

1901, 2001 & 2051
N Solar Drive



OFFICE BUILDINGS

OXNARD'S CLASS "A" MEDICAL / OFFICE SPACE FOR LEASE

OMNINET

CBRE

MARKET OVERVIEW

The Oxnard submarket is a widely diverse submarket centrally located in the West Ventura County. It consists of approximately 1,815,270 sq. ft. of office space comprised of two high rise properties and the balance mid to low rise properties. The entire Oxnard area is predominantly agriculture and farming with active growers and related services, as well as the naval base anchored in Port Hueneme. The balance is comprised of an array of service and government related occupiers. The largest occupiers in Oxnard are the County of Ventura, State and DOD related agencies, Tri-Counties, Verizon, Kaiser, St. John's Hospital and the Oxnard School District.

The area is anchored by St. John's Regional Medical Center located at 1600 North Rose Avenue in the Gonzales medical corridor of Oxnard. St. John's is owned and operated by Dignity Health and is a 265 bed facility on over 48 acres.



PROPERTY HIGHLIGHTS



Market ready suites available



Building monument signage possible for larger tenants



Across from the Hilton Garden Inn and Homewood Suites



Easy access to the Ventura 101 Freeway and Rice Avenue/Pacific Coast Highway



Professional campus environment



Close proximity to restaurants retail establishments and more



Close proximity to the Gonzales medical corridor



Adjacent to St. John's Medical Center



OMNINET

- Financially Secure Ownership
- Responsive Property Management
- Superior Customer Collaboration
- Brokerage Friendly Approach
- Dedicated to Providing the Highest Level of Service

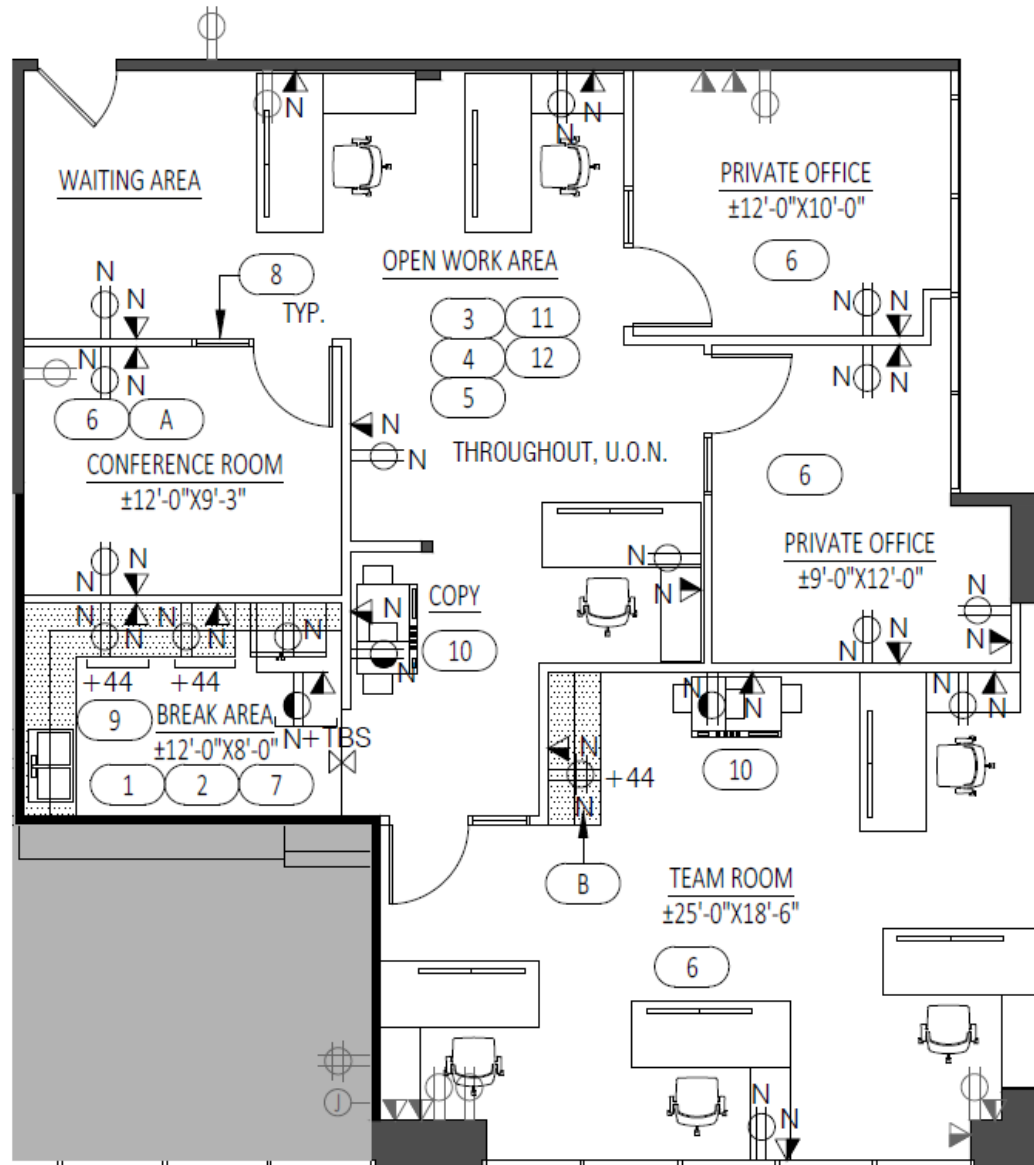
AVAILABILITIES

1901 N SOLAR DR	SF	Rate	Available	Notes
Suite 170	1,595 SF	\$2.95	Now	
2001 N SOLAR DR	SF	Rate	Available	Notes
Suite 155	749 SF	\$2.95	Now	
Suite 200	2,042 SF	\$2.95	Now	
Suite 275	2,798 SF	\$2.95	Now	
2051 N SOLAR DR	SF	Rate	Available	Notes
Suite 110	2,200 SF	\$2.95	Now	Shell condition
Suite 155	5,179 SF	\$2.95	Now	Shell condition
Suite 215	2,657 SF	\$2.95	Now	Spec Suite

FLOOR PLANS

1901 N SOLAR DRIVE

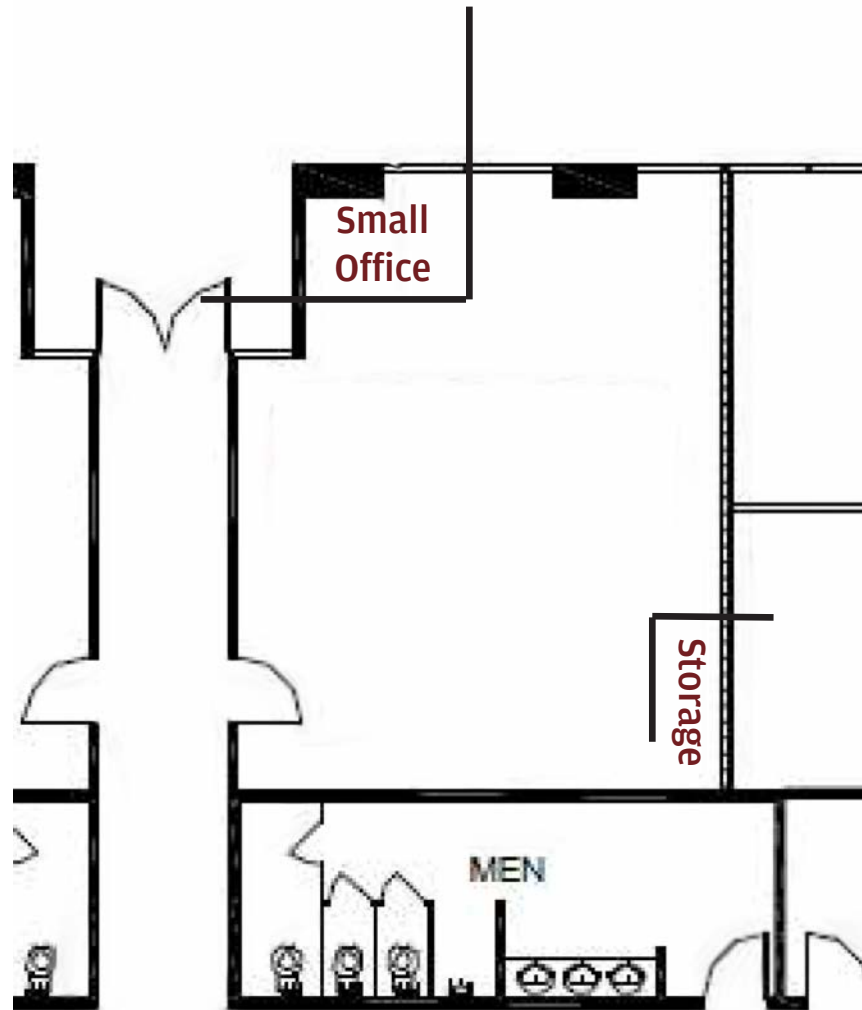
±1,595 RSF
SUITE 170



FLOOR PLANS

2001 N SOLAR DRIVE

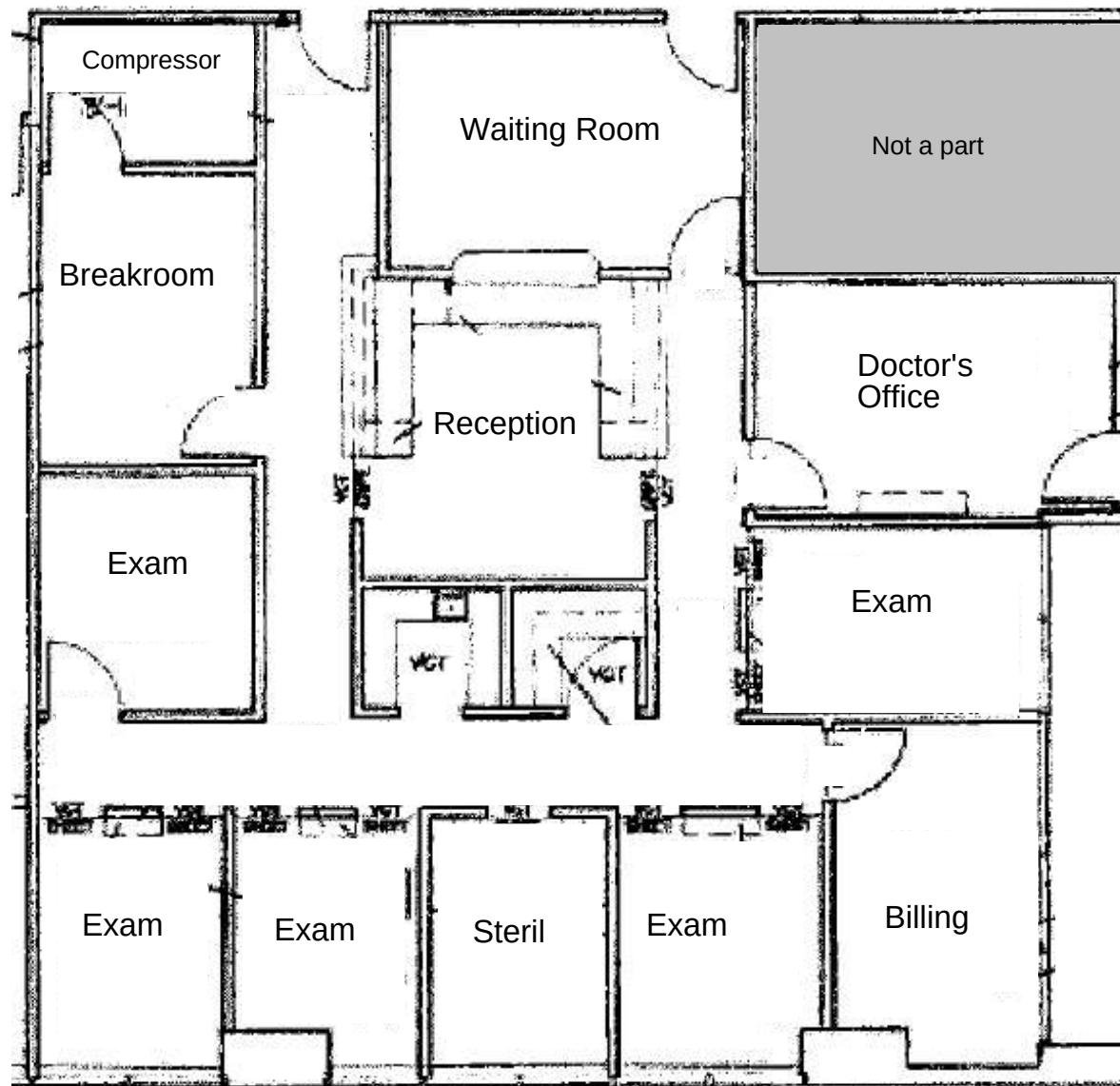
±749 RSF
SUITE 155



FLOOR PLANS

2001 N SOLAR DRIVE

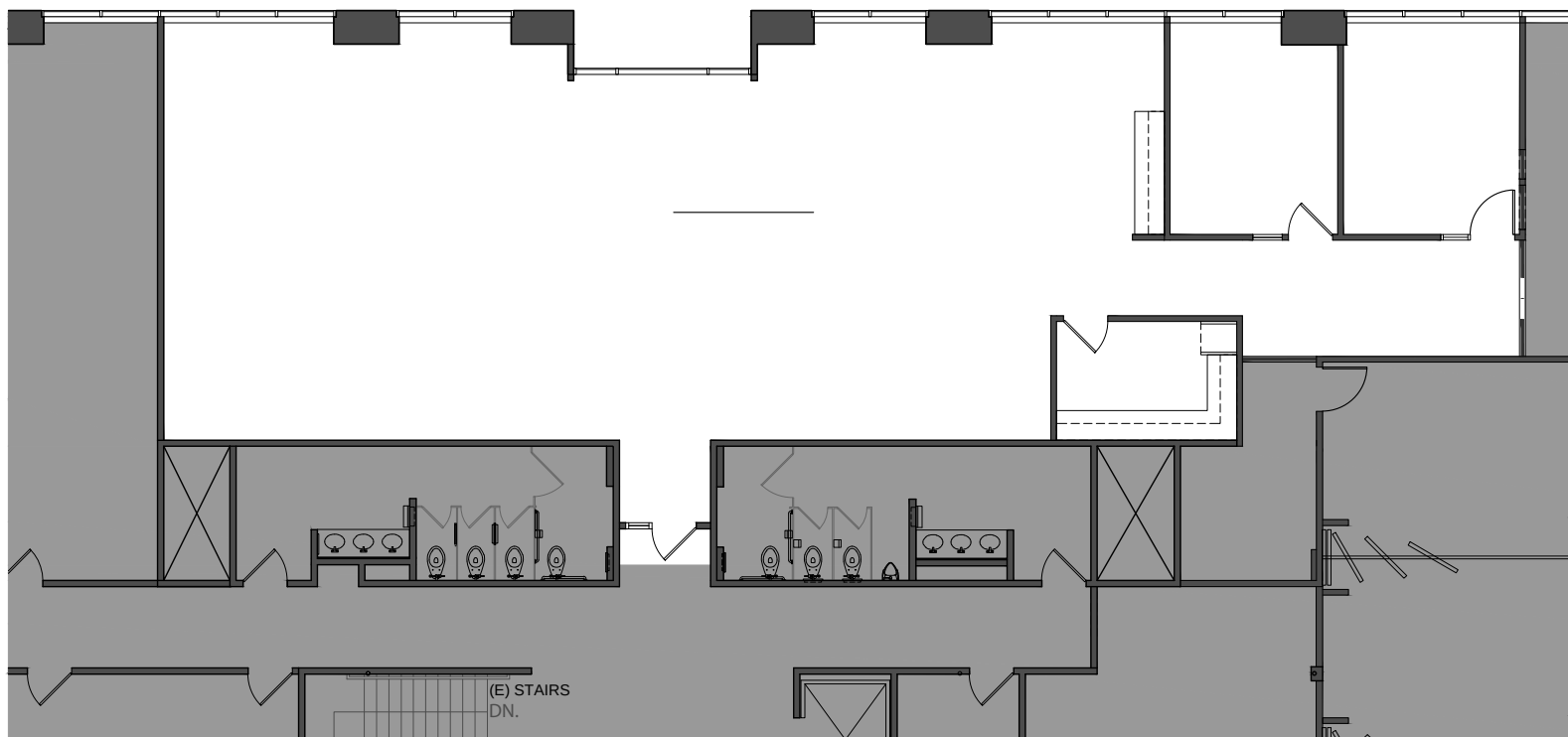
±2,042 RSF
SUITE 200



FLOOR PLANS

2001 N SOLAR DRIVE

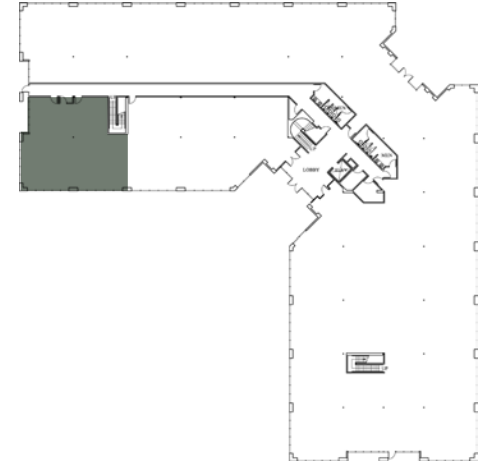
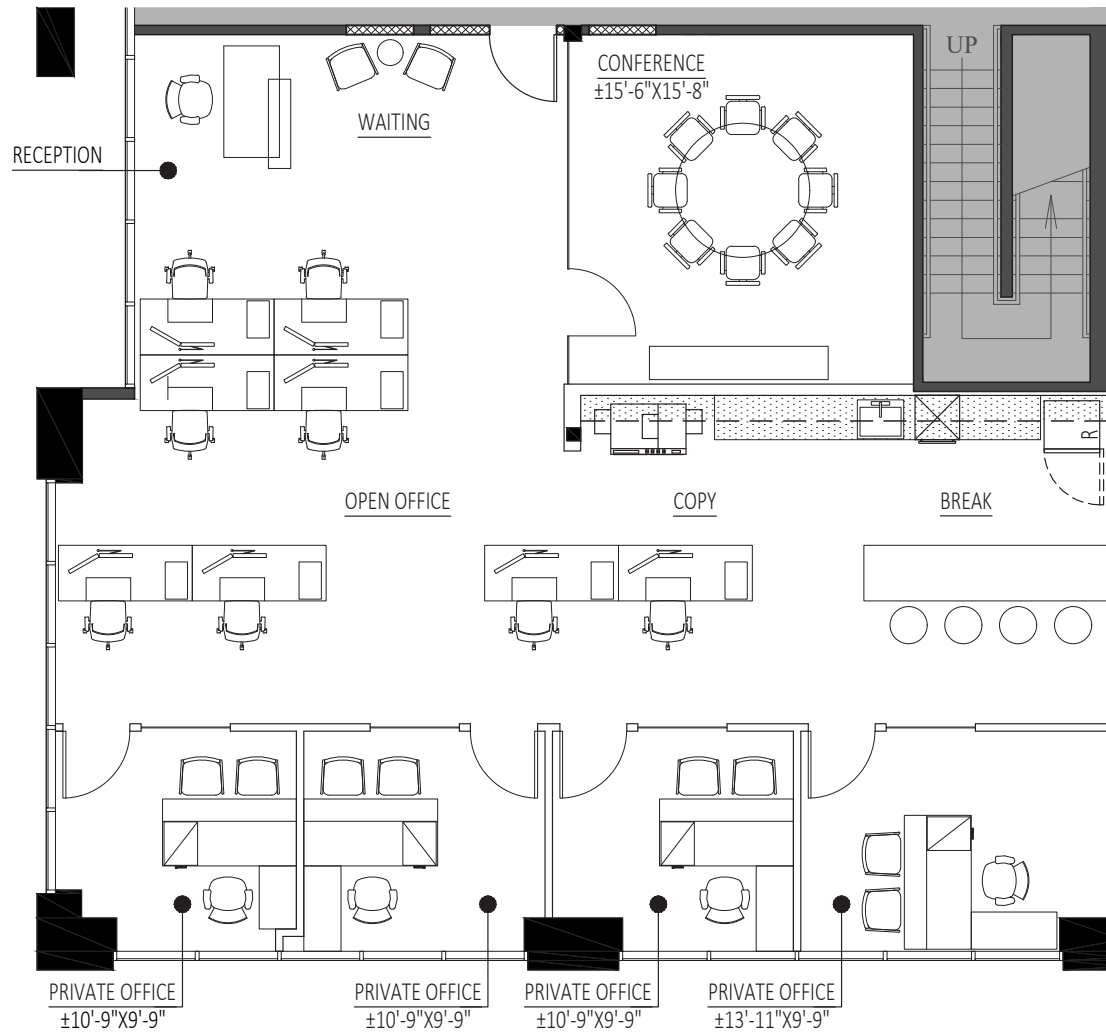
±2,798 RSF
SUITE 275



FLOOR PLANS

2051 N SOLAR DRIVE

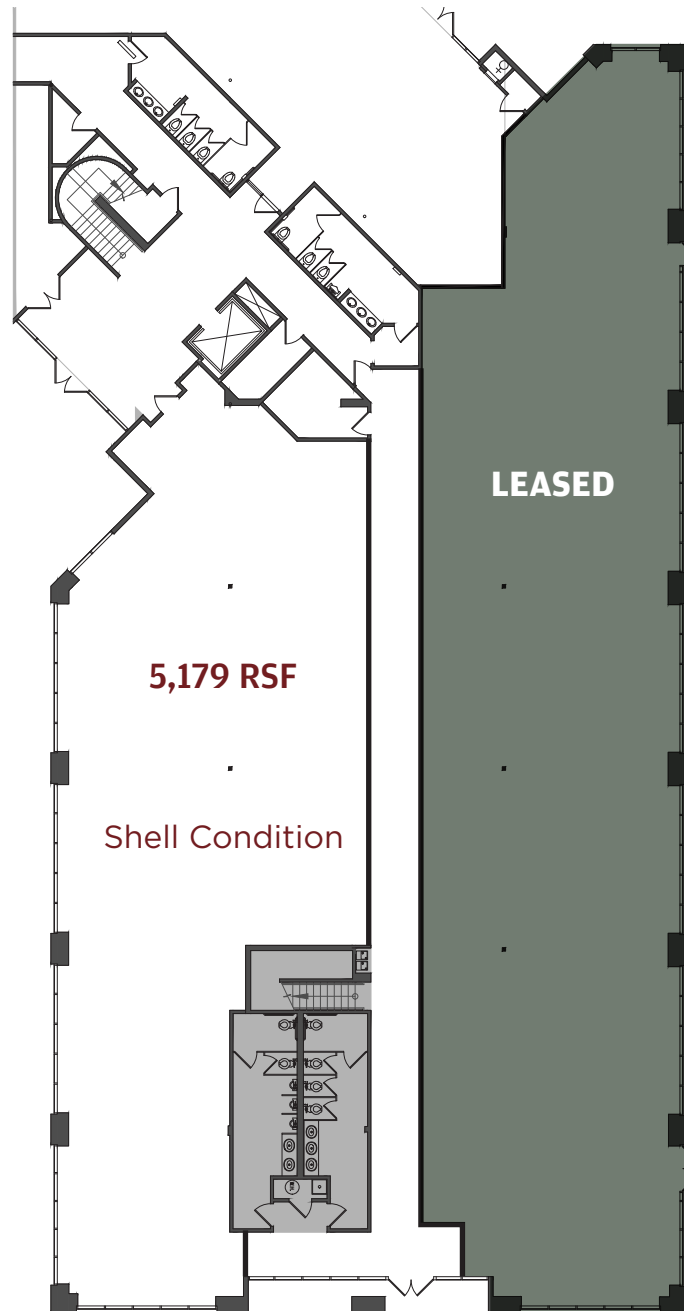
±2,200 RSF
SUITE 110



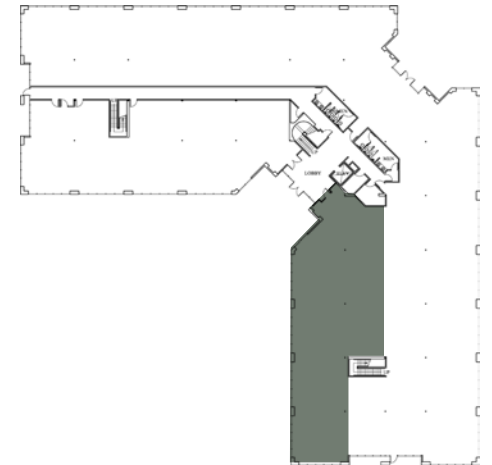
***Suite is in shell condition. Conceptual Plan shown.**

FLOOR PLANS

2051 N SOLAR DRIVE



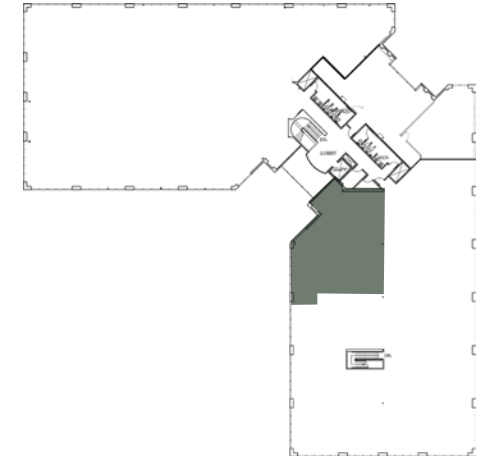
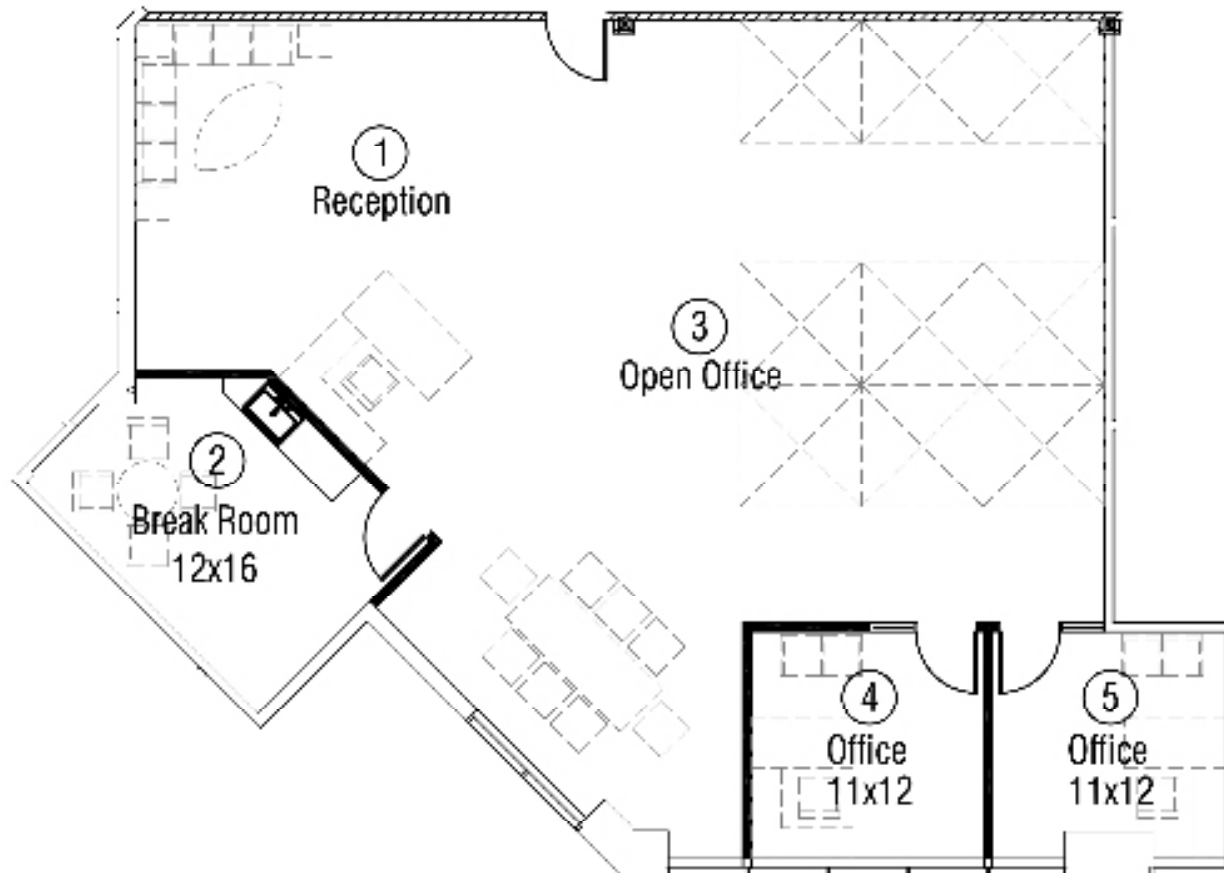
±5,179 RSF
SUITE 155



FLOOR PLANS

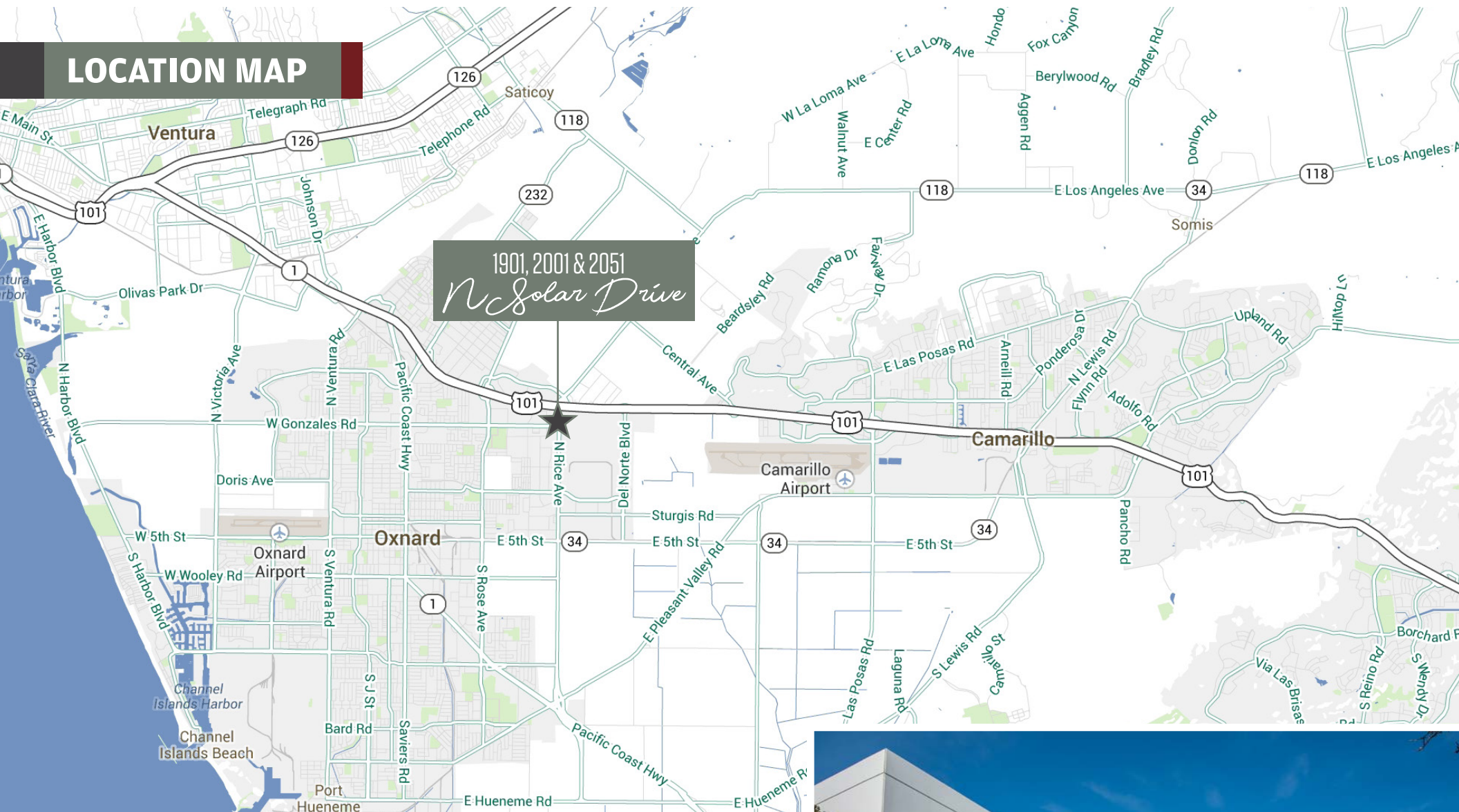
2051 N SOLAR DRIVE

±2,657 RSF
SUITE 215



RECENTLY COMPLETED SPEC SUITE

LOCATION MAP



2018 ESTIMATED DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	13,076	102,843	272,489
Households	3,286	26,464	72,812
Avg. HH Income	\$88,826	\$79,447	\$89,319

Source: Claritas



AMENITIES MAP



SUBJECT: 1901 SOLAR DRIVE



MEDICAL FACILITIES

- | | |
|---------------------------------|--------------------|
| 1. RADNET | 1900 N Rice Ave |
| 2. MAGNOLIA FAMILY MED CLINIC | 2240 E Gonzales Rd |
| 3. VENTURA COUNTY PUBLIC HEALTH | 2240 E Gonzales |
| 4. KAISER | 2200 E Gonzales |
| 5. RADIOLOGY CENTER | 2151 E Gonzales Rd |
| 6. ST. JOHN'S HOSPITAL | 1100 W Gonzales Rd |
| 7. GROSSMAN IMAGING CENTER | 2151 Gonzales Rd |

AREA AMENITIES

Restaurants

1. RED LOBSTER
2. OLIVE GARDEN
3. CHILI'S GRILL & BAR
4. HOMETOWN BUFFET
5. OUTBACK STEAKHOUSE
6. TGI FRIDAY'S
7. COFFEE BEAN & TEA LEAF
8. STARBUCKS
9. PANDA EXPRESS
10. RUBIO'S FRESH MEXICAN GRILL
11. LUNAS MEXICAN RESTAURANT
12. OH SUSHI
13. CAFE RIO
14. BUFFALO WILD WINGS GRILL & BAR

Hotels

1. HILTON
2. HOMEWOOD SUITES

Banks & Credit Unions

1. US BANK
2. CHASE BANK
3. CBC FEDERAL CREDIT UNION
4. COUNTY COMMERCE BANK



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OFFICE BUILDINGS

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