

FOR LEASE :: OXNARD CROSSROADS VILLAGE

501-699 S VENTURA RD. & 1562-1574 W 5TH ST. | OXNARD, CA 93030 | SWC W. 5TH ST. & S. VENTURA RD.

LISA ENGEL SHIELDS

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PROPERTY BRIEF

- Excellent neighborhood center located in heavily populated trade area with strong daytime population. Close proximity to The Esplanade and The Collection.

- Grocery and Drug Store anchored center.

- Great visibility on W 5th St. & S Ventura Blvd.; Signalized intersection w/ easy ingress/egress.

- Tenants include CVS, Aldi and Fallas Paredes.

- Renovations completed in 2017.

| | | | | |
|-------------------------|---------------|-----------------|-----------------|-----------------|
| Available Spaces | 800 SF | 1,600 SF | 2,880 SF | 4,884 SF |
|-------------------------|---------------|-----------------|-----------------|-----------------|



4227 E. MAIN ST. SUITE 220
VENTURA CA 93003
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Demographics

| 2017 Estimates | 1 Mile | 3 Mile | 5 Mile |
|---------------------------|----------|----------|----------|
| Average Household Income: | \$75,351 | \$85,403 | \$85,153 |
| Population: | 30,538 | 188,003 | 268,967 |
| Daytime Population: | 15,164 | 98,607 | 171,421 |

2017 Demographics from Sites USA (0118)

Traffic Counts

| | |
|-----------------|------------|
| W. 5th St.: | 29,000 ADT |
| S. Ventura Rd.: | 33,000 ADT |

Traffic Counts from the City of Oxnard

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