



OFFICE FOR SUBLEASE

±1,100 SQUARE FOOT OFFICE

1301 MAULHARDT AVE.

OXNARD | CA

FOR MORE INFORMATION, PLEASE CONTACT:

GREG PALAZZO

P: 805.384.8897

gpalazzo@daumcommercial.com

CA Lic # 01196703

PROPERTY HIGHLIGHTS



±1,100 SQUARE
FOOT OFFICE



24 HOUR
ACCESS



WATER AND
ELECTRICITY
INCLUDED



.5 MILE TO
101 FREEWAY

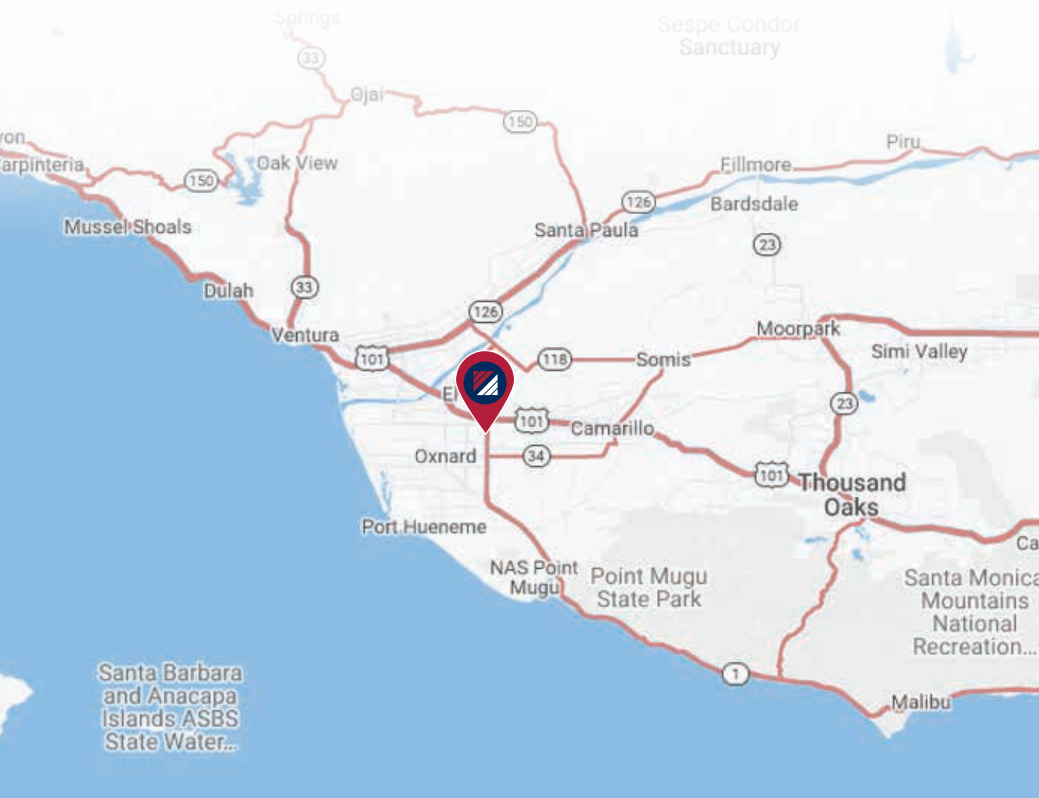
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PROPERTY FEATURES:

- ±1,100 Square Foot Office
- .5 mile to 101 Freeway
- Private Restroom
- Water and Electricity Included
- 24-Hour Access
- Sublease Term Through August 31, 2025
- \$1.30 MG + Janitorial & Trash
- * Tenant to Verify



LOCATION & AERIAL



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PHOTOS



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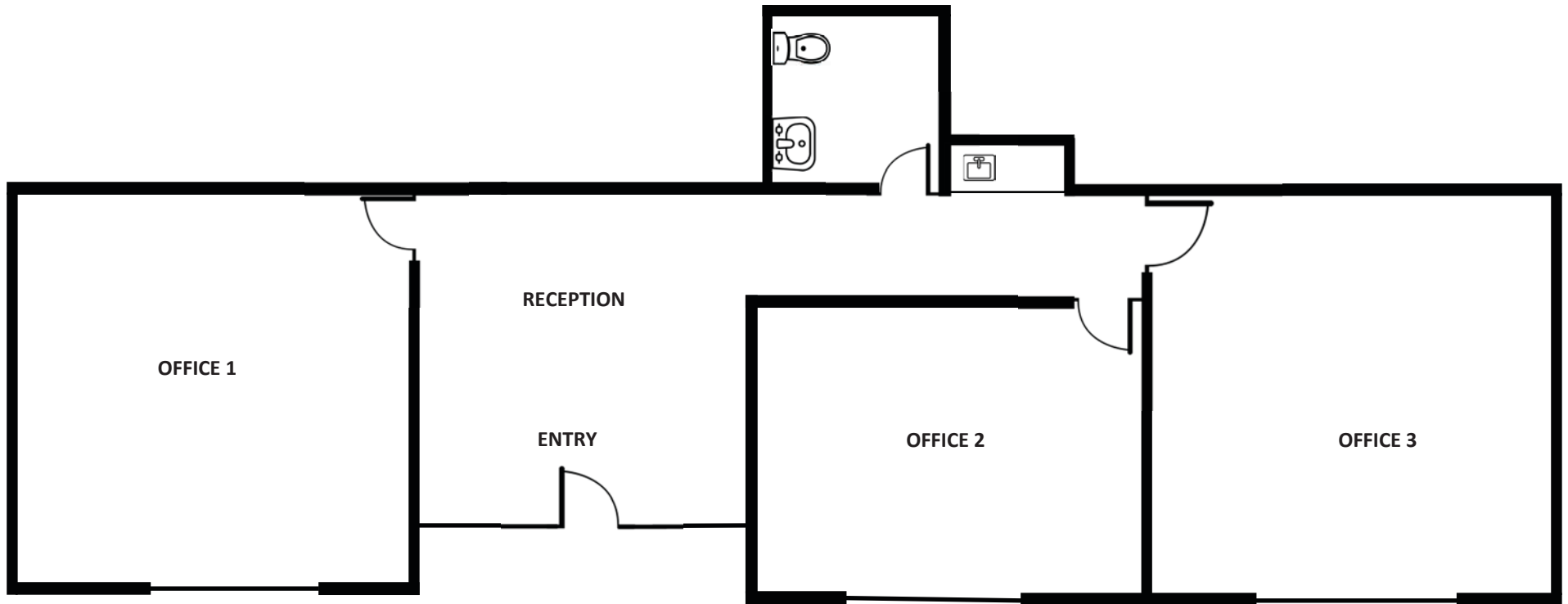
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FLOOR PLAN



NOT TO SCALE

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AMENITIES MAP AND DEMOGRAPHICS

TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
N Rice Ave	Latigo Ave N	43,004	2022	0.27 mi
E Gonzales Rd	N Rice Ave E	21,094	2022	0.33 mi
Rice Ave	Ventura Fwy N	52,380	2022	0.44 mi
Cam del Sol	Maulhardt Ave W	13,175	2022	0.54 mi
Cam del Sol	Graves Ave E	13,681	2022	0.57 mi
E Gonzales Rd	Williams Dr W	22,299	2022	0.58 mi
Ventura Freeway	-	132,649	2020	0.60 mi
Cam del Sol	N Rice Ave W	8,513	2022	0.61 mi
Ventura Blvd	Pso Mercado W	9,513	2022	0.65 mi
101	-	139,564	2022	0.66 mi

	DEMOGRAPHICS		
	3 Mile	5 Miles	10 Miles
2010 Population	105,513	258,326	420,253
2022 Population	110,556	266,145	434,200
2027 Population Projection	110,275	264,653	431,995
2010 Households	26,084	68,547	130,228
2022 Households	27,463	70,884	134,761
2027 Household Projection	27,421	70,546	134,136
Total Specified Consumer Spending (\$)	\$1B	\$2.8B	\$5.3B
Avg Household Income	\$93,378	\$99,142	\$106,457
Median Household Income	\$77,978	\$81,721	\$86,437

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