

AUTOMOTIVE FOR SALE

524-528

PACIFIC AVE

OXNARD, CA 93030



STRATTON
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PACIFIC AVE

OXNARD, CA 93030

FOR SALE

- INDUSTRIAL/AUTOMOTIVE DOUBLE END-CAP UNIT
- RECEPTION, STREET FRONTAGE, BUILDING SIGNAGE
- M3 ZONING ACCEPTS MOST USES
- 2X GROUND-LEVEL LOADING



Robert Stratton

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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.

STRATTON INTERNATIONAL, INC.



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OFFERING SUMMARY

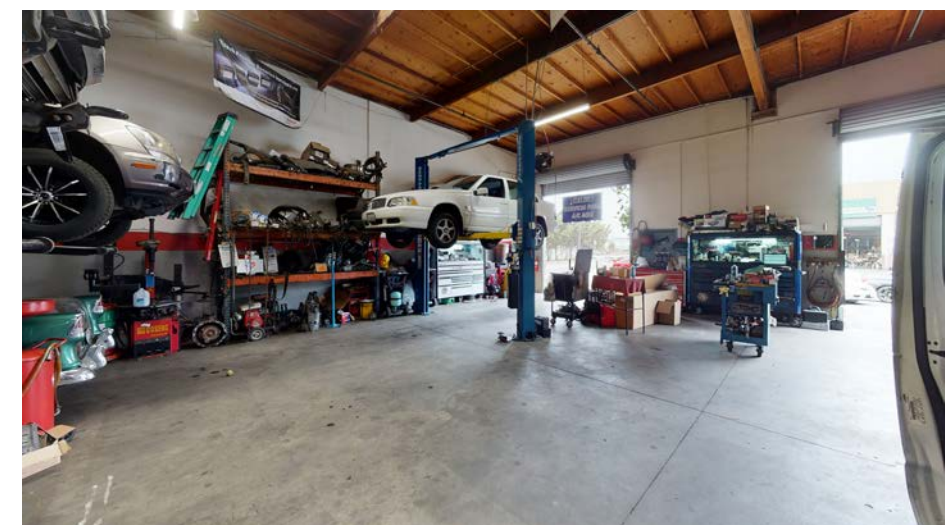
**524-528
PACIFIC AVE
OXNARD, CA 93030**

Stratton International is pleased to present 524-528 Pacific Ave, a 3,659 sq.ft. industrial/automotive condominium unit in the industrial center on E 5th St & Pacific Ave. This prime end-cap condo is positioned along Pacific Ave with ample room for large building signage. A street-side handicap accessible entrance along Pacific Ave leads into a reception office. The warehouse space contains two 10' x 12' roll-up truck doors. The property is located off Highway 34, minutes from the Oxnard Airport and Oxnard Transit Center. This condo is currently leased month-to-month but can be made available for an owner/user or split into two individual units. Contact Robert Stratton (661-212-5699) for more information regarding this turn-key opportunity.

BUILDING SQ.FT	3,659±
LOT SIZE SQ.FT	3,598±
YEAR BUILT	1986
FLOORS	1
APN(S)	201-0-370-135 & 201-0-370-145
ZONING	M3
LOADING DOORS	2x - 10' x 12'
POWER	TBD
PARKING	Est. 6 SPACES





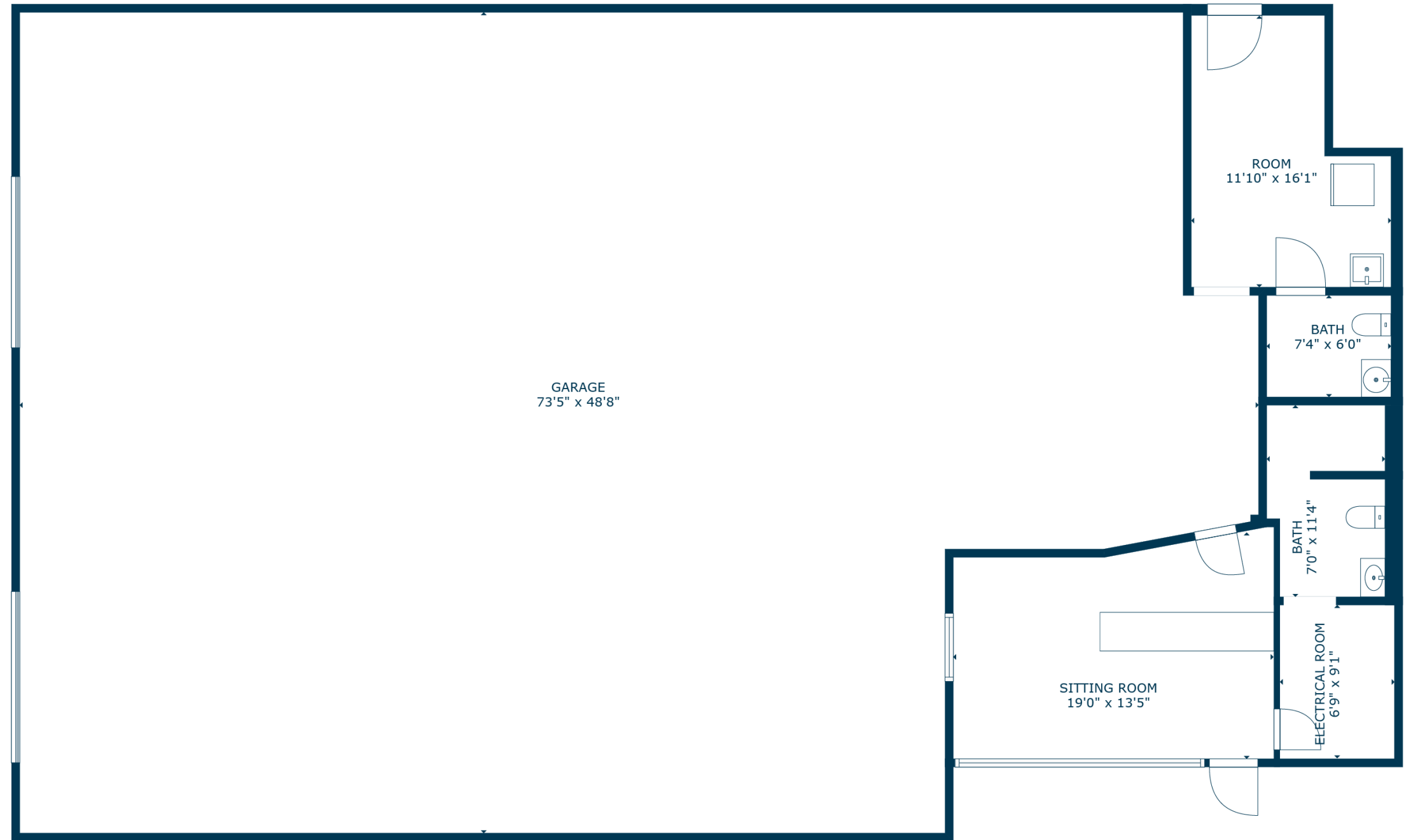




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FLOOR PLAN

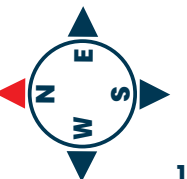


FLOOR 1



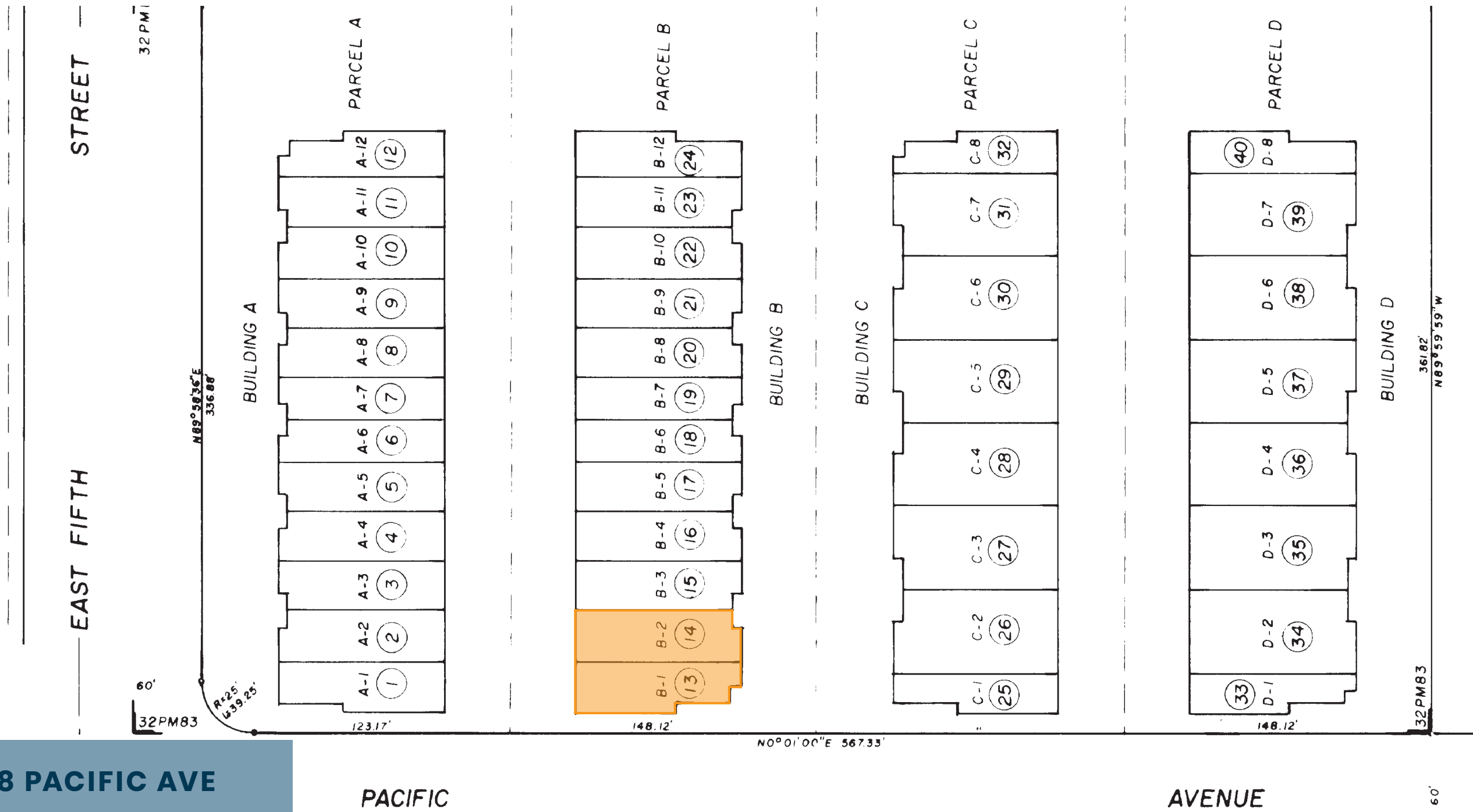
SCAN, TAP or CLICK!

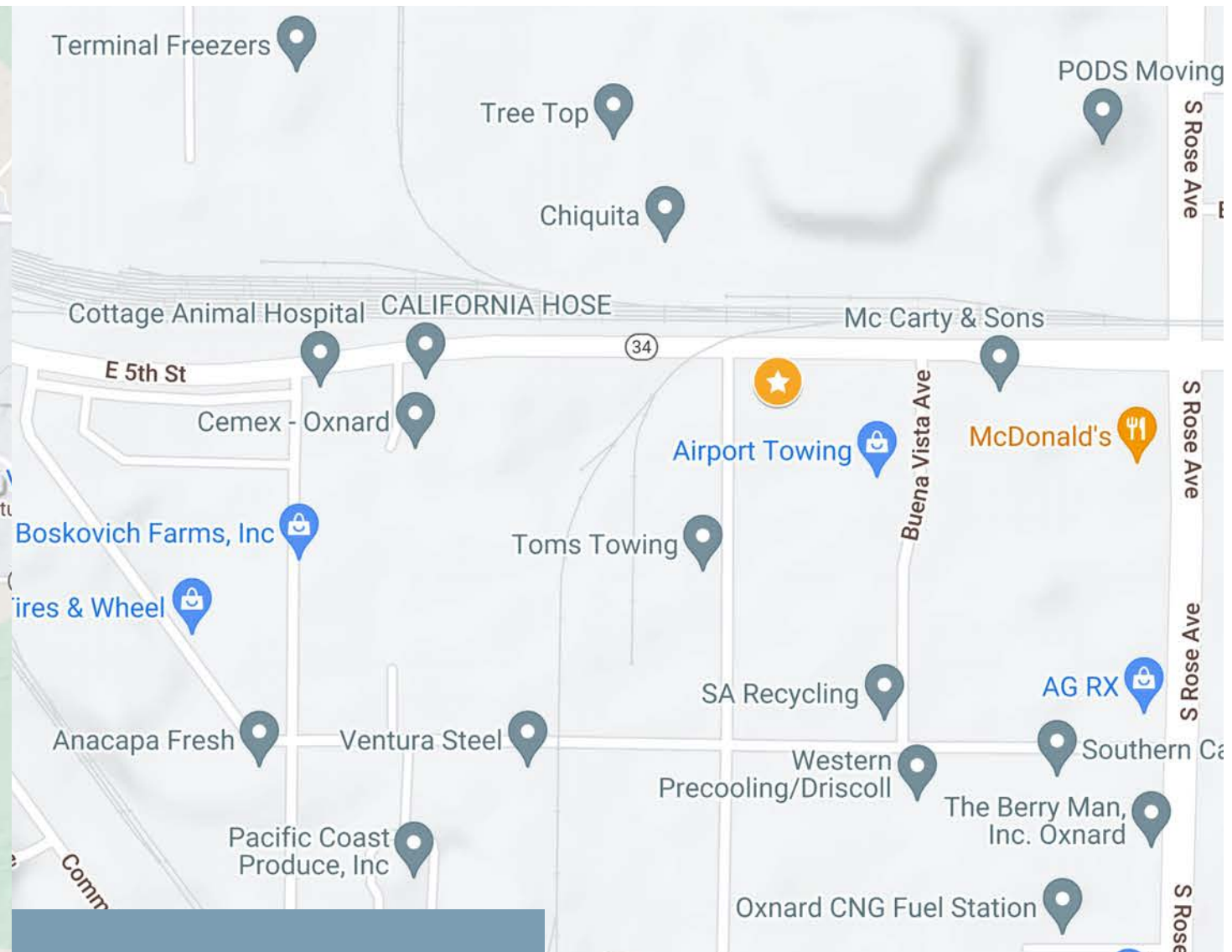
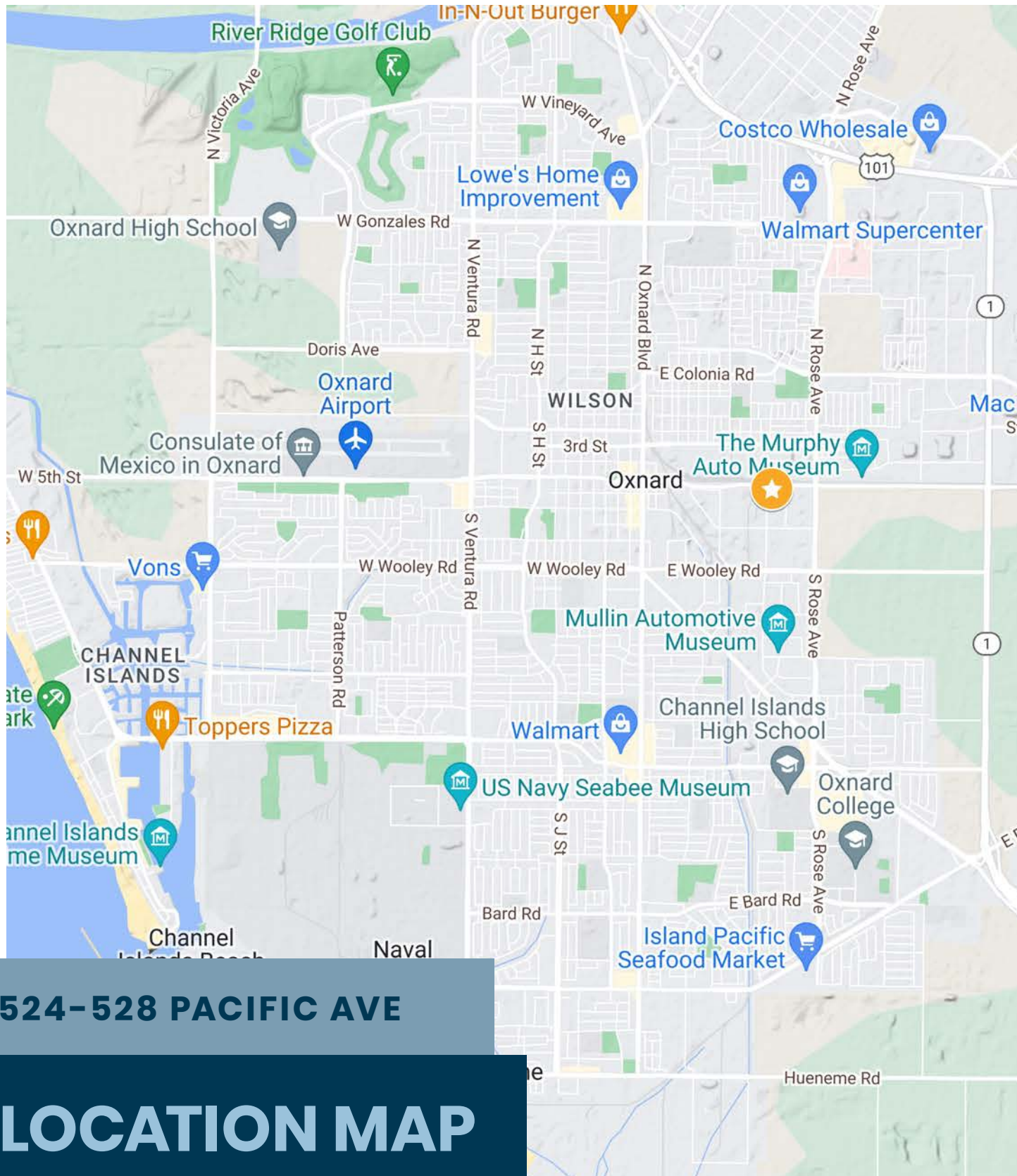
The information in this floorplan has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



524-528 PACIFIC AVE

PARCEL MAP





DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
2022 Population	93,126	254,688	414,168
Annual Growth 2010-2022	-0.2%	0.3%	0.3%
2022 Households	20,818	67,771	127,767
Annual Growth 2010-2022	0.2%	0.6%	0.5%
Avg Household Income	\$89,825	\$96,624	\$105,480



524-528
PACIFIC AVE
3,659 SQ.FT. BLDG ON 3,598 SQ.FT. LOT

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PREPARED BY



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