

# 520 W. 5th Street

## Multi-Tenant Office and Retail Building

520 W. 5th Street  
Oxnard, CA 93030  
[www.cbre.com](http://www.cbre.com)

Excellent location minutes from downtown Oxnard



# Property Overview

## Property Info

+ Office Available:	1,500 SF - 7,100 SF	+ Office Base rental rate:	\$1.25/SF Modified Gross
+ Retail Available:	(Ground Floor): 1,138 SF - 3,418 SF	+ Retail Base rental rate:	\$1.60/SF NNN (est. \$0.36/sf/mo)
+ Available Total:	1,138 SF - 10,518 SF	+ Sale Price:	\$2,450,000
+ Gross SF RBA:	13,100	+ Zoning:	APN: 202-0-132-170: Downtown Edge (DT-E) APN: 202-0-132-110: Garden Apartment (R3)
+ SF Lot:	TOTAL: 23,875 SF APN: 202-0-132-170: 16,875 SF APN: 202-0-132-110: 7,000 SF		

## Property Highlights

- + Recently renovated exterior
- + Excellent location minutes from downtown
- + Great window line
- + Close to numerous amenities
- + Two separate lots
- + Excellent street front visibility
- + Small offices
- + Dedicated surface parking lot
- + Elevator serviced 2nd floor
- + Multi-tenant office and retail building

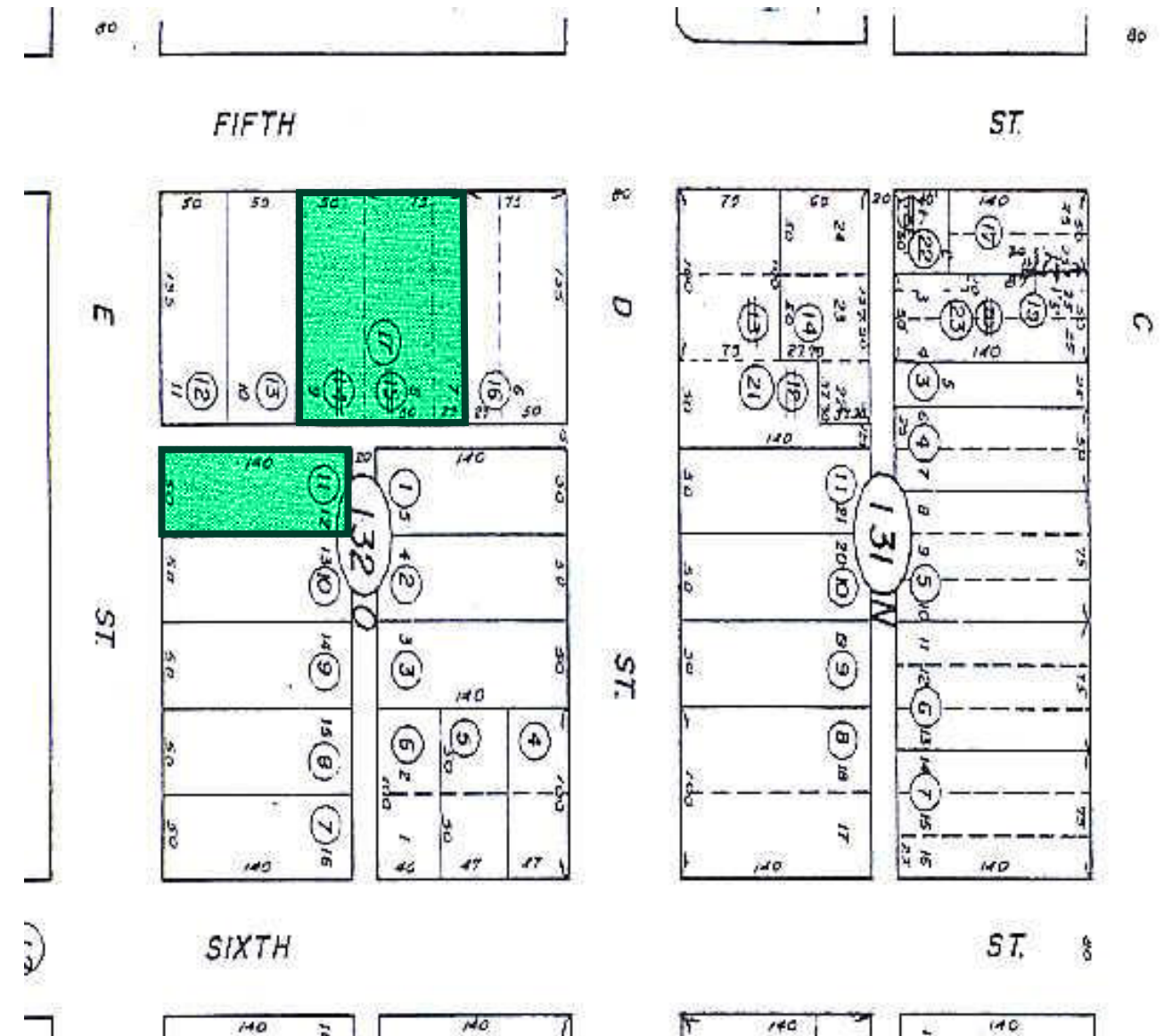
## Demographics

	1 Mile	2 Miles	3 Miles
2022 Population	33,221	113,474	188,191
2022 Daytime Population	29,119	90,550	159,634
2022 Average HH Income	\$82,538	\$98,659	\$105,507

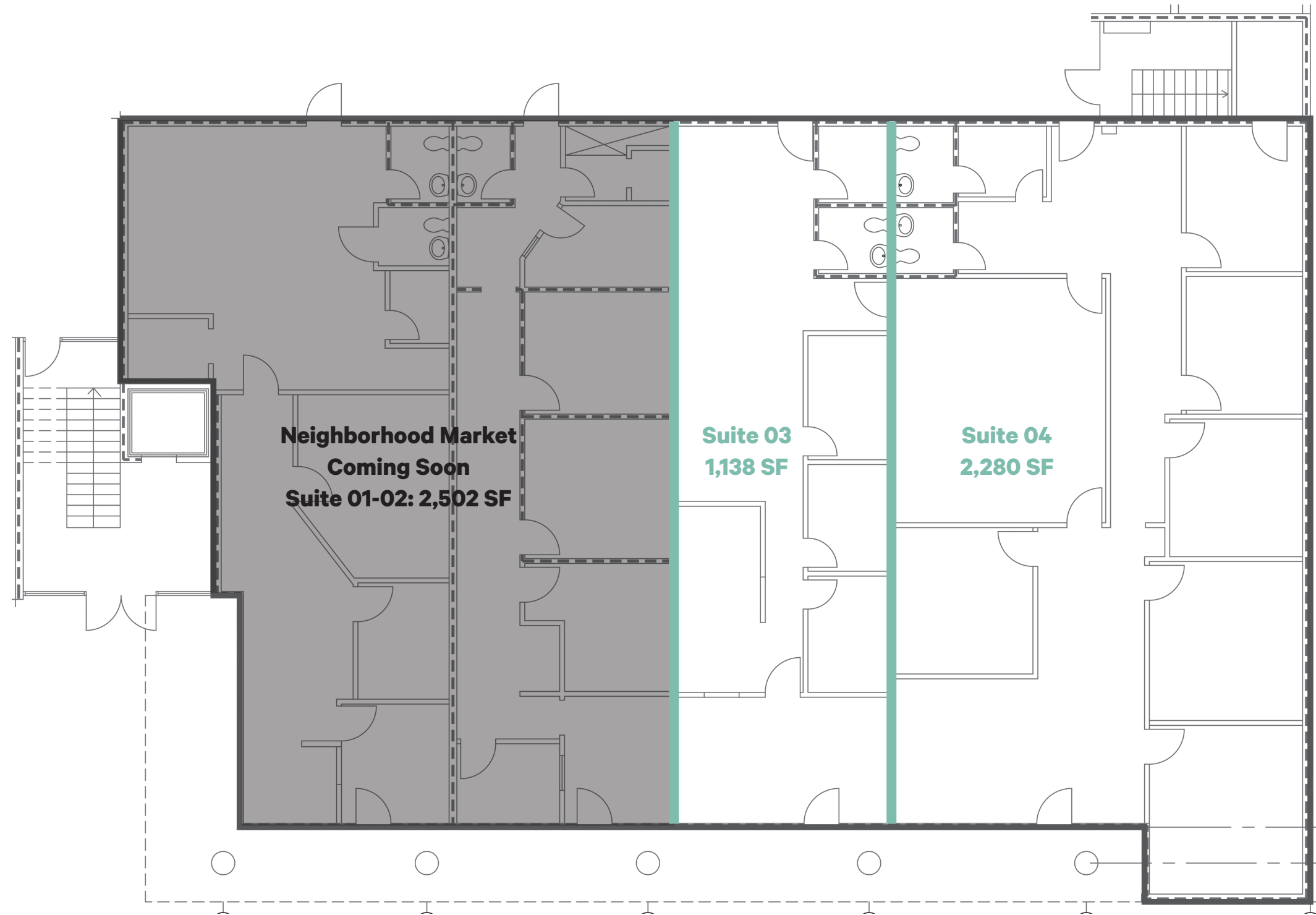
## Traffic Count

W. 5th Street & S. E Street	12,000 ADT
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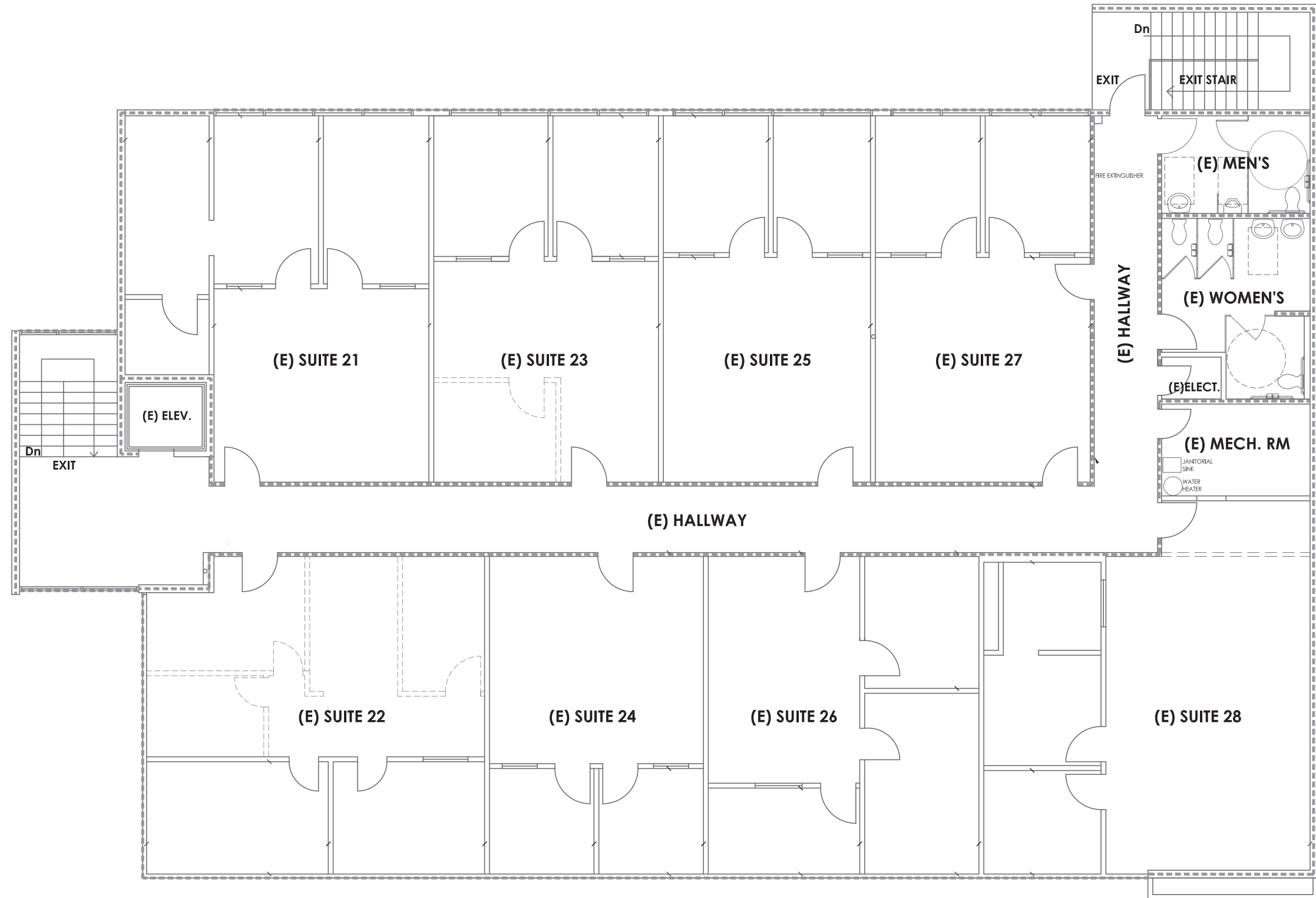
Source: City of Oxnard 2008



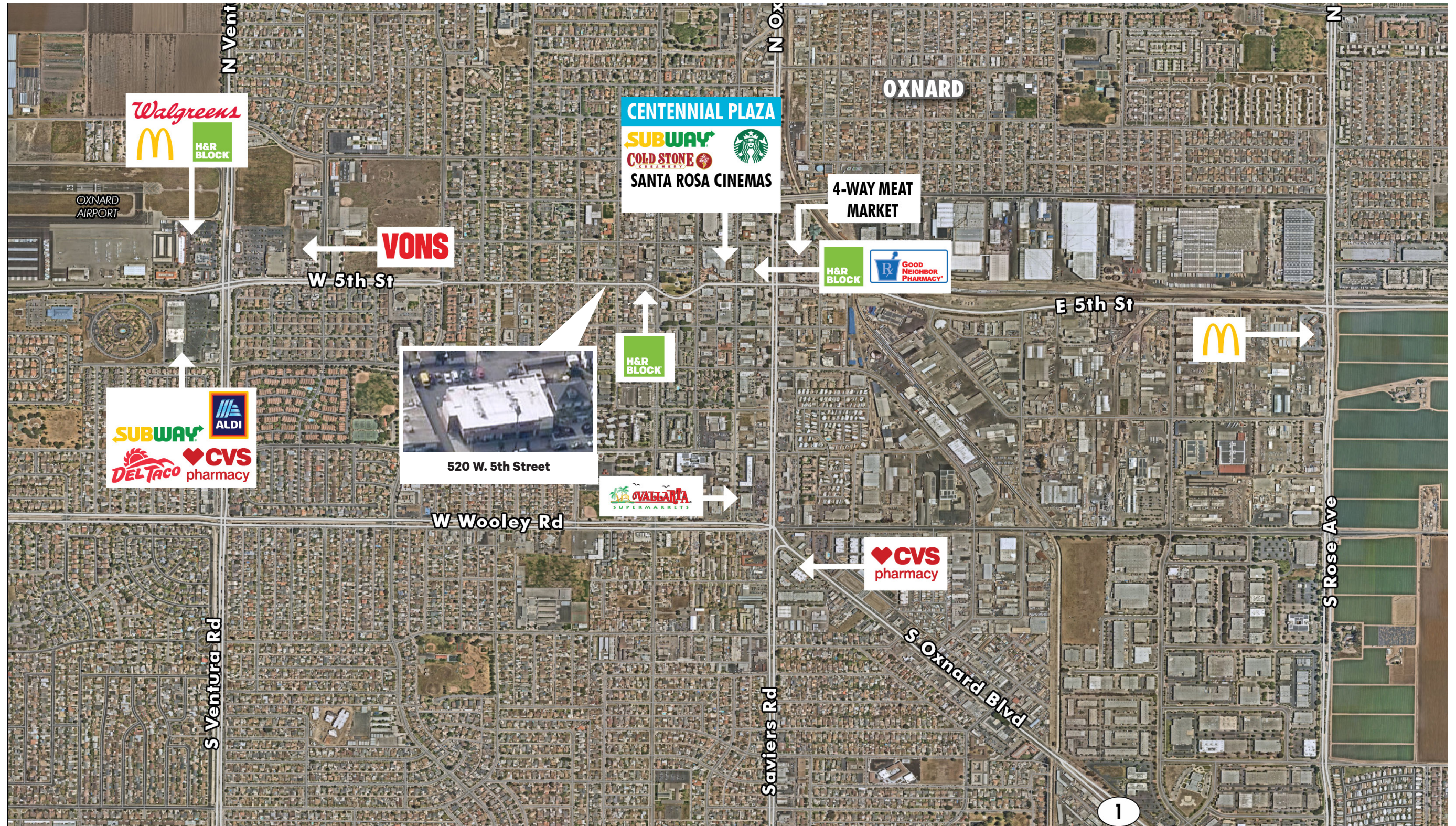
# 1<sup>st</sup> Floor Plan



# 2<sup>nd</sup> Floor Plan



# Amenities Map



# Aerial Map



## Contact Us

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