

RETAIL COMMERCIAL SHOWROOM FOR LEASE OR SALE

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

FOR LEASE

- ▶ 17,500 SF @ \$1.10 psf Including NNN

FOR SALE

- ▶ ~~\$3,495,000 (\$199.71 PSF)~~
\$3,150,000.00 / \$180.00 PSF
Seller may carry for qualified buyer

| 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 further information contact:

BRUCE MILTON
805.626.1281
bmilton@lee-re.com
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REAR PARKING LOT



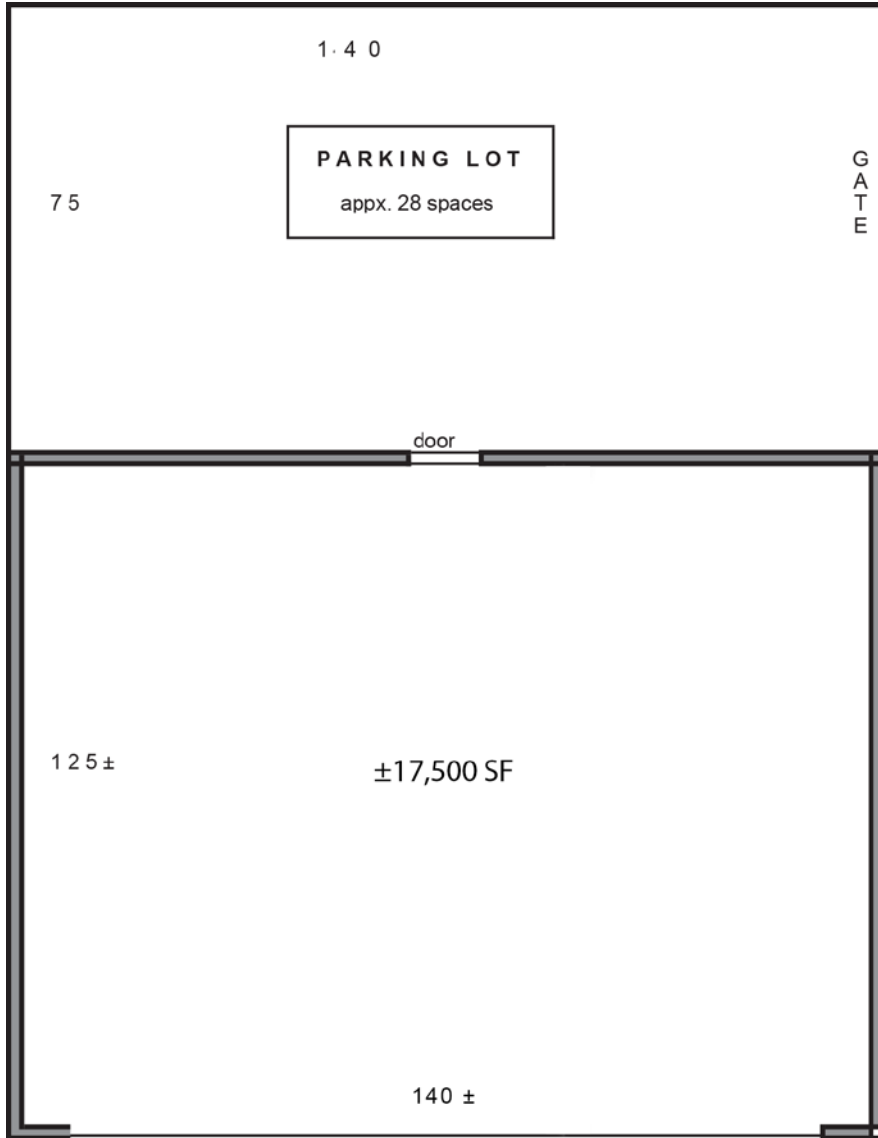
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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SITE PLAN



S A V I E R S R O A D



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