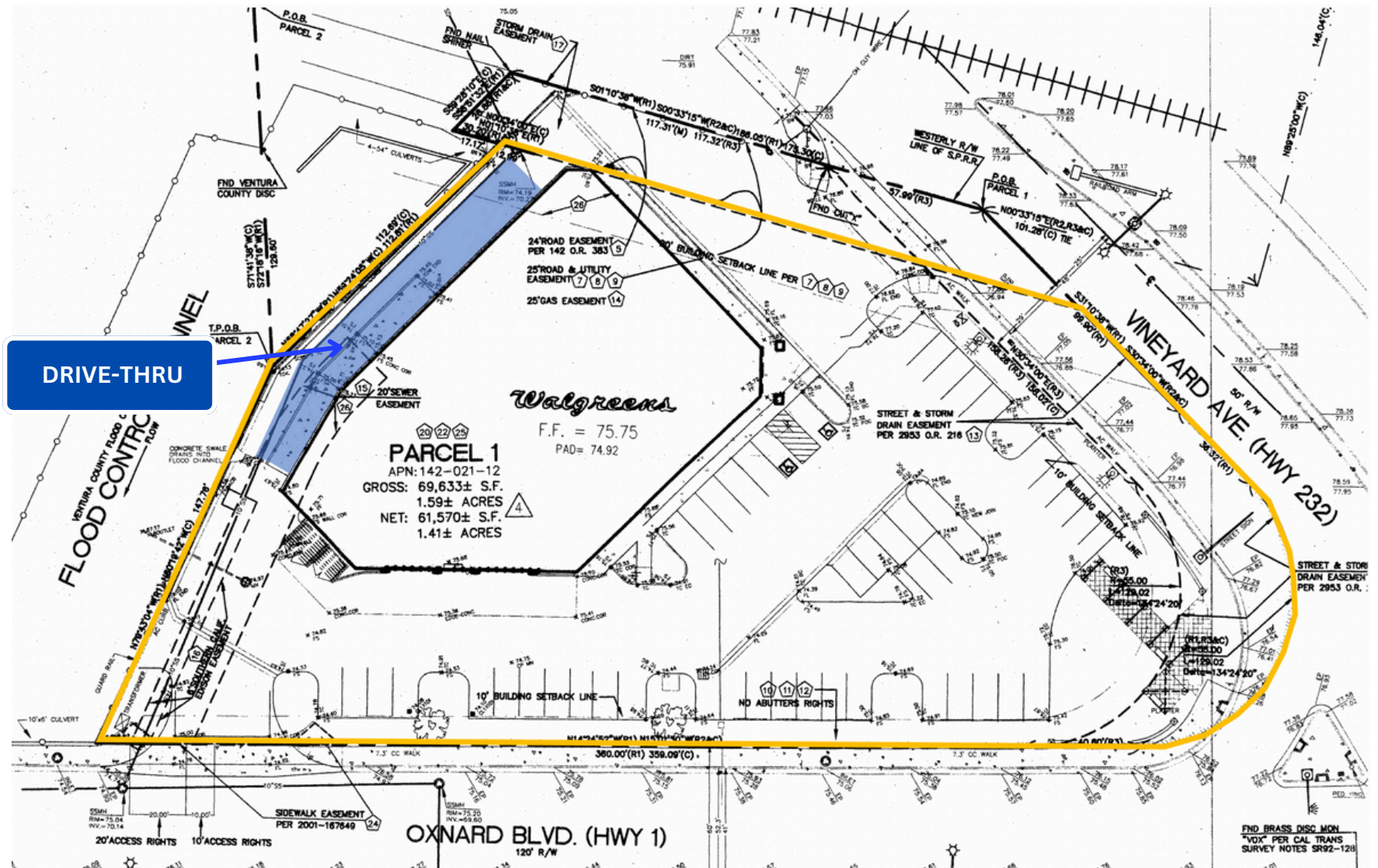
- Signalized intersection on E Vineyard Ave & N Oxnard Ave.
- Standing building w/ drive-thru
- Ingress and egress from E Vineyard Ave and N. Oxford Blvd
- Close proximity to the US 101 Freeway
- Dense population demographics ±128,689 residents within a 3-mile radius
- Convenient freeway (101) access on E Vineyard Ave on-ramp & off-ramp and N Oxnard Blvd on-ramp & off-ramp



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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Site Plan



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Demographics

| | 1 MILE | 3 MILES | 5 MILES |
|--|-----------|-----------|-----------|
|  Population | | | |
| 2023 Estimated Population | 28,068 | 128,689 | 278,7736 |
| 2028 Projected Population | 28,069 | 129,457 | 280,960 |
| 2010 Census Population | 26,321 | 126,188 | 276,794 |
|  Households | | | |
| 2023 Estimated Households | 7,900 | 34,527 | 80,595 |
| 2028 Projected Households | 7,906 | 34,298 | 80,013 |
| 2010 Census Households | 7,398 | 33,527 | 78,942 |
|  Income | | | |
| 2023 Estimated Average Household Income | \$100,511 | \$100,200 | \$103,582 |
| 2023 Median Household Income | \$84,703 | \$84,703 | \$86,078 |



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