

FREMONT SQUARE

±14,800 SF AVAILABLE FOR SUBLEASE

920 N. VENTURA ROAD, OXNARD, CA 93030



LOCKEHOUSE



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ABOUT OXNARD

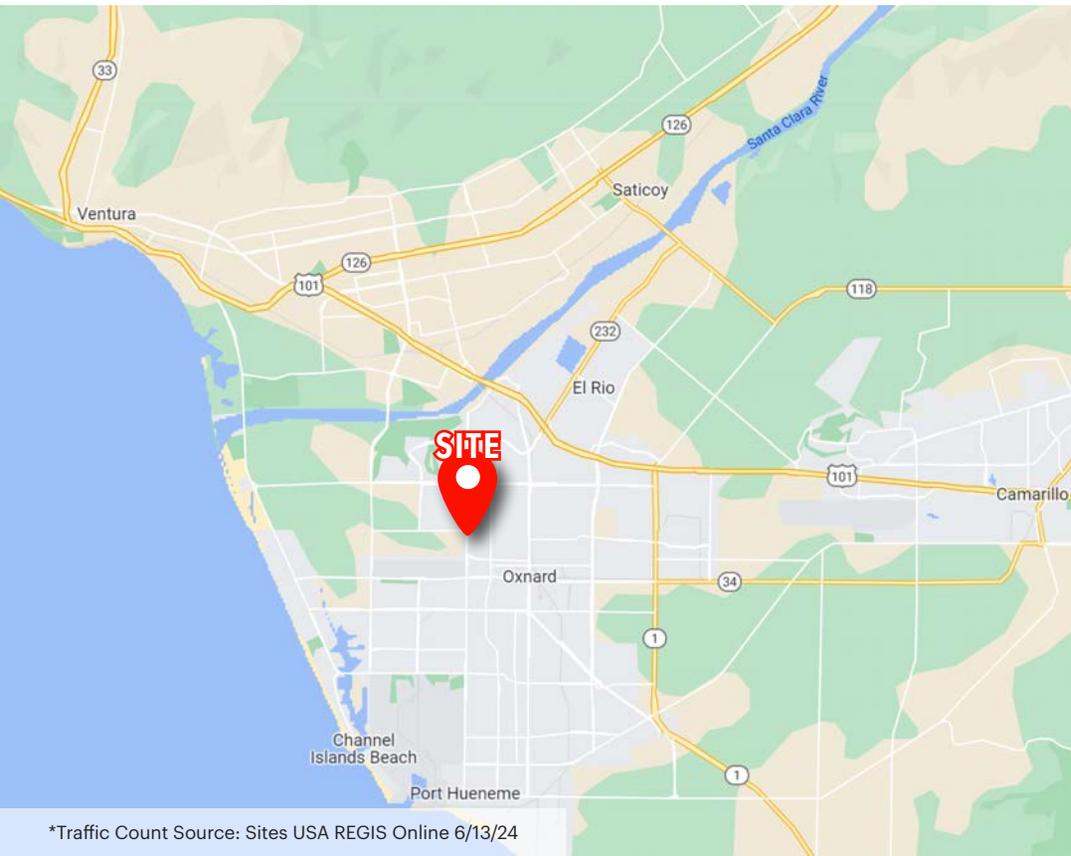
Oxnard is a seaside community located 60 miles northwest of Los Angeles and is the most populated city in Ventura County with over 200,000 people. It is part of the larger Oxnard Plain, which is a hub for agriculture, defense, industry and transportation, including the regional Oxnard Airport. Oxnard is known as the “Strawberry Capital of California.”

LOCATION DESCRIPTION

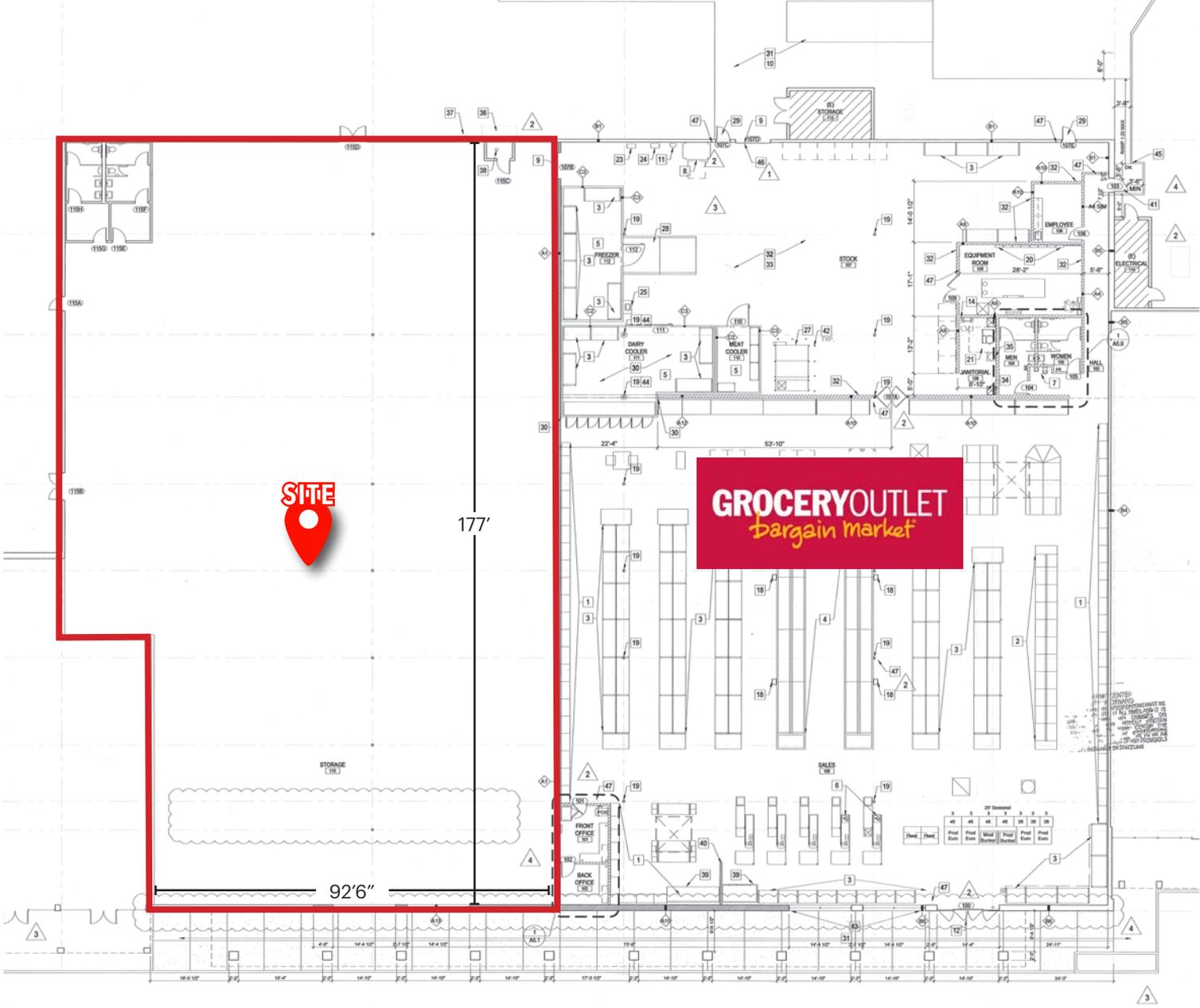
Fremont Square is a 160,000 SF neighborhood shopping center anchored by Grocery Outlet, dd’s discounts, Rite Aid, and Dollar Tree. Located at the western edge of Oxnard, the property faces North Ventura Road with good traffic counts and surrounded by residential; it is less than 2 miles from the Oxnard Airport. The site is an excellent opportunity for a larger retailer in the market, or it could be used as a storage/warehouse.

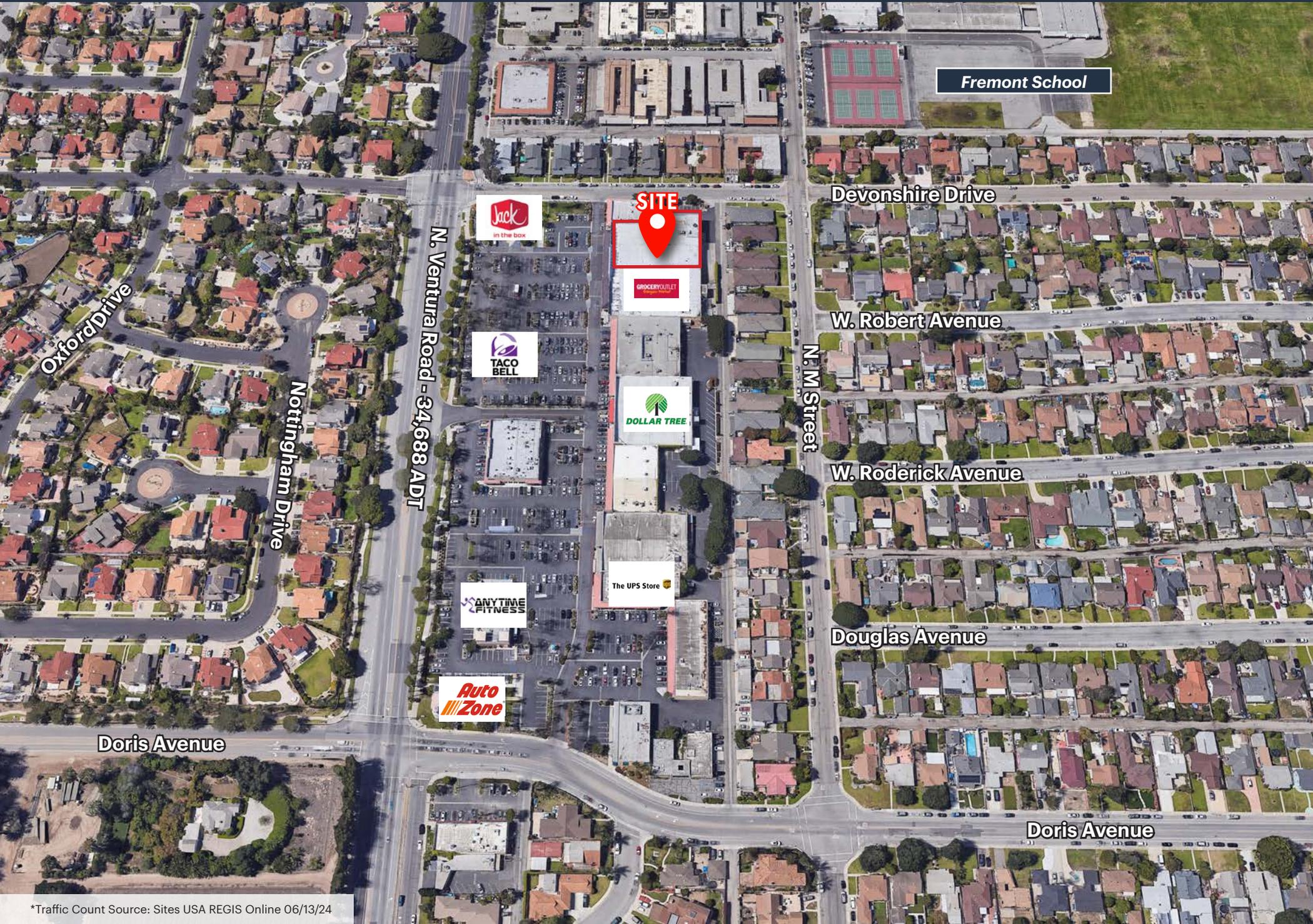
PROPERTY PROFILE

AVAILABLE SPACE	±14,800 SF	
TRAFFIC COUNT	N. Ventura Rd.	34,688 ADT
	W. Gonzales Rd.	18,281 ADT
PROPERTY HIGHLIGHTS	<ul style="list-style-type: none"> • Neighborhood Shopping Center • Strong Demographics • 8,070 Homes Within 1 Mile • 100,000 People in Total Trade Area • Contact Agents for More Information 	



*Traffic Count Source: Sites USA REGIS Online 6/13/24





Fremont School

SITE

Jack
in the box

GROCERY OUTLET

TACO
BELL

DOLLAR TREE

The UPS Store

ANYTIME
FITNESS

Auto
Zone

N. Ventura Road - 34,688 ADT

N. M Street

Oxford Drive

Nottingham Drive

Doris Avenue

Devonshire Drive

W. Robert Avenue

W. Roderick Avenue

Douglas Avenue

Doris Avenue



THE ESPLANADE

THE COLLECTION

+70 MORE SHOPS AND DINING

OLIVEIRA PLAZA

920 N. VENTURA RD.
OXNARD, CALIFORNIA

SHOPPING AT THE ROSE

Oxnard Airport

CENTERPOINT MALL

10,822 ADT



MANDALAY VILLAGE

VONS

CHANNEL POINTE

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Port Hueneme Naval Base

ISLAND PLAZA

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13,706 ADT



*Traffic Count Source: Sites USA REGIS Online 6/13/24



POPULATION	1 MILE	3 MILES	5 MILES
	27,692	159,831	282,723



ESTIMATED AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
	\$113,098	\$119,637	\$121,561



TOTAL HOUSEHOLDS	1 MILE	3 MILES	5 MILES
	8,030	44,824	84,799



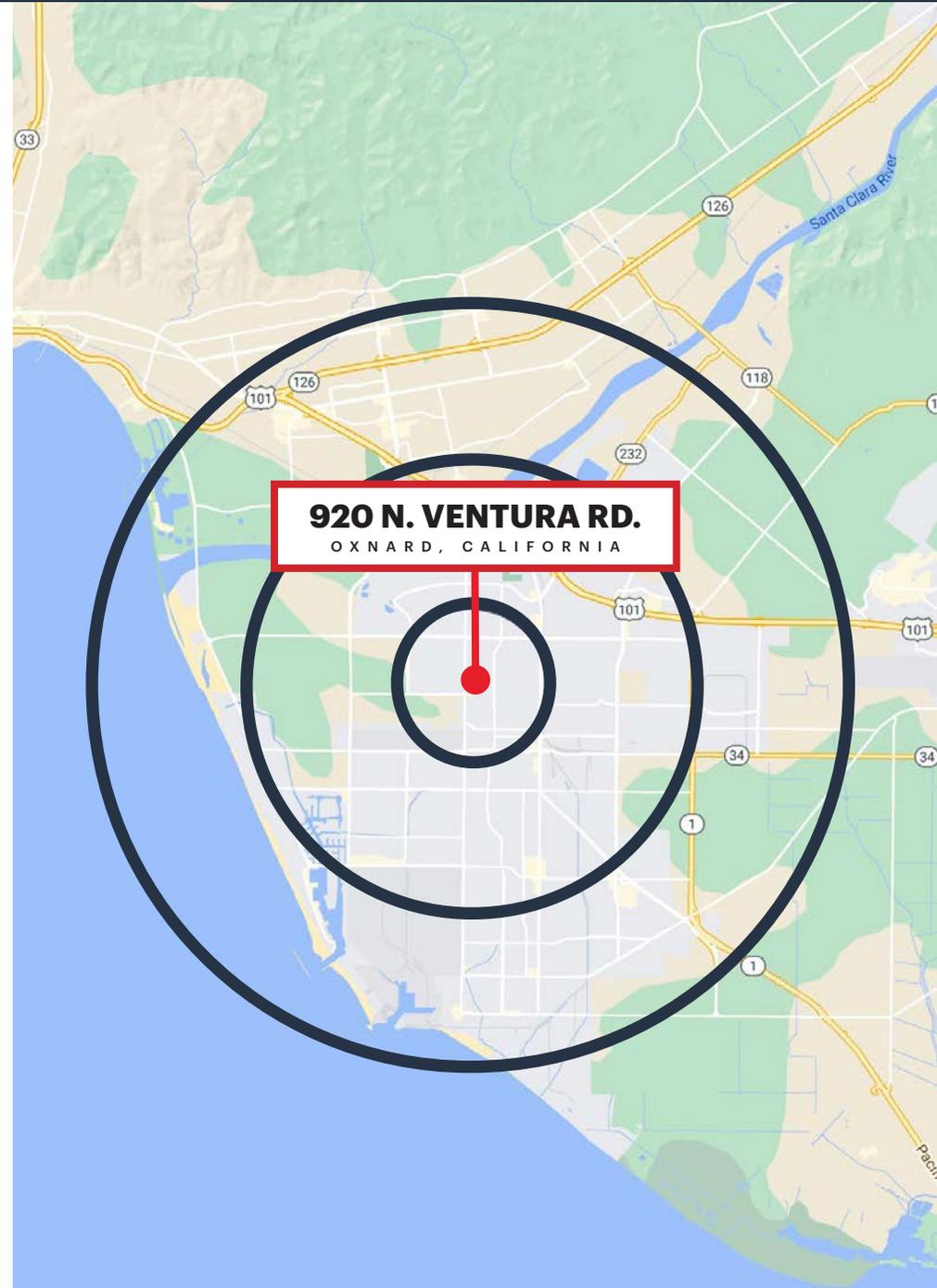
MEDIAN HOME VALUE	1 MILE	3 MILES	5 MILES
\$1,000,000 or More	339	2,720	5,654



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER	1 MILE	3 MILES	5 MILES
	4,297	26,206	51,673



TOTAL RETAIL EXPENDITURES	1 MILE	3 MILES	5 MILES
	\$288.9 M	\$1.7 B	\$3.2 B



*Demographics Source: Sites USA REGIS Online 6/13/24