

RETAIL / OFFICE SPACES IN OPPORTUNITY ZONE ADJACENT TO DOWNTOWN OXNARD TRANSIT CENTER

FOR LEASE

480 META STREET / 211 E 5TH STREET OXNARD | CA 93030

FOR MORE INFORMATION PLEASE CONTACT:

MICHAEL WURTZEL ASSOCIATE

P: 805.384.8843 | M: 213.705.6454 michael.wurtzel@daumcommercial.com CADRE #01916821

Property Features

- 4,735 SF Space Available with 30 Days Notice
- 4,735 SF and 2,500 SF Available

- Rear Roll Up Door
- 14,167 Traffic Count
- Public Parking Lot





TRAFFIC COUNT

| COLLECTION STREET | CROSS STREET | TRAFFIC VOLUME |
|-------------------|--------------|----------------|
| 5th Street | Meta Street | 14,167/day |

DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|--------|---------|---------|
| POPULATION (2020 ESTIMATE) | 30,007 | 193,079 | 264,071 |
| PRESCRIPTION DRUGS | 2,728 | 21,014 | 31,609 |
| MEDIAN AGE | 31.70 | 33.20 | 34.00 |

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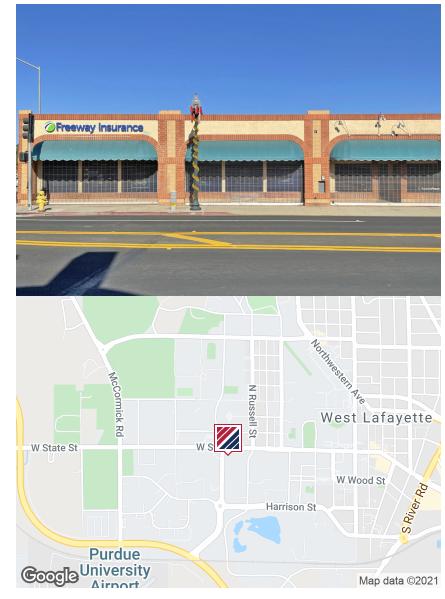


RETAIL OFFICE

STREET E 5TH ! 93030 211 STREET, OXNARD **480 META**

| Property Type | Retail |
|------------------|---------------|
| Property Subtype | Street Retail |
| APN | 201-0-214-030 |
| Building Size | 2,500 SF |
| Lot Size | 0.17 Acres |
| Number of Floors | 1 |
| Free Standing | No |

- In Opportunity Zone
- · Good Frontage on 5th Street
- Adjacent to Oxnard Transit Center Amtrak, Metro Link, Gold Coast, Greyhound
- Ideal Downtown Oxnard Location Close to Centennial Plaza, Plaza Park, Downtown Oxnard Farmers Market, Plaza Stadium Cinemas
- · Good Parking in Adjacent Public Lot
- Close to Food Amenities: 4 Way Meat Market,
 Carnitas El Rey, Ruby's, Fresh & Fabulous Café,
 Starbucks.
- · Adjacent to M2 Industrial Zone
- · Rear Roll Up Door
- · Excellent Window Line with Good Natural Light
- · Store Front Security Gate
- New ADA Restroom

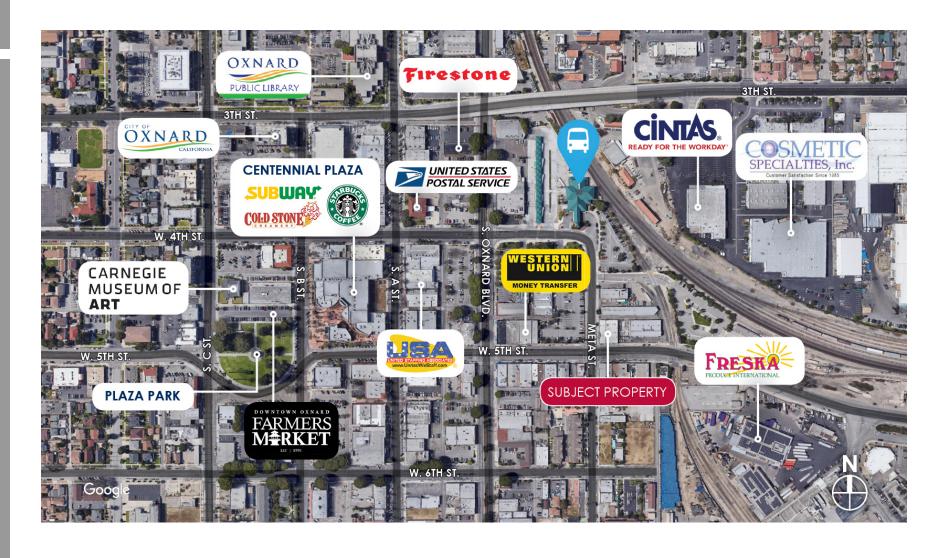


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