

OXNARD SHOPS

1611-1681 E. Channel Islands Boulevard - Oxnard, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



Phillip Kyle
Senior Vice President
CA DRE #01229165
pkyle@GallelliRE.com

Gallelli Real Estate
P 805 892 6237
www.GallelliRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



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OXNARD SHOPS

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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location: 1611-1681 E. Channel Islands Blvd
NWC Channel Islands Blvd & S. Rose Ave
Oxnard, CA

notable retailers in close proximity: Walmart, Superior Grocers, dd's Discounts

availability: ±1,200 Square Feet

asking rent & NNN charges: \$2.25 psf
\$1.12 psf NNN



2021 total population

1-mile	26,829
3-mile	155,589
5-mile	234,687



2021 daytime population

1-mile	20,616
3-mile	121,701
5-mile	205,201



2021 total employees

1-mile	5,979
3-mile	37,909
5-mile	79,833



2021 total households

1-mile	5,686
3-mile	36,907
5-mile	61,269



2021 average HH income

1-mile	\$88,316
3-mile	\$84,812
5-mile	\$96,292



traffic counts

E. Channel Islands Blvd (west of S. Rose Ave)	20,124 ADT
E. Channel Islands Blvd (east of S. Rose Ave)	13,909 ADT
S. Rose Ave (north of E. Channel Island Blvd)	28,274 ADT



SUPERCUTS



Adjacent to

Walgreens

af
Developments, LLC

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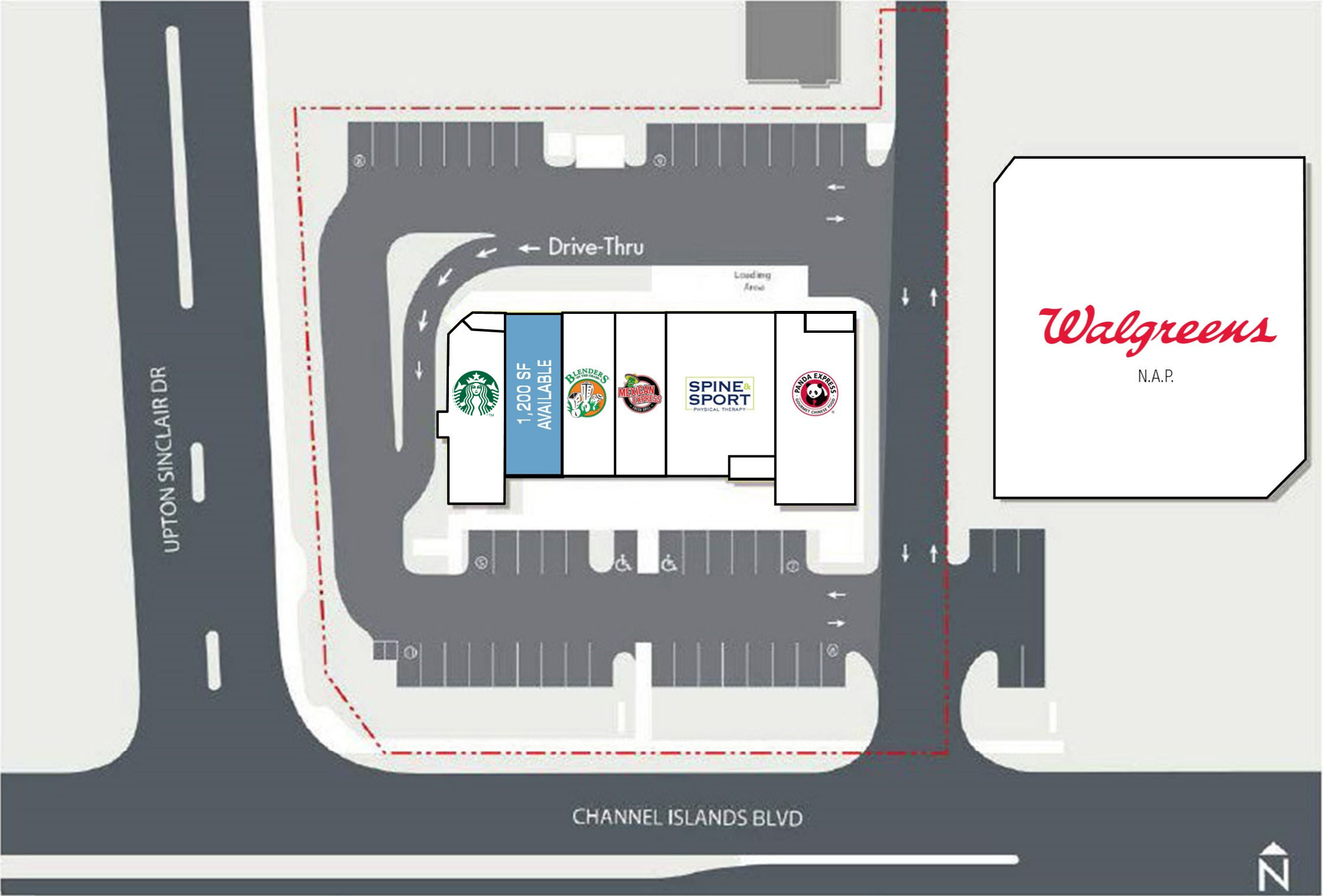
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For leasing information,
please contact:

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PROPERTY OVERVIEW

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1611-1681 E. Channel Islands Boulevard is a high visibility $\pm 9,515$ square foot multi-tenant retail pad at the northwest corner of E. Channel Islands Boulevard and S. Rose Avenue in Oxnard, California.

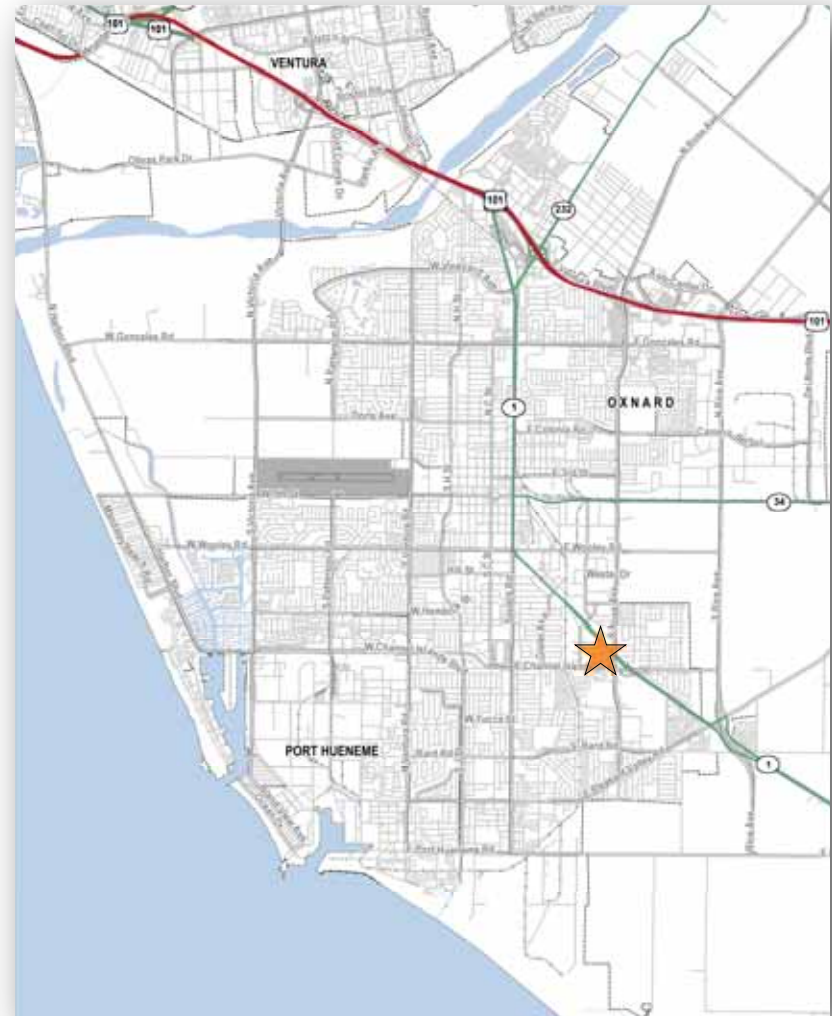
The building is adjacent to Walgreens just south of S. Oxnard Boulevard, one of the area's primary north/south traffic corridors.

The high identity retail leasing opportunity with a $\pm 1,200$ square foot space adjacent to Panda Express.

Strong co-tenant mix includes Starbucks, Blenders in the Grass, Panda Express, Premier America Credit Union, MDRS Spine & Sport and Supercuts.

Notable traffic generators in the immediate vicinity include Oxnard College (7,451 students) and Channel Islands High School (2,559 students).

The City of Oxnard is a coastal city in Ventura County, half way between Santa Barbara and Los Angeles and is considered the "gateway to the Channel Islands".



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