

FANTASTIC PRICE REDUCTIONS FOR SALE OR LEASE

1258 Saviers Road
Oxnard, CA 93033



FREESTANDING • PARKING IN REAR

HIGHLIGHTS

- ▶ 17,500 SF Freestanding Building
- ▶ Fenced Rear Parking/Loading
- ▶ 140 Foot Frontage on Major Street
- ▶ Street Parking Allowed
- ▶ Just South of Oxnard Blvd & Wooley Rd (Hwy 1)
- ▶ Rear Entry/Loading Door Ground Level
- ▶ Available July 1, 2026

DEMOGRAPHICS 2024	1-Mile	3-Miles	5-Miles
Total Population	28,148	193,241	233,904
Employees	10,147	46,044	69,033

Traffic Count: Saviers Rd @ Wolff St: **30,100 CPD**
S. Oxnard Blvd @ E. Wooley Rd: **19,344 CPD**

FOR LEASE

- ▶ \$.75 Per Square Foot Including NNN Flat For Two (2) Years.
- ▶ Later Years Rent Increases By 3% Annually + NNN Of \$.18 PSF
- ▶ Minimum Five (5) Year Lease Term With Approved Credit

FOR SALE

- ▶ \$2,750,000.00 (\$157.14 PSF)
- ▶ Seller Financing With 5.25% Interest Rate for Five (5) years 25% down with Good Credit

REAR PARKING LOT



For further information contact:

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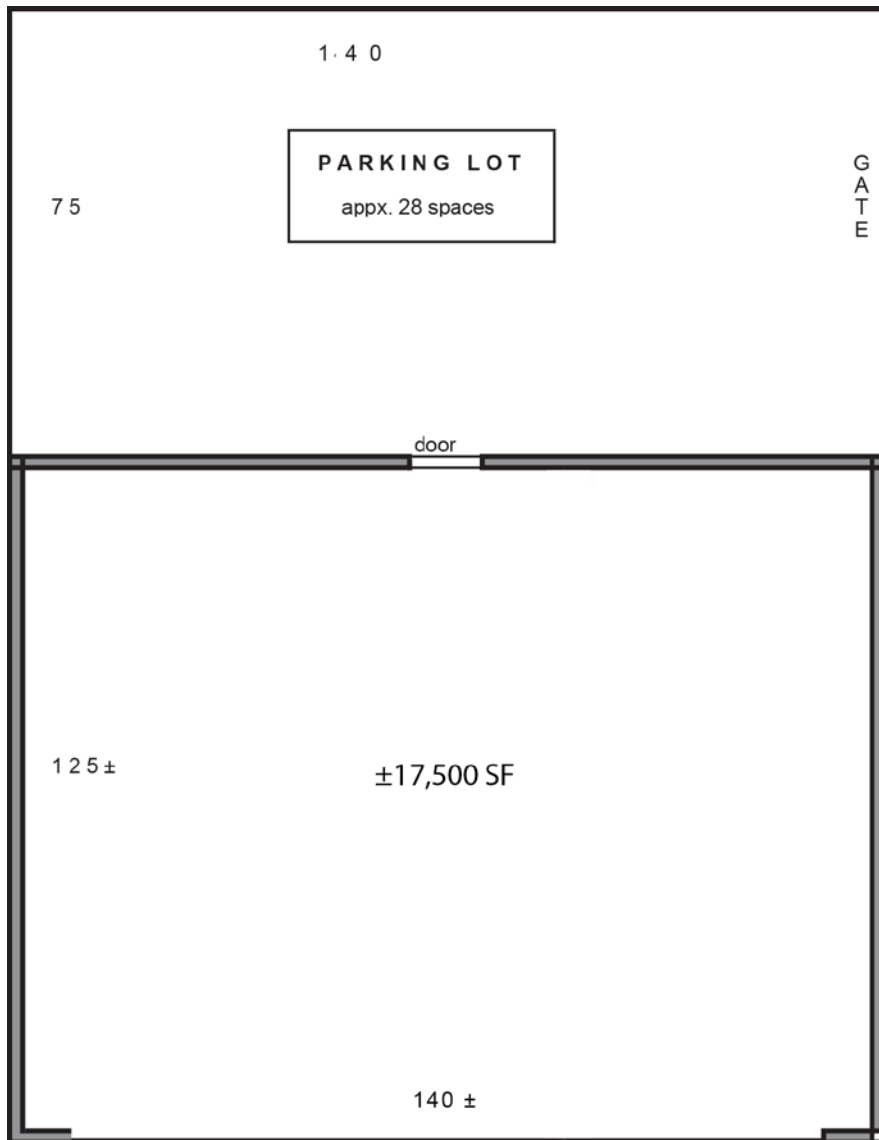
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SITE PLAN



S A V I E R S R O A D



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AREA AMENITIES

For further information contact:

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