

FOR LEASE ±**35,366 SF**

LIGHT INDUSTRIAL, OFFICE, FITNESS, SHOWROOM RETAIL & MEDICAL

2251
EAST GONZALES ROAD
OXNARD | CA



EXCLUSIVE LISTING TEAM:

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about the property

+ 
**SINGLE
TENANT**

+ 
**213-0-090-195
APN**

+ 
**MONUMENT
SIGNAGE**

+ 
**LOCATED IN
HIGH RETAIL &
MEDICAL AREA**

Street Address:	2251 E. Gonzales Rd.
City:	Oxnard
State:	CA
Zip:	93036
Uses:	Light Industrial, Office, Fitness, Showroom Retail, & Medical
Space Available:	±35,366 SF
Lot Size:	±3.19 Acres
Year Built:	2005
Parcel Number:	213-0-090-195



HIGHLIGHTS:

- Excellent Visibility on Gonzales Rd. with 260 Feet of Frontage
- Strong Retail, Medical and Automotive Trade Area
- Fenced Yard and Swimming Pool
- +/-8,000 SF Mezzanine
- Close to Dignity St. John's Regional Medical Center, Kaiser, Costco, Oxnard Auto Mall, New Amazon Distribution Center, Rose Ave. Retail Centers, The Collection at Riverpark, Wagon Wheel Multi-Family Development
- Central to all of Oxnard
- Dense Residential Population
- Close to Food Amenities: Raising Cane's, Sharky's, Urbane Café, Chick Fil A, McDonald's, Buffalo Wild Wings, Panda Express, Starbucks Drive Thru
- Flexible BRP Zoning allows for a wide variety of allowed Retail and Commercial uses.
- Easy Access to 101 Freeway, minutes to Camarillo, Ventura, Santa Paula, Ojai, Thousand Oaks.
- Close to Camarillo and Oxnard Airports

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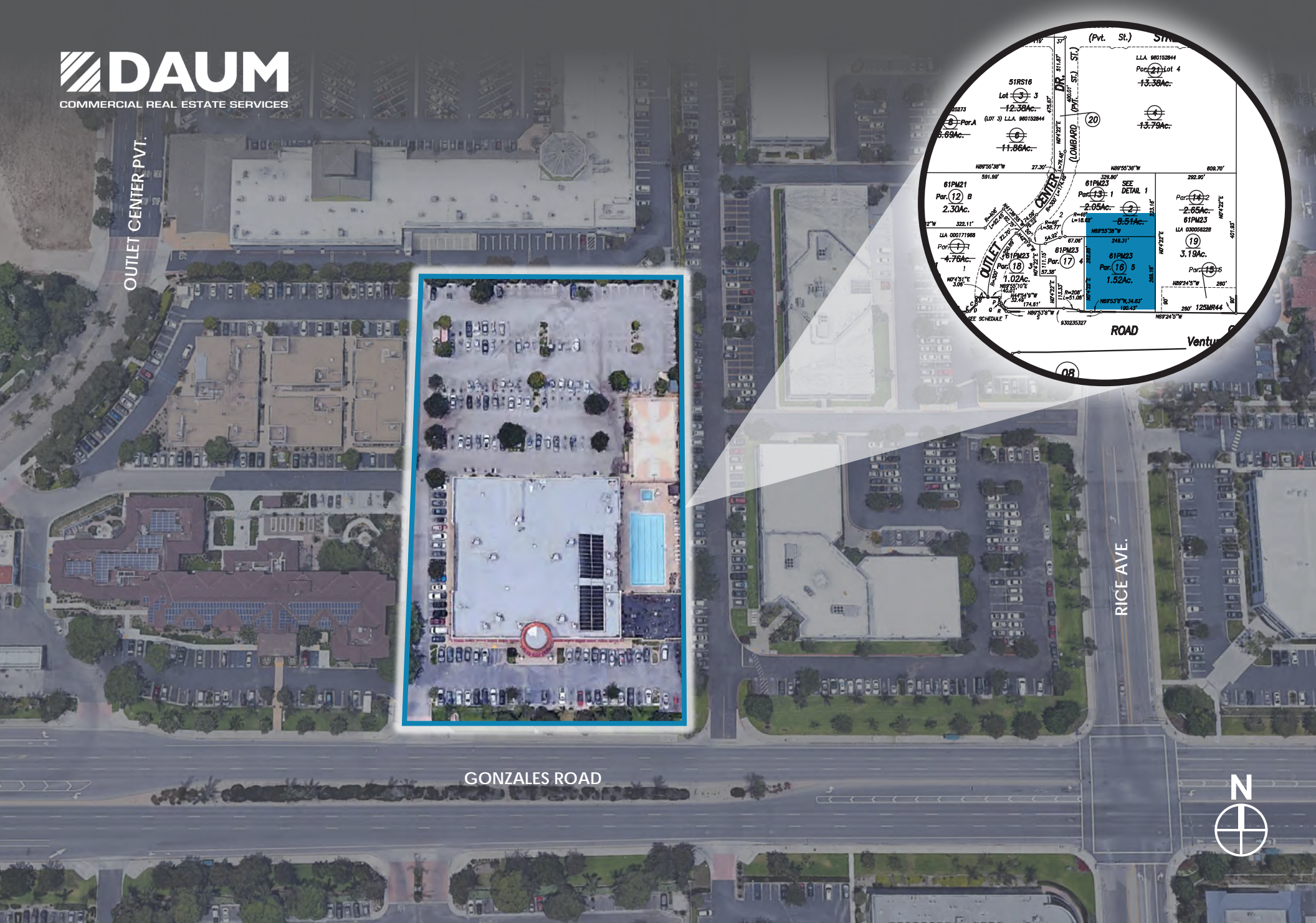
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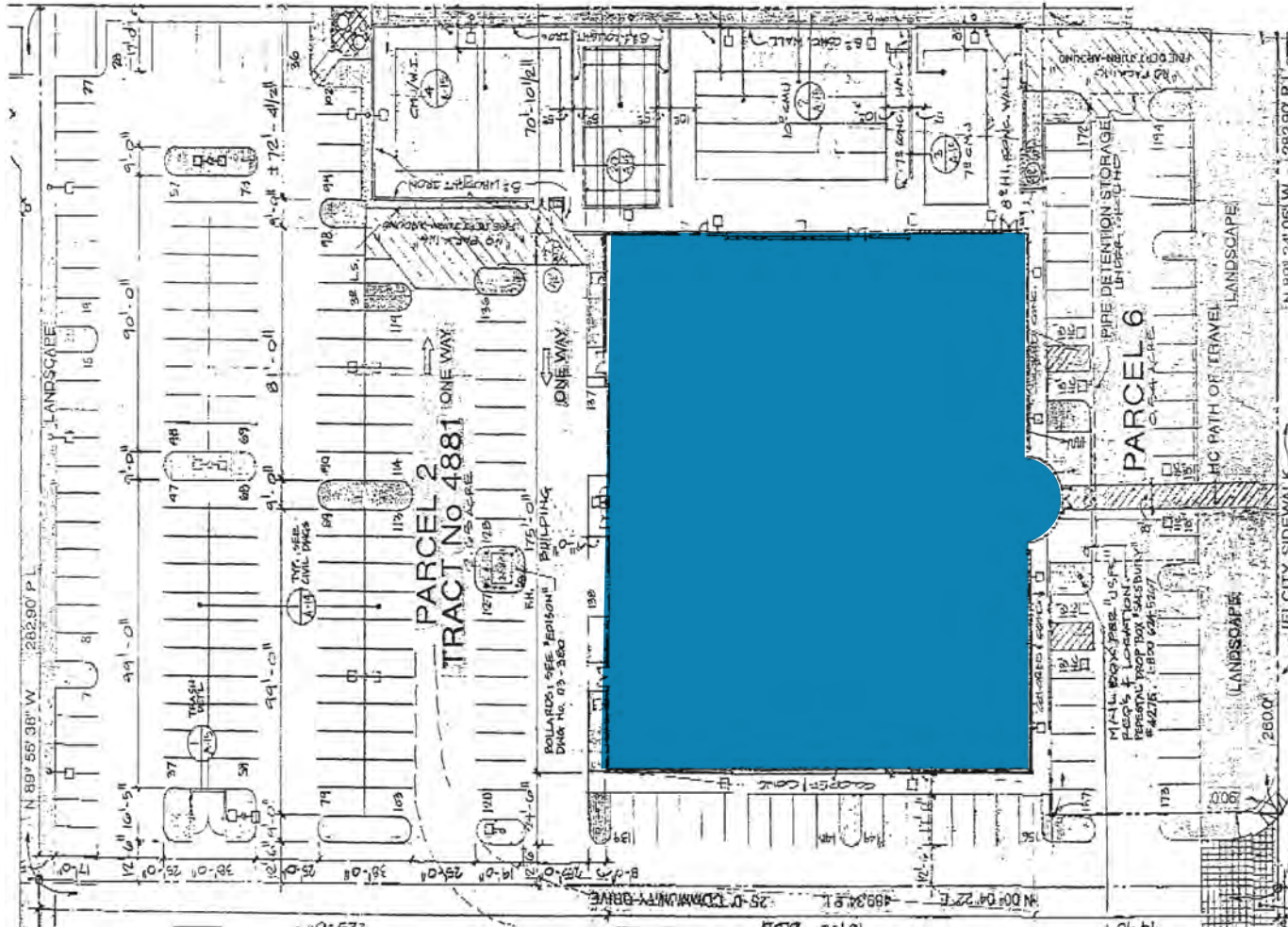
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site plan

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potential uses

INDUSTRIAL

- Light Manufacturing / Assembly, Electronics, Products, Mechanical, Consumer Products
- Distribution / Warehouse
- Party / Event Rentals

RETAIL SHOWROOM USES

- Fitness / Gym
- Appliances
- Vinyl Fencing
- Solar Panels
- BBQ / Spas / Outdoor Furnishings
- Flooring
- Home Furnishings / Interior Design
- Party Supplies
- Pet Supplies
- Automobile Rental / Sales
- Brewery / Tap Room*, Wine Tasting*
- E-Sports / Gaming Arena*

MEDICAL / HEALTHCARE

(Rate will need to be higher due to required TIs)

- Physical Therapy
- Senior Assisted Living* / Memory Care*
- Adult Day Care
- Medical Suites – Orthopedics, General Practitioners, Cosmetic Surgeons, Orthodontics, Dental
- Urgent Care
- Dialysis Center

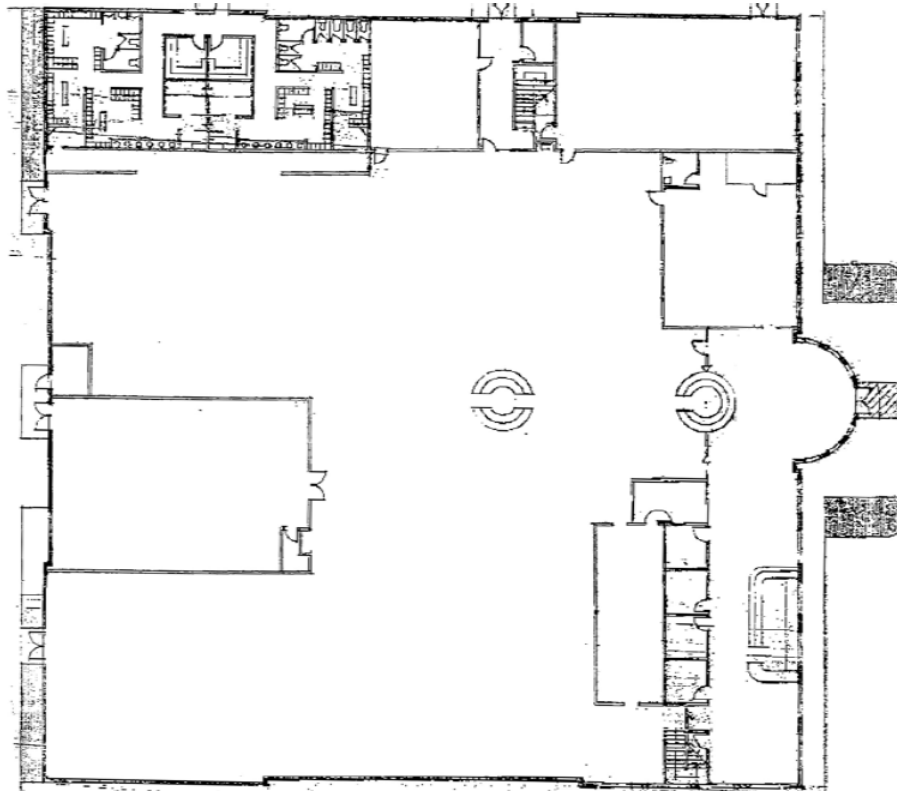
OFFICE USERS

- Website Developers
- Game Developers
- App Developers
- Software Developers
- Corporate Headquarters

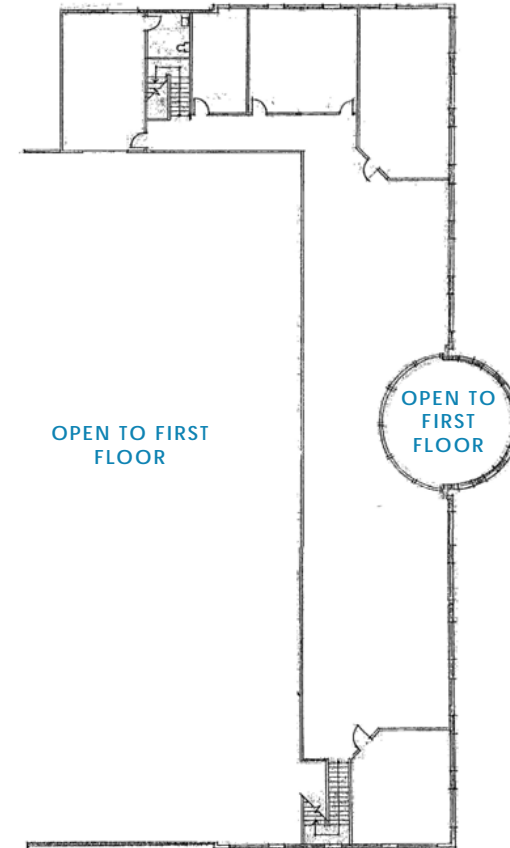
floor plan

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FIRST FLOOR



MEZZANINE



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DAUM
COMMERCIAL REAL ESTATE SERVICES



REAR PARKING LOT



POOL & SPA AREA



SIDE PARKING LOT AND DRIVEWAY EASEMENT

property trade area & traffic counts

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property location

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TO VENTURA, OJAI, SANTA BARBARA

TO CAMARILLO, THOUSAND OAKS,
SIMI VALLEY, LOS ANGELES



SUBJECT PROPERTY

LOCKWOOD ST.

E. GONZALES RD.

SOLAR DR.

RICE AVE.

N. ROSE AVE.

WILLIAMS DR.

GRAME

Dignity St. John's Regional
Medical Center

Concentra Urgent Care

Kaiser Permanente

Pacific Diagnostic
Laboratories

Clark Patel Oral &
Maxillofacial Surgery

Cabrillo Cardiology
Medical Group

Anacapa Oral Surgery

Google

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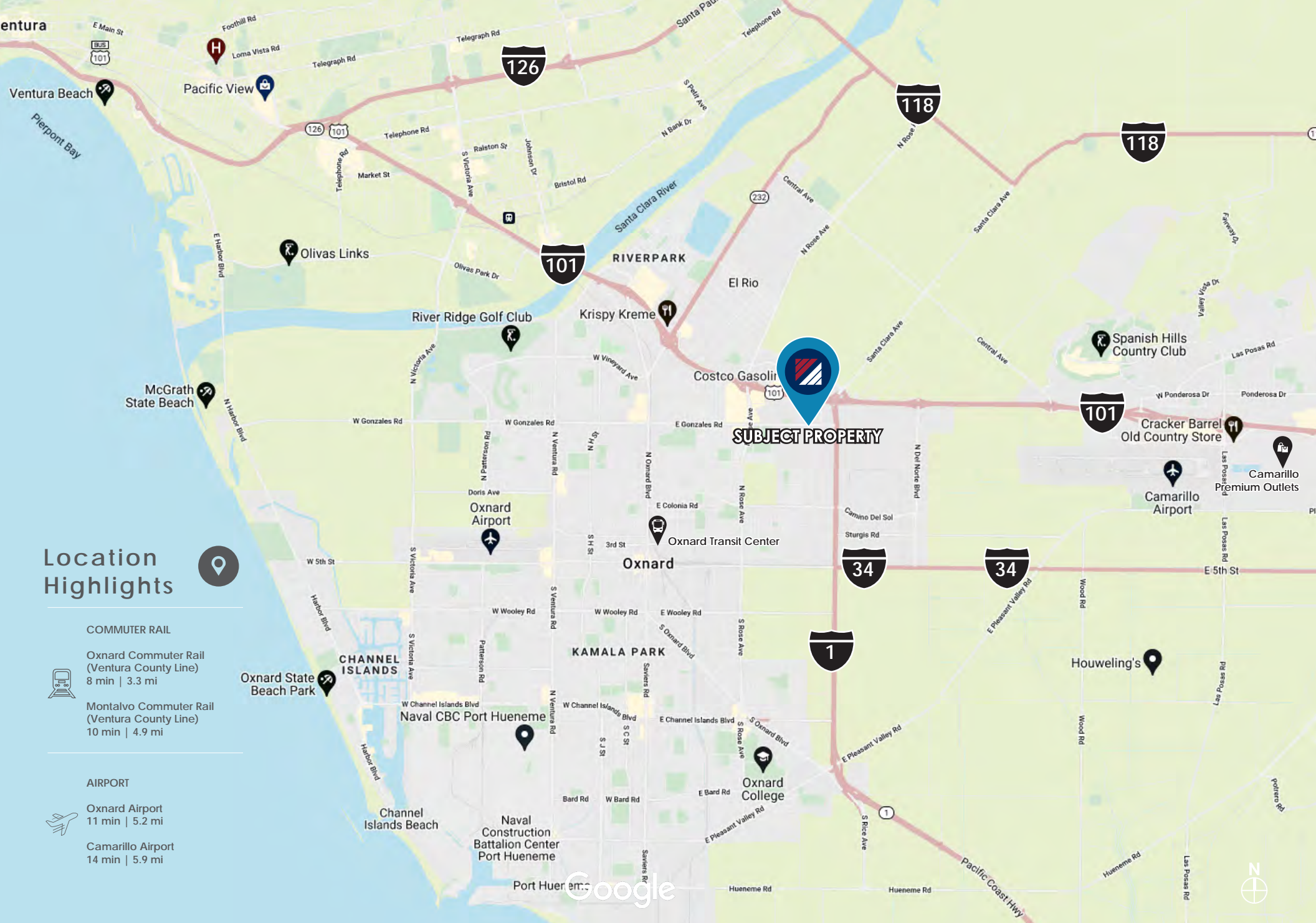
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Location Highlights



COMMUTER RAIL

Oxnard Commuter Rail
(Ventura County Line)
8 min | 3.3 mi



Montalvo Commuter Rail
(Ventura County Line)
10 min | 4.9 mi

AIRPORT

Oxnard Airport
11 min | 5.2 mi



Camarillo Airport
14 min | 5.9 mi

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