

FOR LEASE

Lemon Grove Plaza

Oxnard Blvd. and Citrus Grove Ln., Oxnard, CA

RETAIL



SHOPPING CENTER INFORMATION

- ❑ **AVAILABLE:**
 - #2043 – 1,200 SF (Restaurant or retail)
 - #2083 – 1,500 SF*
 - #2085 – 1,200 SF*
 - *2041 and 2043 can be combined for 2,400 SF
 - *2083 and 2085 can be combined for 2,700 SF
- ❑ **ASKING RATE:** \$2.50 - \$3.00 PSF, NNN
- ❑ **NNN'S:** \$0.50
- ❑ **TERM:** 5 - 10 years
- ❑ **PARKING:** Abundant

2017 Demographics

	1 Mile	3 Miles	5 Miles
Population	32,234	140,361	298,185
Avg Household Income	\$76,995	\$83,425	\$84,352

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FEATURES

- + Busy grocery anchored center
- + Join Smart & Final, Planet Fitness and Auto Zone
- + Easy access



MARKET SNAPSHOT

- + Adjacent to Lowe's
- + Close proximity to 101 Freeway
- + Population over 140,000 (3 miles)
- + Largest city in Tri-Counties
- + Coastal Southern California community, approximately 62 miles northwest of Los Angeles and 32 miles south of Santa Barbara



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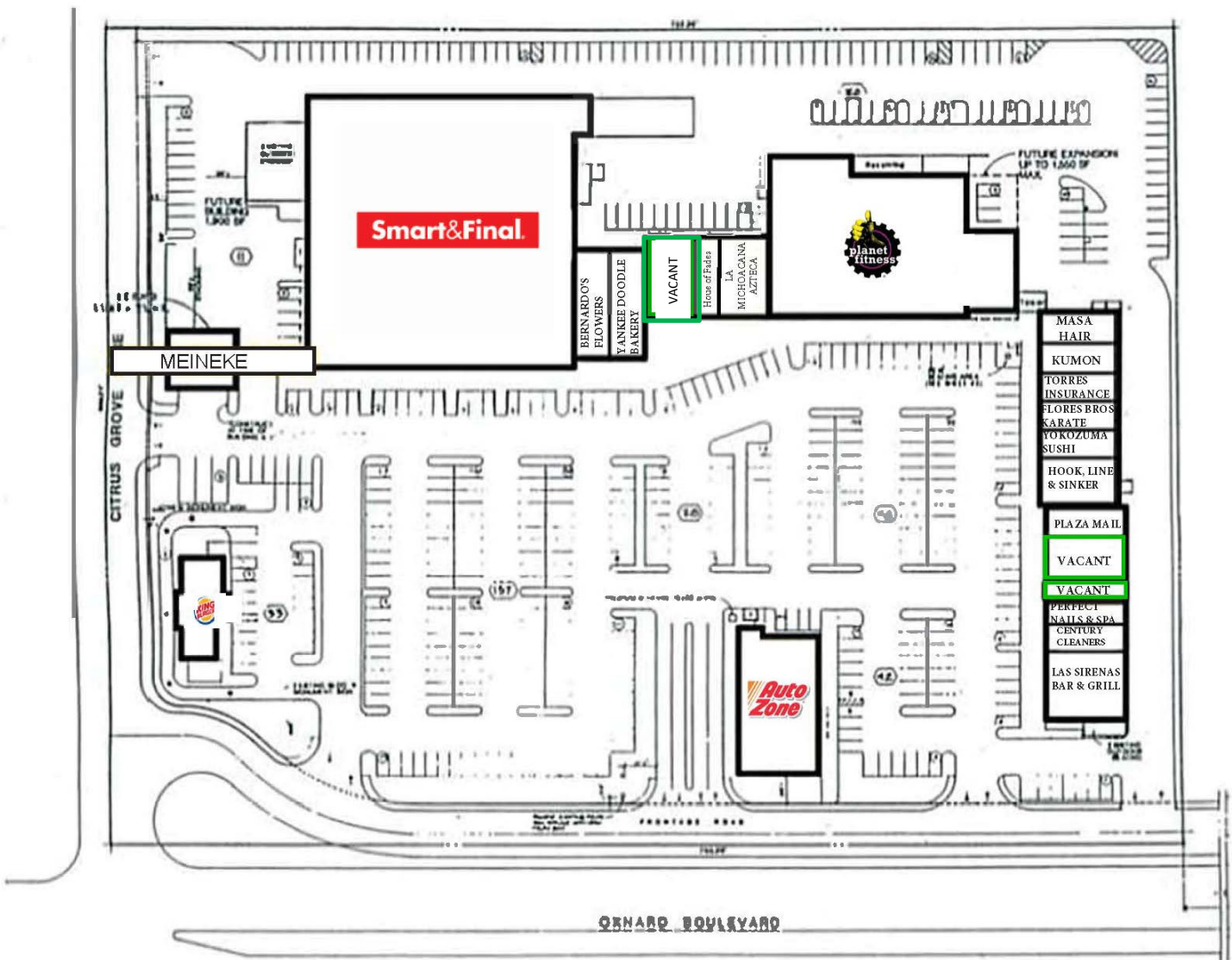
Tenant / Suite

Auto Zone	2051
Burger King	2001
Meinecke	2011
Smart & Final	2021
Bernardo's Flowers	2031
Yankee Doodle Bakery	2035
House of Fades	2041
AVAILABLE - 1,200 SF	2043
La Michoacana Azteca	2045
Planet Fitness	2059/2061
Masa Hair	2065

Tenant / Suite

Kumon	2067
Torres Insurance	2069
Flores Bros Karate	2071
Yokozuna Sushi	2073/2075
Hook, Line & Sinker Seafood	2077
Plaza Mail	2081
AVAILABLE - 1,500 SF*	2083
AVAILABLE - 1,200 SF*	2085
Century Cleaners	2089
Las Sirenas Bar & Grill	2091

* Can be combined

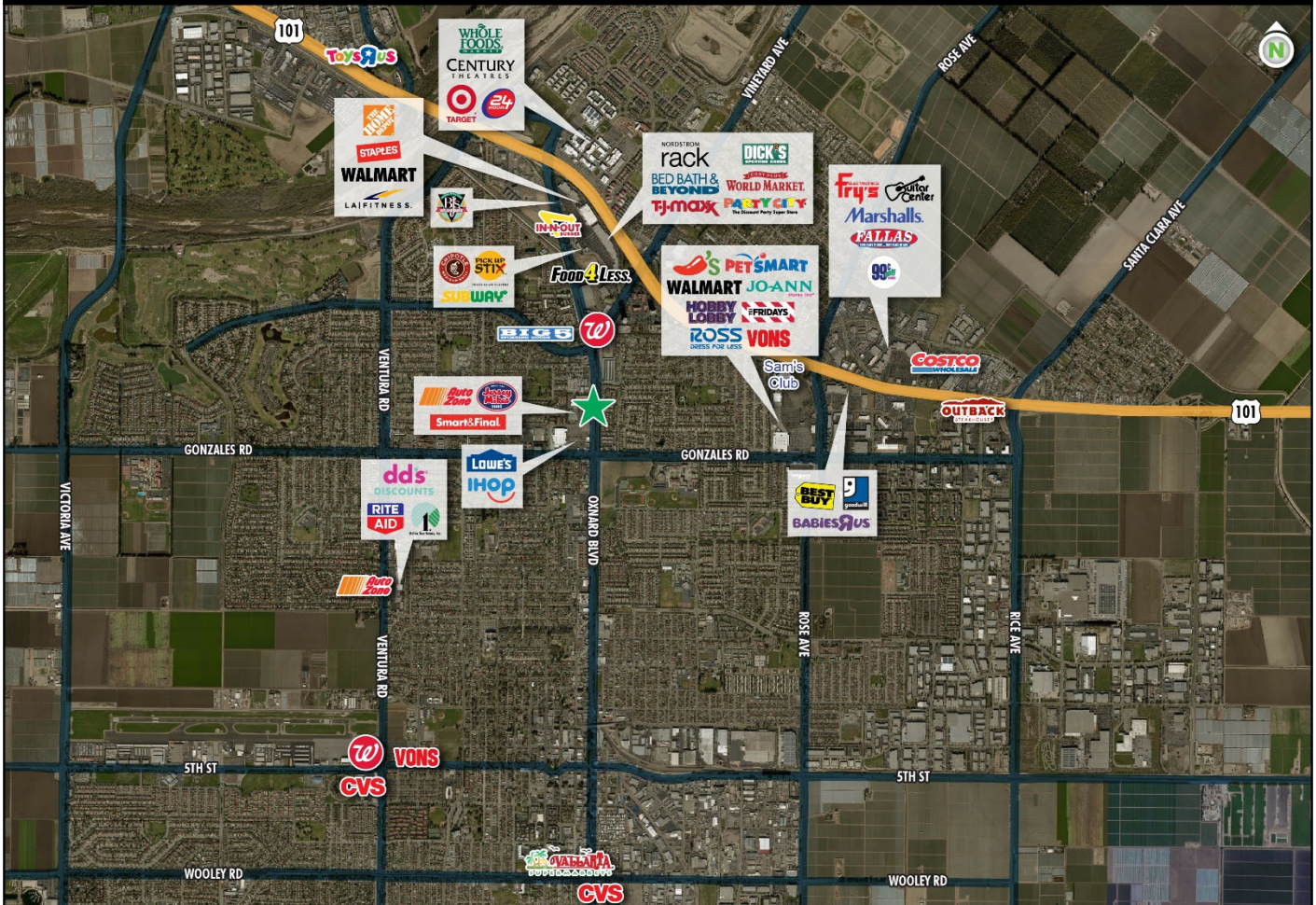


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LEMON GROVE PLAZA OXNARD, CA



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CONTACT US

DAVID RUSH

Senior Vice President

+1 805 288 4680

david.rush@cbre.com

Lic. 01058118

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