

# 1400-1444 E 5TH STREET

OXNARD, CA 93030

## FOR SALE

3,492 SQ.FT.

INDUSTRIAL CONDO



**STRATTON**  
INTERNATIONAL  
COMMERCIAL REAL ESTATE SERVICES

1400-1444 E 5TH STREET, OXNARD, CA 93030



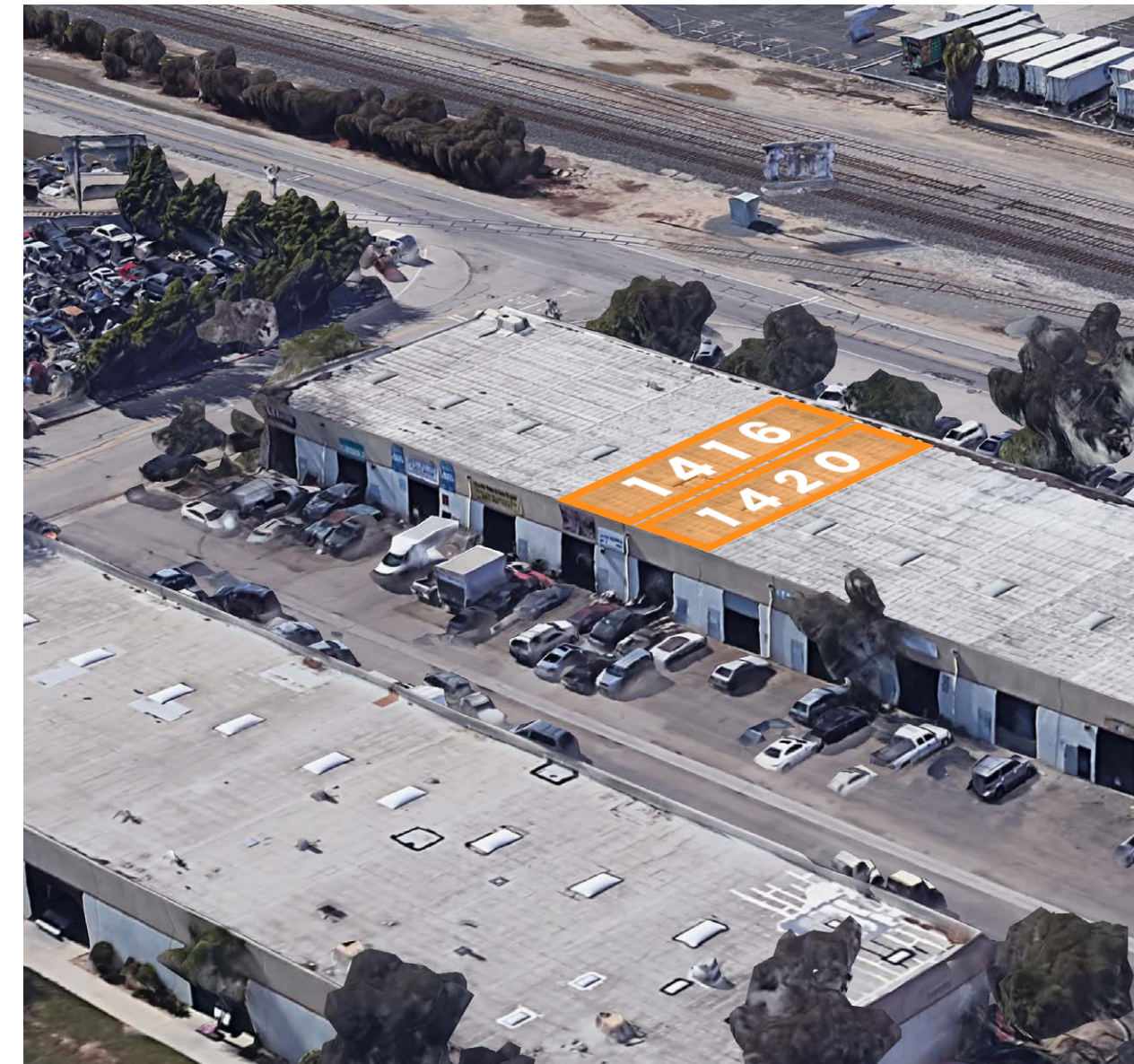
1400-1444 E 5TH STREET, OXNARD, CA 93030

# INDUSTRIAL CONDOMINIUMS

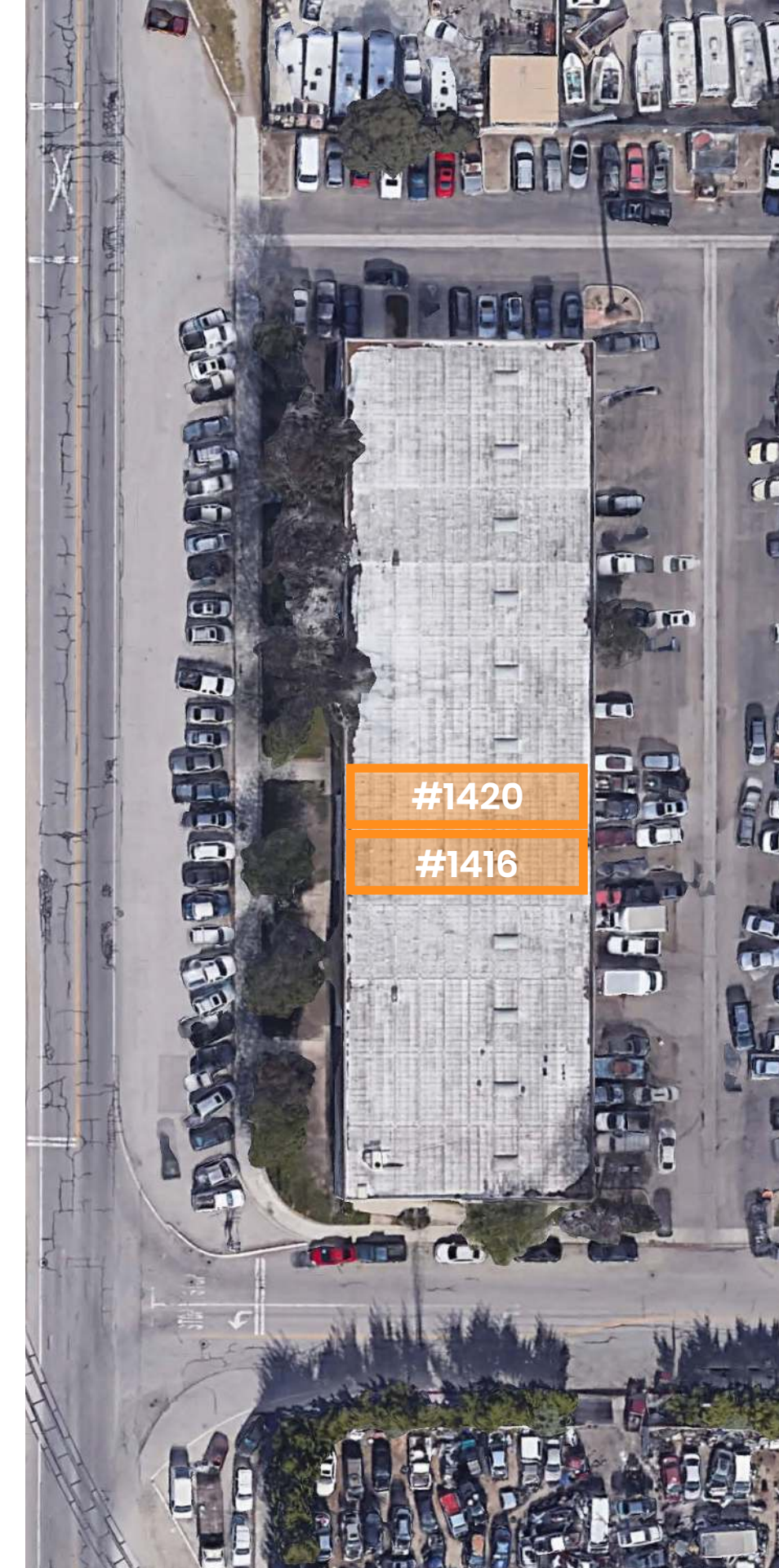
WAREHOUSE / DISTRIBUTION / MANUFACTURING

Stratton International, Inc is pleased to present Industrial condo units for sale at 1400-1444 E 5th St, Oxnard, CA 93030. The property is a 22,971 square feet multi-tenant industrial center adjacent to Chiquita's 500,000+ sq.ft. distribution facility and just minutes from the Oxnard Transit Center. Each unit features a storefront with parking and room for signage on E 5th St. The units can be purchased together and turned into one contiguous space.

|                    |  |                         |                        |                      |
|--------------------|--|-------------------------|------------------------|----------------------|
| M3<br>ZONING       | 16'<br>CEILING HT  | 120-208V 3P 4W<br>POWER | 2/1,000 SF<br>PARKING  | \$178<br>PRICING PSF |
| UNIT<br>#1416-1420 | 3,492 Sq.Ft 2x 10'x12' Ground Level<br>LEASED - MONTH-TO-MONTH |                         | 200 AMPS<br>10% OFFICE |                      |









# #1416

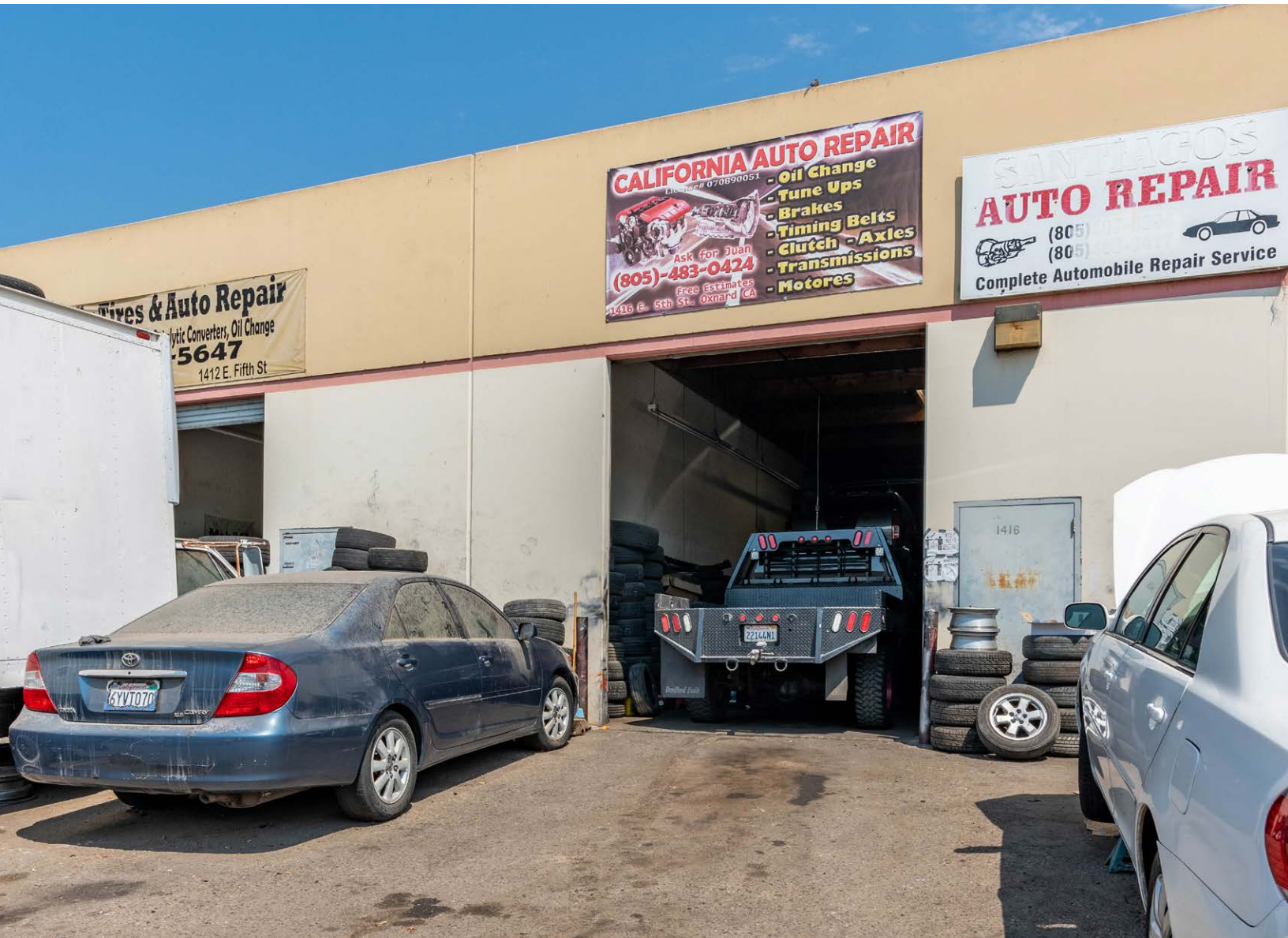
## UNIT OVERVIEW

In-line industrial condominium unit with warehouse & office space. Unit features a storefront entrance with room for signage on E 5th Street. A 10'x12' ground-level is accessible via the alley at the rear of the property.

1,908 Sq.Ft.  
BUILDING

350 Sq.Ft.  
OFFICE

1x 10'x12'  
GROUND LEVEL





**1416**  
**E 5TH ST**  
OXNARD, CA 93030

**Ben Spring**  
Sales Associate  
661-803-7477

Ben@StrattonInternational.com  
DRE #02121445

**Robert Stratton**  
CEO/President  
661-212-5699

Robert@StrattonInternational.com  
DRE #01182000





# #1420

## UNIT OVERVIEW

In-line industrial condominium unit built-out entirely as warehouse space. Unit features a storefront entrance with room for signage on E 5th Street. A 10'x12' ground-level is accessible via the alley at the rear of the property.

1,584 Sq.Ft.  
BUILDING

0 Sq.Ft.  
OFFICE

1x 10'x12'  
GROUND LEVEL





**1420**  
**E 5TH ST**  
OXNARD, CA 93030

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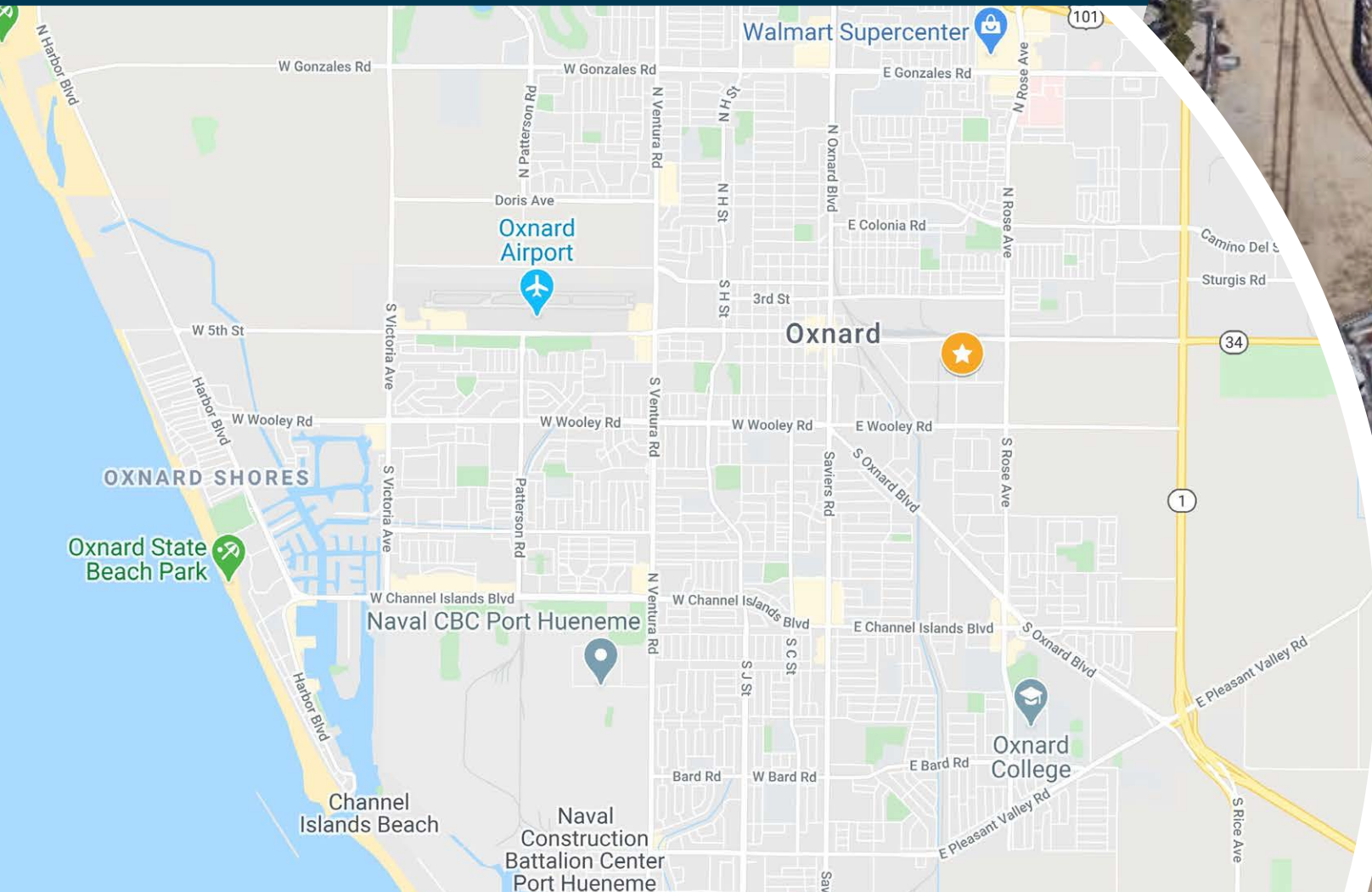
# DEMOGRAPHICS

OXNARD, CA

|                      | 1 MILE          | 3 MILE          | 5 MILE          |
|----------------------|-----------------|-----------------|-----------------|
| POPULATION           | 20,501          | 185,185         | 257,933         |
| GROWTH 2010-2020     | <b>+0.87%</b>   | <b>+1.10%</b>   | <b>+5.58%</b>   |
| HOUSEHOLDS           | 4,296           | 44,838          | 68,737          |
| GROWTH 2010-2020     | <b>+1.60%</b>   | <b>+0.79%</b>   | <b>+6.99%</b>   |
| AVG HOUSEHOLD INCOME | <b>\$66,375</b> | <b>\$82,722</b> | <b>\$87,592</b> |

## OPPORTUNITY ZONE

OPPORTUNITY ZONES OFFER THREE POTENTIAL TAX ADVANTAGES  
CAPITAL GAINS TAX DEFERRAL, STEP UP IN BASIS, OR CAPITAL GAINS  
TAX ELIMINATION.





**1400-1444**  
**E 5th St**

OXNARD, CA 93030

**FOR SALE**  
1,584-1,908 SQ.FT  
INDUSTRIAL CONDOS

**Ben Spring**

Sales Associate

661-803-7477

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**Robert A. Stratton Jr**

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The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.