

SUB-LEASE OPPORTUNITY

RetailNet
REAL ESTATE

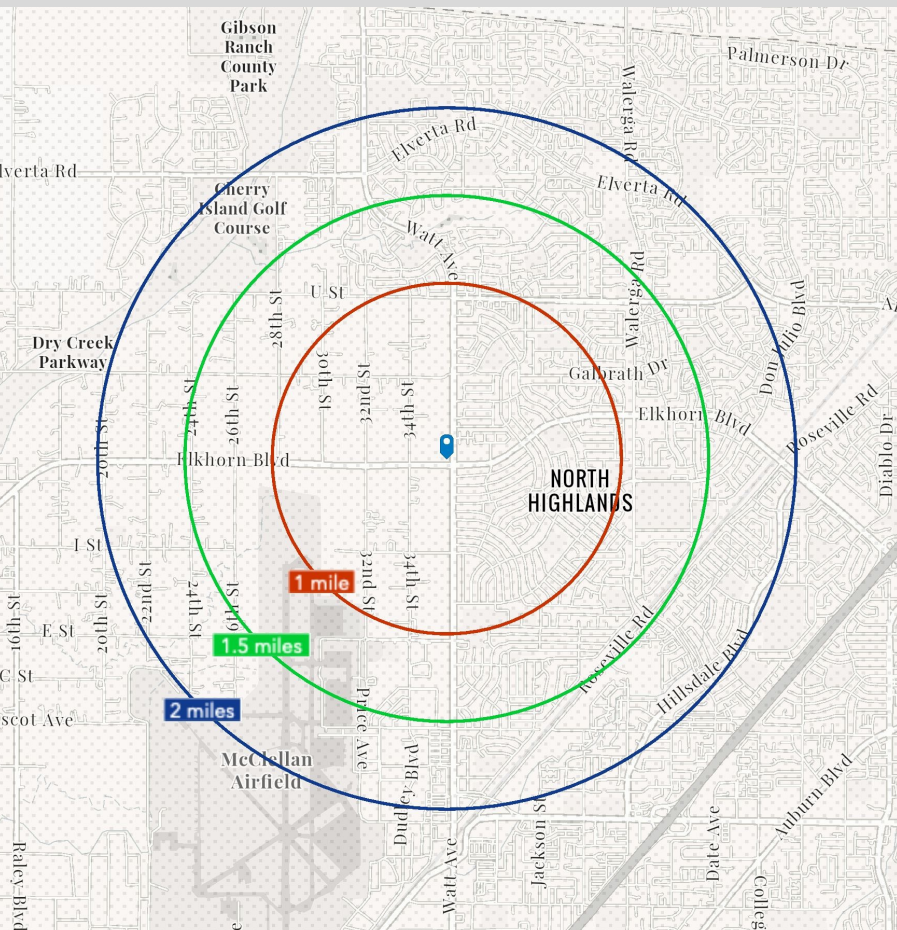
OXNARD, CA

Walgreens #5846

± 14.9K SF + DT | \$155K/yr, MG | Sept '26

2303 E VINEYARD AVE





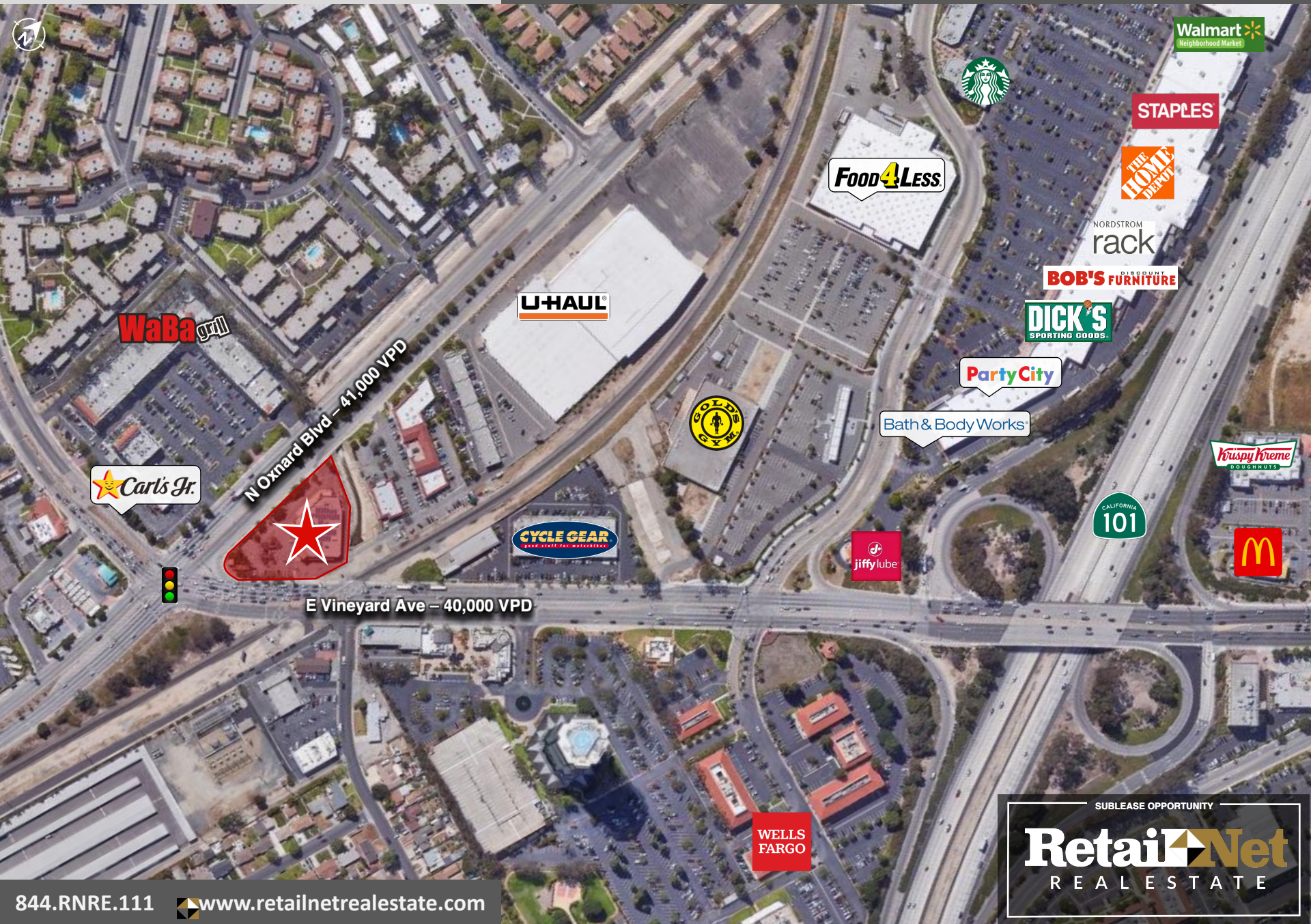
Property Overview

- ✦ **Rent.** \$155,000/yr, Modified Gross*
*(inclusive of RET; R&M, insurance, utilities separate)
- ✦ **Master Lease Expiration.** 9/30/2026
- ✦ **Walgreens Premises.** ±14,907 SF + DT
- ✦ **Signage.** Building
- ✦ **Year Built.** 2001
- ✦ **Intersection.** NEC of Oxnard & Vineyard (~81K VPD)
- ✦ **Parking.** ~46
- ✦ **Access.** RI/RO on E Vineyard Ave and Oxnard Blvd
- ✦ **Zoning.** C-2 PD– [LAND USE](#)
- ✦ **Prohibited Uses.** Pharmacy

Location Overview

- ✦ ¼ mile to 101
- ✦ High traffic corner of Oxnard & Vineyard (81K VPD) & high population density (~85K within 2 miles).
- ✦ Nearby retailers: Chipotle, Starbucks, IN-N-OUT, Walmart, The Home Depot, Wells Fargo, Food4Less, and Party City.

'24 Estimates	1 mi radius	1.5 mi radius	2 mi radius
Population	30,600	59,043	85,763
Households	8,968	16,842	24,373
Avg. HH Inc.	\$113,204	\$117,164	\$115,248
E Vineyard – Daily Traffic Count Estimate			40,000 VPD
N Oxnard – Daily Traffic Count Estimate			41,000 VPD



N Oxnard Blvd – 41,000 VPD

E Vineyard Ave – 40,000 VPD

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SUB-LEASE TERMS

SUGGESTED RENT*

\$155,000/yr

(inclusive of RET; R&M, insurance, utilities separate)

TERM

9/30/2026

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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