



3151

W 5TH STREET, SUITE B
OXNARD | CA



FOR SUBLEASE

INDUSTRIAL PROPERTY



± 36,000 SF
SQUARE FEET



4 DH POSITIONS
SHARED LOADING DOCK



RESTROOMS
PRIVATE RESTROOMS



2
GL LOADING DOORS

PROPERTY HIGHLIGHTS

- ± 19.5' Clear Height
- 4 Dock High Positions (Shared Loading Dock)
- 2 Ground Level Loading Doors
- 2 Private Restrooms
- Good Parking
- Good Circulation

FOR MORE INFORMATION PLEASE CONTACT:

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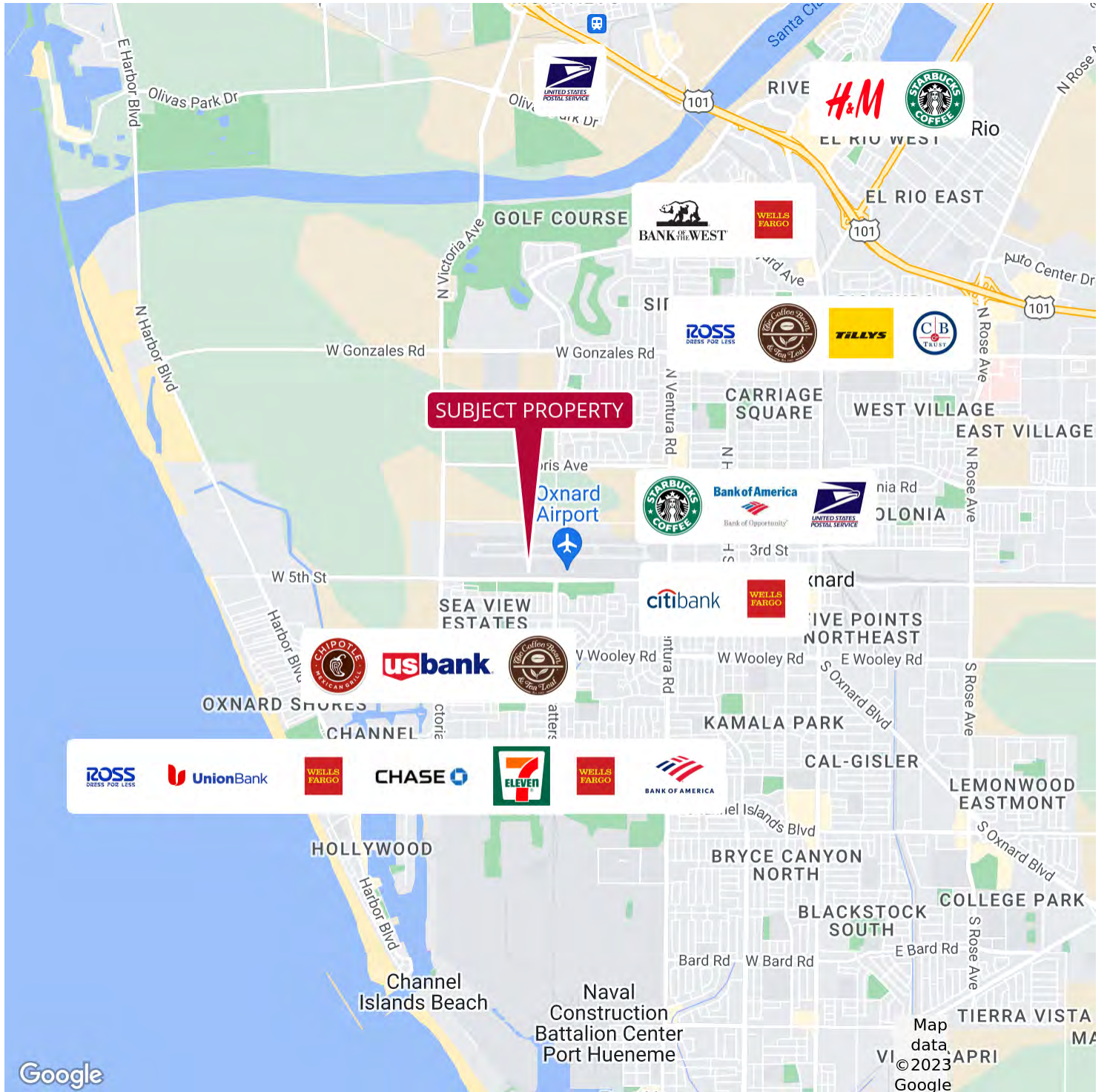
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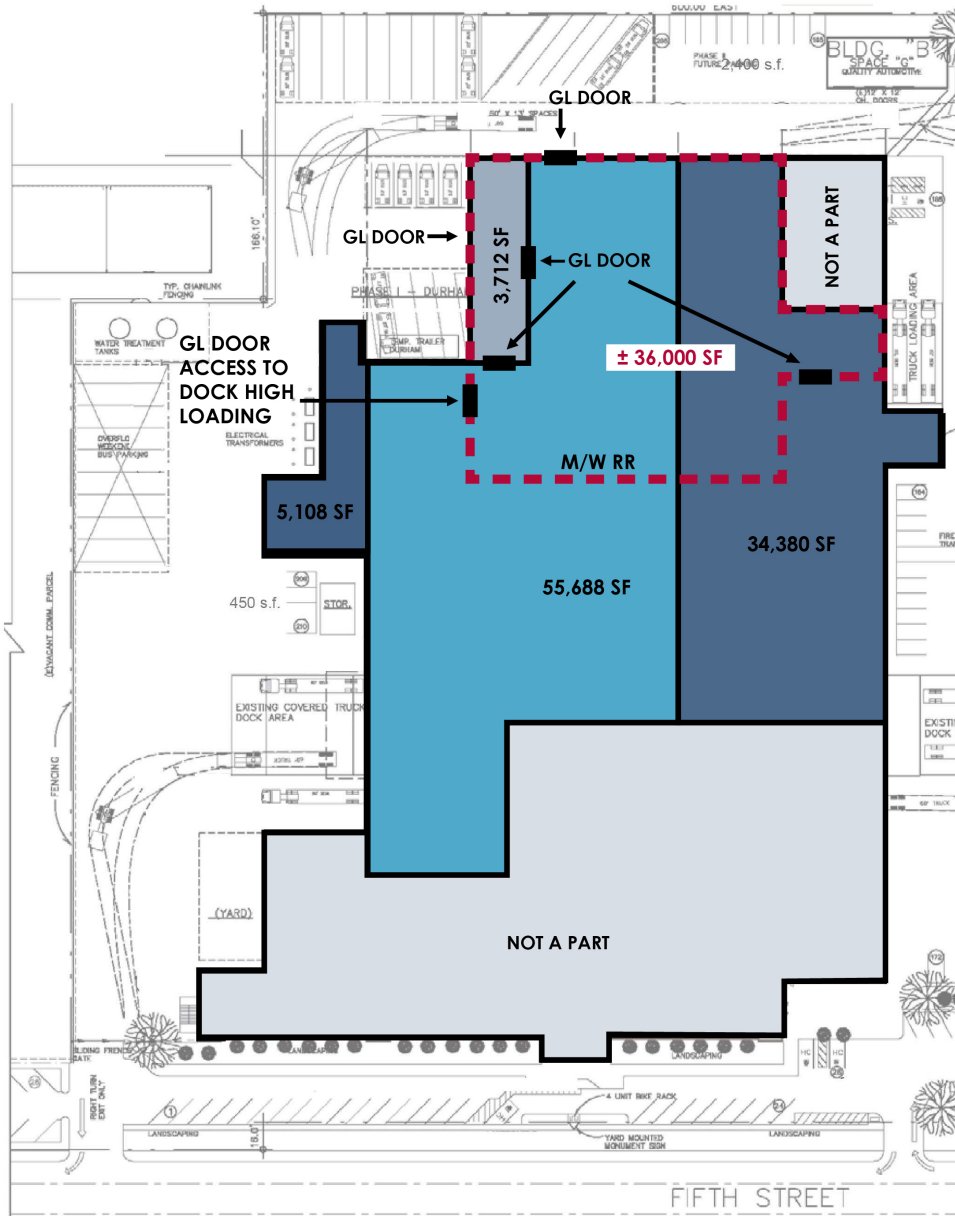


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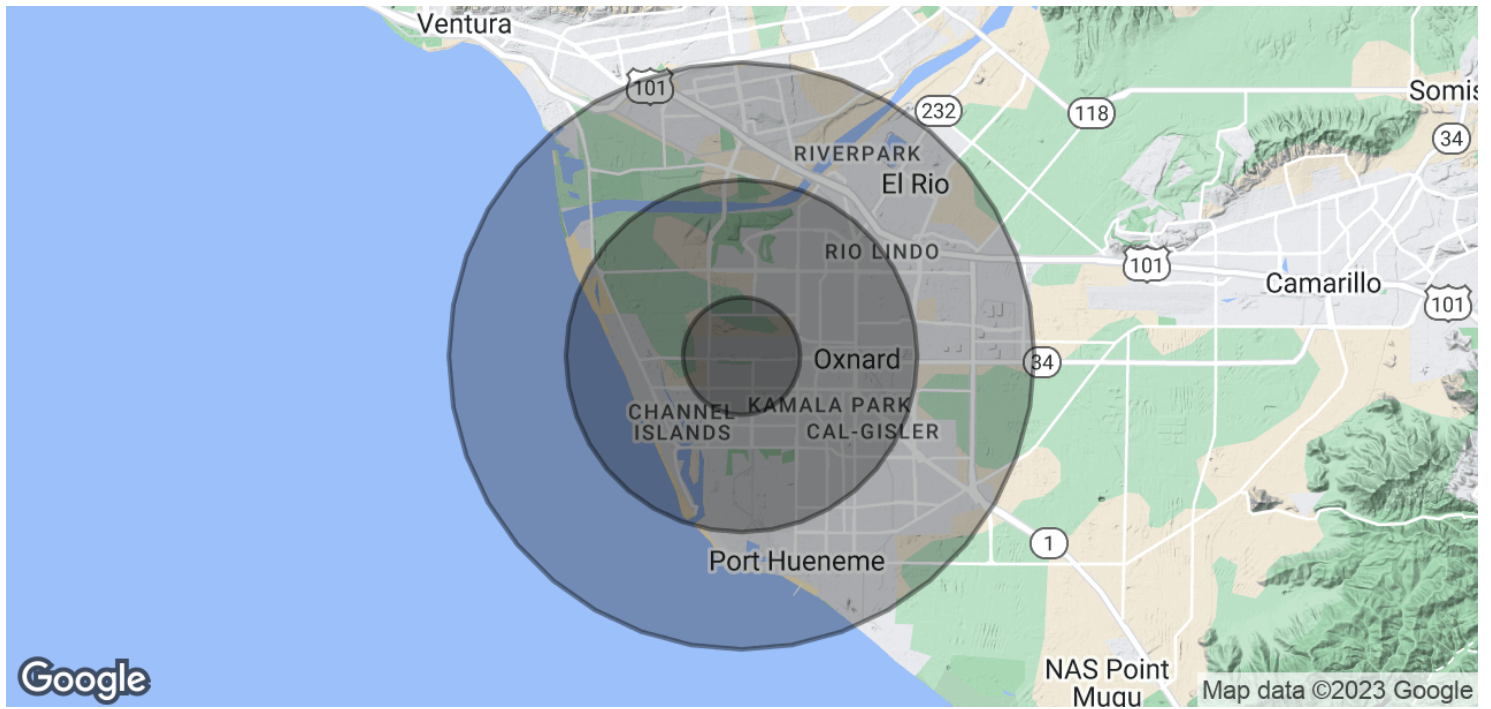
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DEMOGRAPHICS

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,248	41,045	76,432
# of persons per HH	3.5	3.4	3.4
Average HH income	\$106,390	\$82,758	\$82,553
Average house value	\$558,857	\$483,361	\$457,196

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
W 5th St	Portofino Pl W	12,254	2022	0.13 mi
Teal Club Rd	Victoria Ave W	2,939	2022	0.37 mi
S Patterson Rd	Kelp Ln S	9,121	2022	0.48 mi
W 5th St	Mira Loma Cir E	14,062	2022	0.56 mi

* Traffic Count data derived from Costar

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