

SUB-LEASE OPPORTUNITY



OXNARD, CA

Walgreens #7449

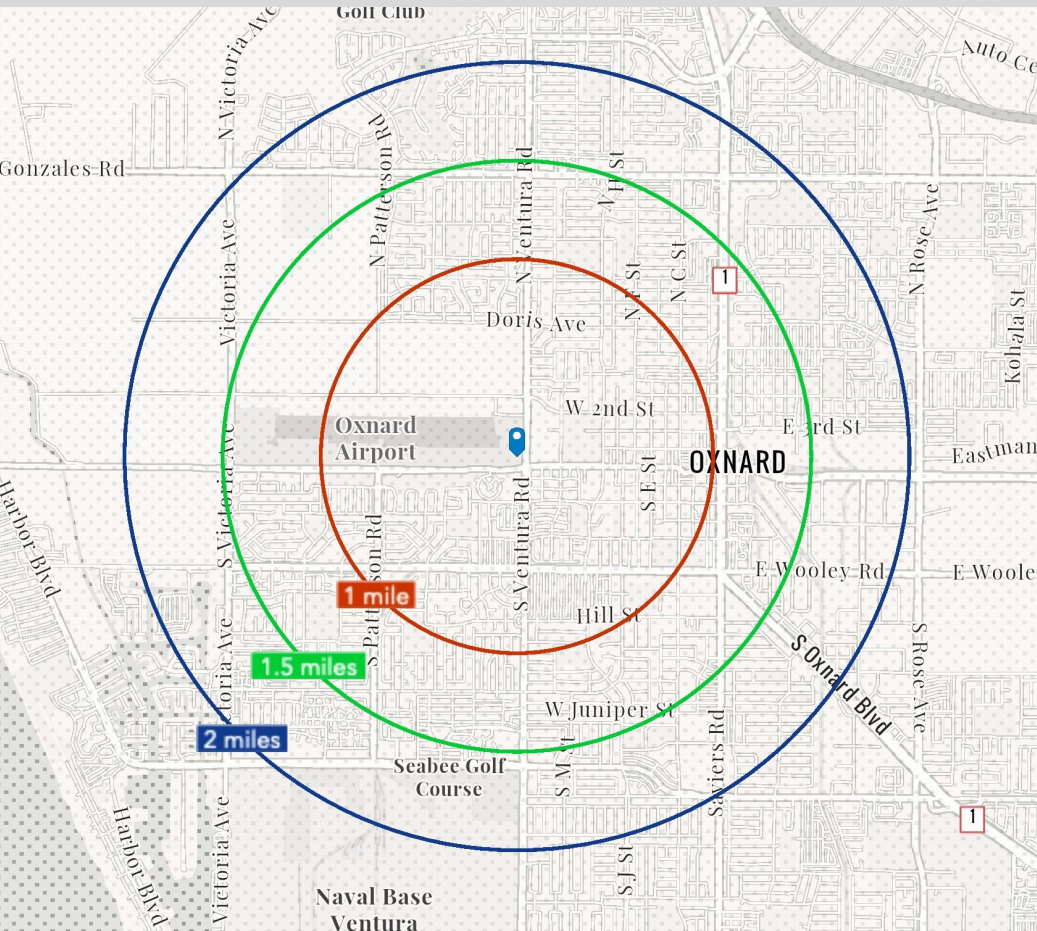
±14,490 SF + DT | \$225K/yr, MG | Dec '33

481 S VENTURA RD



Oxnard, CA

481 S Ventura Rd



Property Overview

- **Rent.** \$225,000/yr, modified gross
- **Master Lease Expiration.** 12/31/33
- **Walgreens Premises.** ±14,490 SF + drive-thru
- **Signage.** Building + shared monument
- **Parking.** ±62 spaces
- **Year Built.** 2008
- **Access.** Ventura Blvd - RI/RO + extended LI; W 5th Street – extended FI/FO
- **Zoning.** General Commercial – Planned Development C2PD - [Permitted Use List](#)

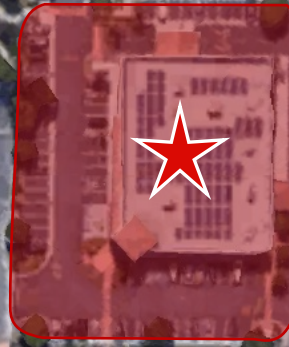
Location Overview

- Prominent retail intersection adjacent to Oxnard Airport.
- Neighboring uses include McDonald's & 7Eleven
- 2 mi population density of ~104K
- Avg HH income of ~\$103K

'24 Estimates	1 mi radius	1.5 mi radius	2 mi radius
Population	27,797	64,855	104,638
Households	7,875	17,616	28,452
Avg. HH Inc.	\$98,775	\$100,495	\$103,555
S Ventura Rd– Daily Traffic Count Estimate			~36.5K VPD
W 5th St – Daily Traffic Count Estimate			~15.9K VPD



Oxnard Airport



W 5th St - 15,900 VPD



S Ventura Rd - 36,500 VPD



SUBLEASE OPPORTUNITY

RetailNet
REAL ESTATE



SUBWAY

DEL TACO

ALDI

CVS pharmacy

BR
bakin'
robbin's

W 5th St - 15,900 VPD

7
ELEVEN

Oxnard
Airport

jiffylube

S Ventura Rd - 36,500 VPD

McDonald's

O'Reilly
AUTO PARTS

SUBLEASE OPPORTUNITY

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Oxnard Airport



W 5th St - 15,900 VPD

S Ventura Rd - 36,500 VPD



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RetailNet REAL ESTATE



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481 S Ventura Rd



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SUBLEASE OPPORTUNITY

RetailNet
REAL ESTATE

SUB-LEASE TERMS

SUGGESTED RENT*

\$225,000/yr, modified gross

TERM

12/31/33 *(Co-terminus with master lease)*

DELIVERY


“As-Is”

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

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