

FOR LEASE

1975 LOCKWOOD STREET

OXNARD, CALIFORNIA

RETAIL



PROPERTY INFO

- + Building Size: $\pm 40,000$ SF
- + Lease Rate: Call broker
- + Potential for a redevelopment opportunity of ± 4.27 acres of land
- + $\pm 354'$ linear feet of US 101 Freeway visibility
- + Convenient freeway access
- + Directly abuts Shopping at the Rose II, Best Buy Electronics, and CarMax
- + Retail hub for big box users
- + Regional retail draw
- + Strong demographics

DEMOGRAPHICS (2019 Est)

	1-Mile	3-Mile	5-Mile
Residential Population	18,769	114,927	281,987
Daytime Population	21,907	115,420	257,941
Average Household Income	\$100,820	\$85,677	\$89,347

TRAFFIC COUNTS

US 101	132,000 ADT
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Source: CalTrans 2014 Traffic Counts

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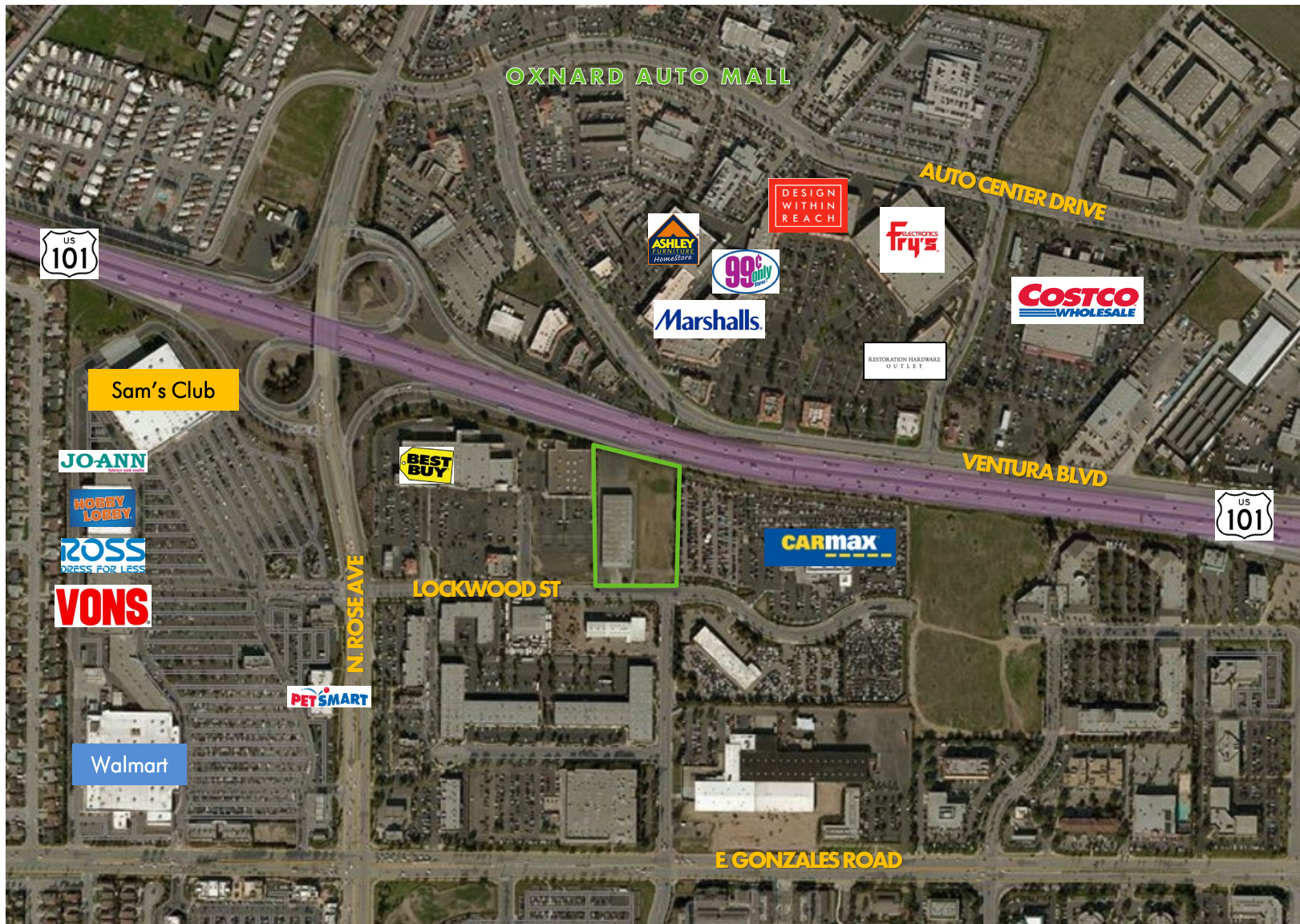
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AERIAL



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