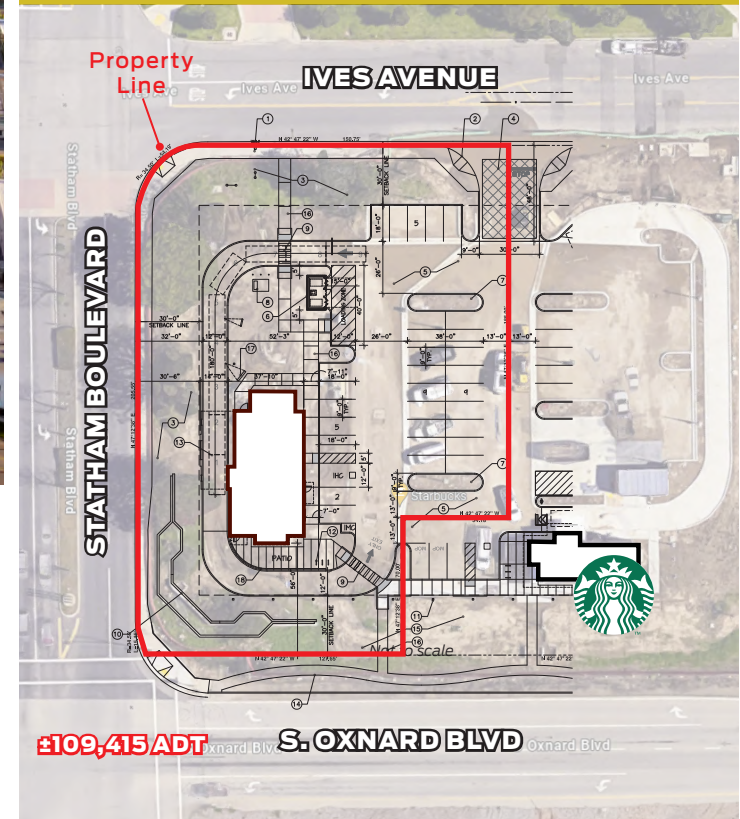
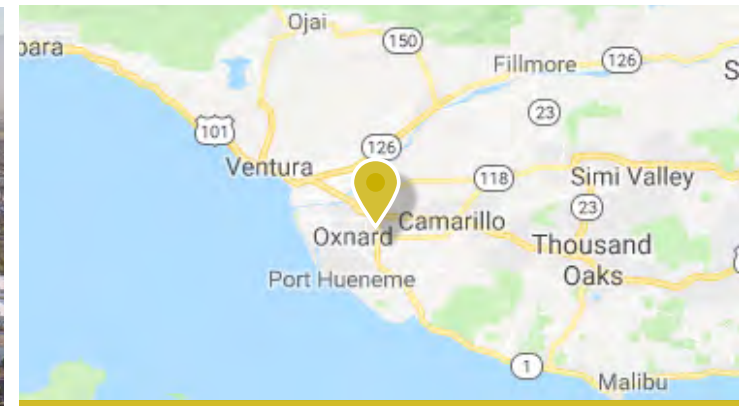


±43,174 SF FULLY ENTITLED DRIVE-THRU PAD
 1600 IVES AVE · OXNARD, CA · 93033

FOR SALE
 Fully entitled drive-thru pad.
 Located in Oxnard, CA.



Opportunity Highlights

- ±43,174 SF fully entitled drive thru pad available for purchase.
- Located off South Oxnard Blvd. adjacent to McDonalds & Starbucks.
- Parcel is located in an Opportunity Zone.
- Offered at \$2,375,000

Join these nearby tenants



LISA SHIELDS
 805.879.9639
lsields@radiusgroup.com
 CA LIC. 01742786

ROB DEVERICKS
 805.879.9641
rdevericks@radiusgroup.com
 CA LIC. 01349816



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VENTURA

LOWE'S **Smart & Final extra!**

SHOPPING AT THE ROSE

Walmart Neighborhood Market **ROSS DRESS FOR LESS** **SAM'S CLUB**

HOBBY LOBBY VONS

COSTCO WHOLESALE



DOWNTOWN OXNARD

N. OXNARD BLVD

ESPLANADE SHOPPING CENTER

THE HOME DEPOT

EVERY SEASON STARTS AT **DICK'S SPORTING GOODS**

ST. JOHN'S REGIONAL MEDICAL CENTER
1,410 EMPLOYEES



CENTERPOINT MALL & ISLAND PLAZA

Walmart Neighborhood Market **SUPERIOR GROCERS**

dd's DISCOUNTS **El Super**

HARBOR FREIGHT TOOLS **O'Reilly AUTO PARTS**

BANK OF AMERICA **WELLS FARGO**

E. 5TH STREET



BUSTLING DAYTIME POPULATION

MORE THAN 40,000 EMPLOYEES WITHIN 3-MILE RADIUS

OVER 2.3 MILLION SF OF INDUSTRIAL SPACE WITHIN A 1-MILE RADIUS

S. OXNARD BLVD

PAD FOR SALE

McDonald's 79th Percentile McDonald's Nationwide **Placer.ai**

SANTA CLARA HIGH SCHOOL
1,888 STUDENTS



OXNARD COLLEGE
7,000 STUDENTS



CHANNEL ISLANDS HIGH SCHOOL
2,983 STUDENTS

SAVIERS ROAD

E. CHANNEL ISLANDS BLVD.

S. ROSE AVENUE

RICE AVENUE

COLLEGE PARK

RADIUS
Commercial Real Estate

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PORT HUENEME

VENTURA

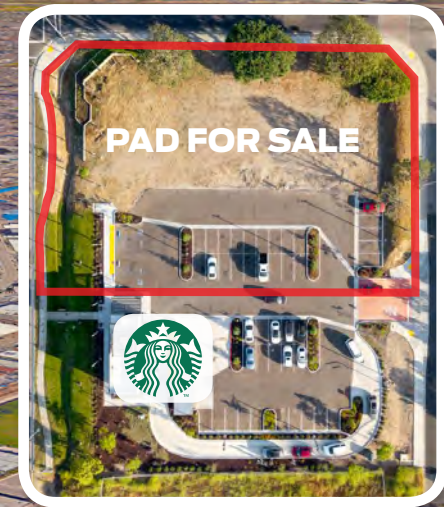
NAVAL BASE VENTURA COUNTY

SAVIERS ROAD

OXNARD

S. OXNARD BLVD

IVES AVE



PAD FOR SALE




79th Percentile
 McDonald's Nationwide
  Placer.ai

PAD FOR SALE

±109,415 ADT STATHAM BLVD ±18,029 ADT



78 APARTMENT UNITS APPROVED

CENTERPOINT MALL & ISLAND PLAZA



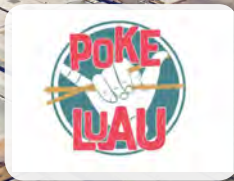












OXNARD CAREPLUS URGENT CARE 32,000 SF Medical Facility

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±43,174SF FULLY ENTITLED DRIVE-THRU PAD

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FOR SALE

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78 APARTMENT
UNITS APPROVED

AVAILABLE PAD

±18,029
ADT

±101,253
ADT

CHANNEL POINTE PLAZA

Waba

Jack
in the box

I Love
PH
OXNARD

19

Micheleanita
Ice Cream Company

CHARLEYS
CHEESESTEAKS • WINGS

OXNARD CAREPLUS
URGENT CARE

McDonald's
79th Percentile
McDonald's Nationwide

Placer.ai

±109,415
ADT

Demographics

	1 MILE	3 MILE	5 MILE
Average Household Income:	\$119,756	\$117,137	\$125,506
Population:	22,208	166,981	233,848
Daytime Population:	12,535	95,906	137,520

2026 Estimates from SitesUSA

Traffic Counts

	ADT
Ives Avenue @ Statham Boulevard:	±18,029
Rose Avenue @ S. Oxnard Boulevard	±101,253
S. Oxnard Boulevard @ Statham Blvd:	±109,415

Traffic Counts from SitesUSA

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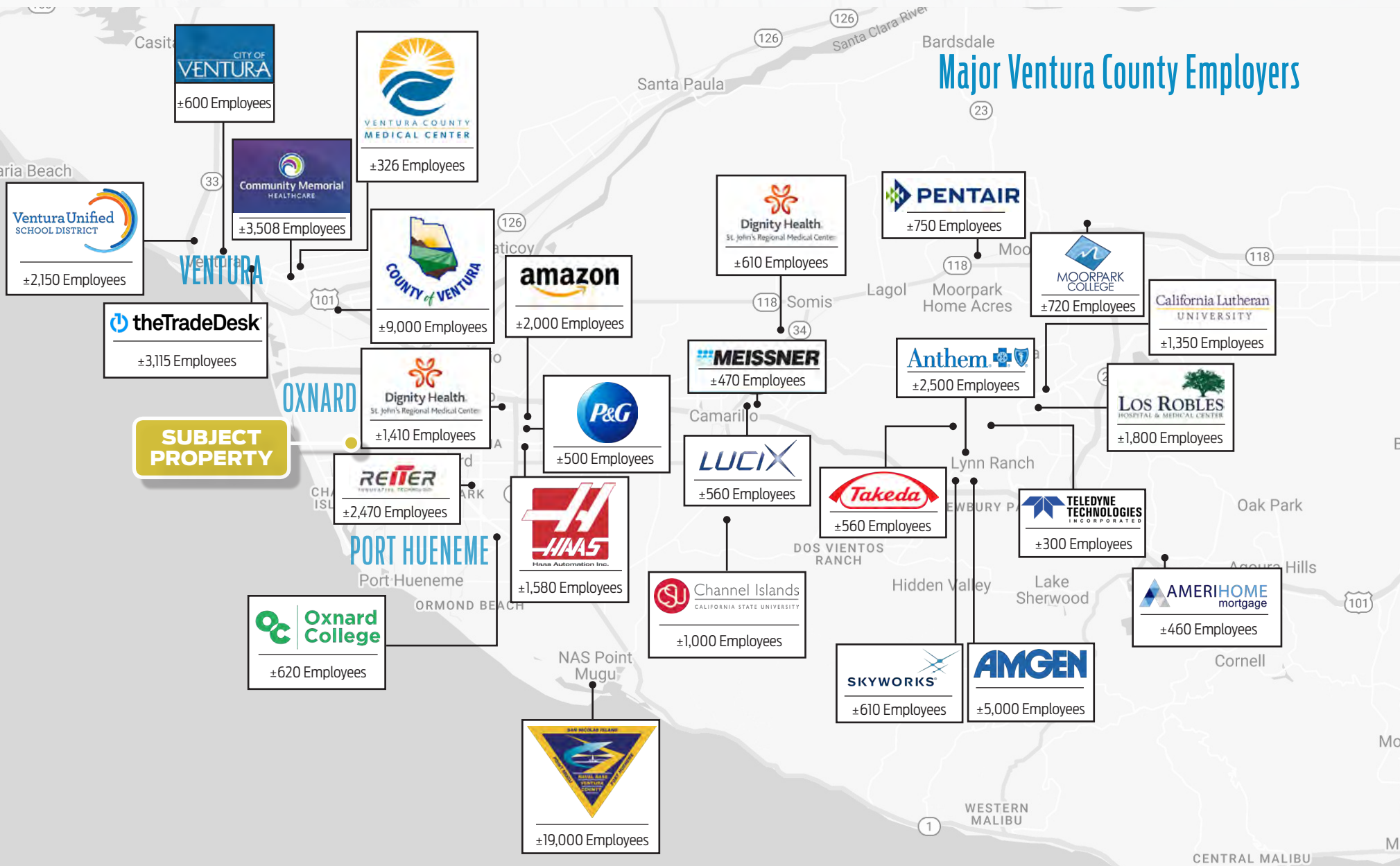
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Major Ventura County Employers

SUBJECT PROPERTY



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OXNARD CA

Situated nearly 60 miles northwest of Los Angeles and just south of Ventura, is the casual seaside town of Oxnard offering a blend of oceanfront recreation, seasonal festivals, delightful strawberries, excellent weather, and tranquil, uncrowded beaches for residents and tourists alike.

Outdoor enthusiasts will appreciate the exceptional surfing, coastal bike paths, hiking trails, kart racing, and whale watching opportunities. Oxnard's Mandalay Bay boasts an array of dining and leisure options, while Channel Islands National Park & Channel Islands National Marine Sanctuary are just a 90-minute boat ride from Oxnard's harbor.

Oxnard's primary employer is the U.S. Navy, supporting over 17,000 employees. The area is also home to numerous well-established employers, including Morgan Stanley, Verizon California, Haas Automation, Fidelity National Title Insurance Co., and DeVry University.

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