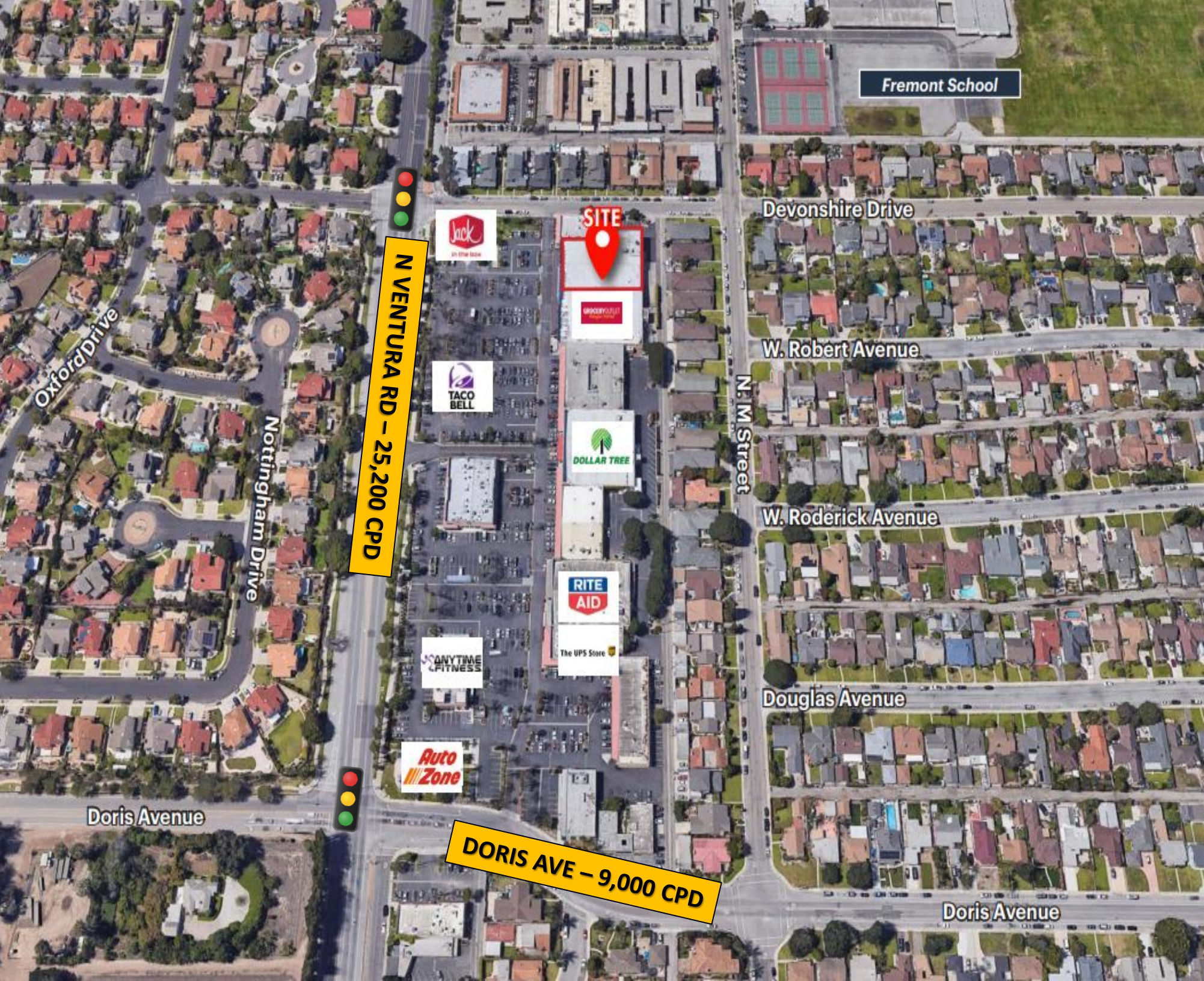

FOR SUBLEASE

920 N Ventura Road, Oxnard

NEC N. Ventura Rd + Doris Ave

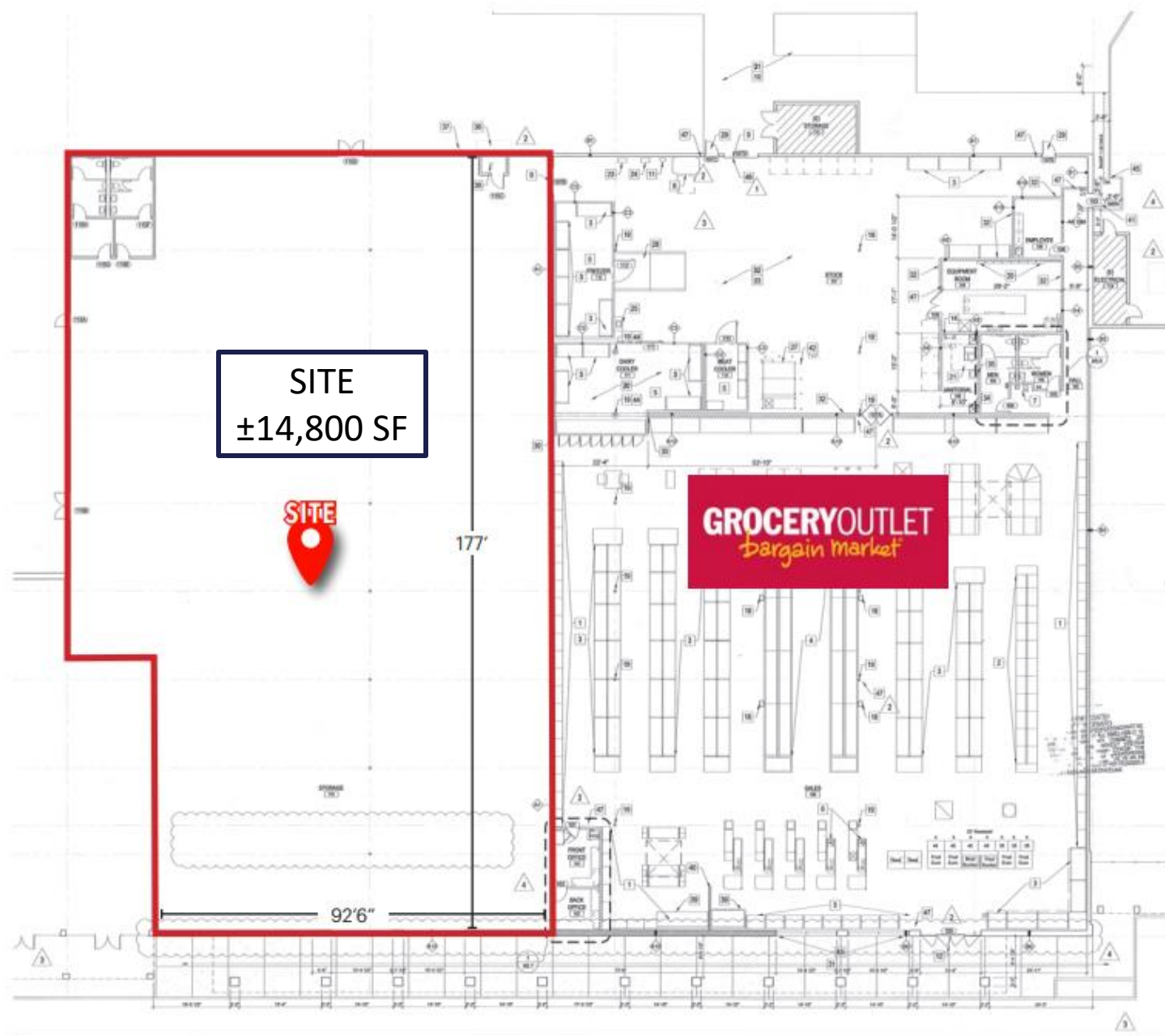
920 N VENTURA ROAD, OXNARD

- Featuring approximately 14,800 SF available for sublease within Fremont Square, a 160,000 SF neighborhood shopping center.
- The site is located in a diverse trade area with numerous national and regional tenants, such as Grocery Outlet, dd's DISCOUNTS, Rite Aid and Dollar Tree
- Strong traffic exposure with 62,542 average daily vehicles along N. Ventura Road and 17,987 along W. Gonzales Road.
- Surrounded by a dense residential customer base, with 8,070 homes within one mile and approximately 100,000 people in the total trade area
- Less than two miles from Oxnard Airport and well suited for a larger retailer or potential storage/warehouse use.





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EXPANDED DEMOGRAPHIC PROFILE

Estimated 2026

920 N VENTURA RD, OXNARD

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	27,811	135,035	125,805
Estimated Population (2031)	27,680	135,389	125,049
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Households	8,056	37,719	40,123
AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Average HH Income	124,304	128,372	125,410
Estimated Average HH Income (2031)	142,005	144,605	140,231
MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Median HH Income	105,391	104,999	103,695
Estimated Median HH Income (2031)	119,359	118,165	116,147
PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
Estimated Per Capita Income	36,386	35,977	40,584
Estimated Per Capita Income (2031)	41,897	40,934	45,782

LEASING:



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