

WATERFRONT RESTAURANT FOR LEASE

1651 S. Victoria Avenue, Suite A100, Oxnard, CA 93035



Divisible 6,187± SF & Exclusive Outdoor Patio 2,000± SF

SEABRIDGE MARINA CENTER • CHANNEL ISLANDS HARBOUR

PROPERTY HIGHLIGHTS

- Divisible 6,187 SF With Exclusive Outdoor Patio (2,000± SF)
- Full Service Kitchen
- Waterfront Cocktail Lounge & Bar
- Waterfront Seating & Patios
- Take-Out Counter
- Men's & Women's Multi-Stall Restrooms

DEMOGRAPHICS & TRAFFIC COUNT

Demographics 2024	1-Mile	3-Miles	5-Miles
Total Population	19,521	114,858	230,072
Avg HH Income	\$154,891	\$126,168	\$120,851

Traffic Counts

S. Victoria Ave	37,000 CPD
W. Wooley Rd	16,900 CPD

CONTACT INFORMATION

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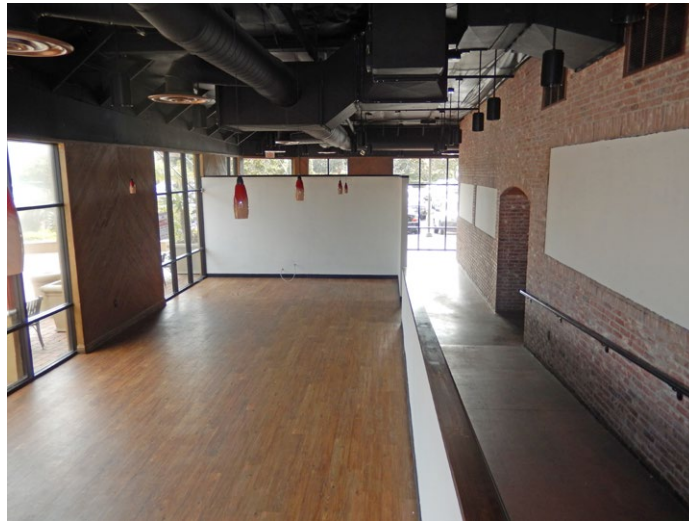


LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Corporate ID #01191898

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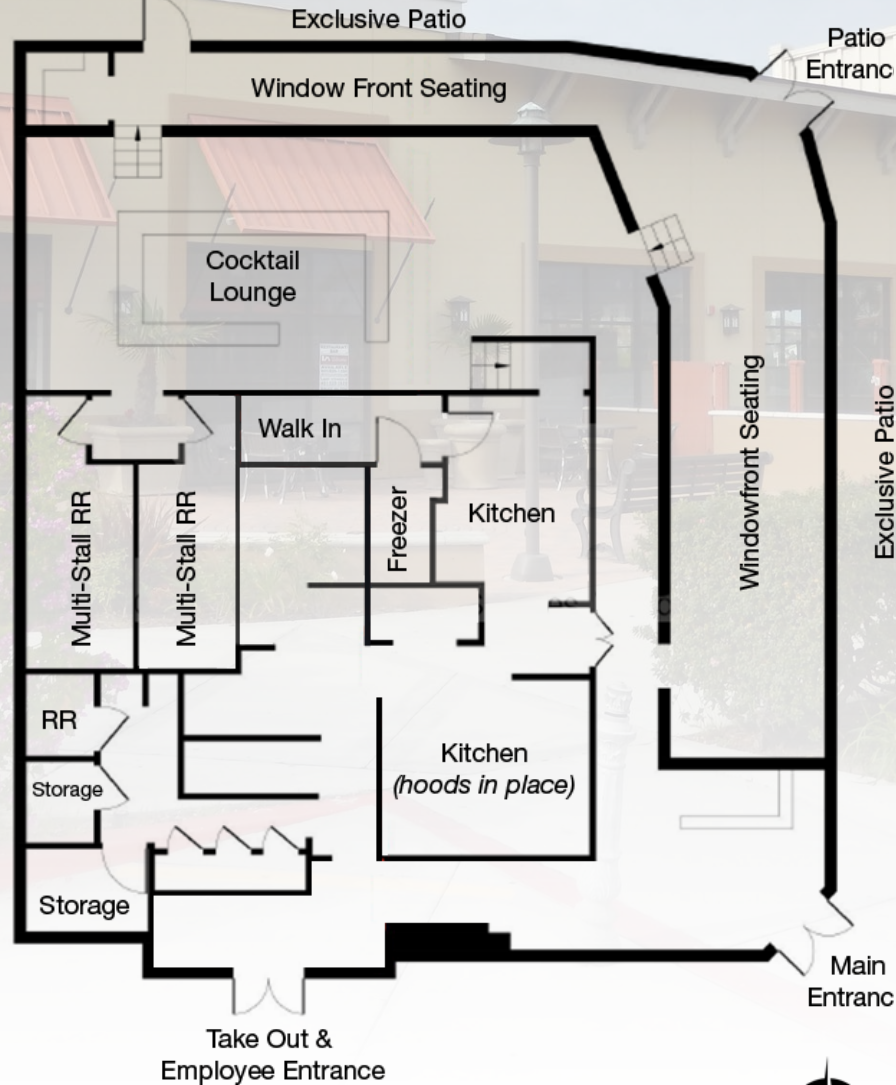


Full-Service Kitchen Facilities for Significant Production | **Kitchen Data Sheet Available**
Beautiful Exposed Brick Walls | Harbour Front Views

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H A R B O R W A T E R F R O N T



V I C T O R I A A V E N U E



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Pacific Ocean

EMBASSY SUITES
by HILTON™

250 UNIT RESORT
56 ADDITIONAL UNITS PROPOSED

OXNARD BEACH PARK

CHANNEL ISLANDS HARBOR

2,200+ BOAT SLIPS
AVG. HOUSEHOLD INCOME: \$130,000

HARBOR ISLAND AT
MANDALAY BAY

SEABRIDGE MARINA

700+ NEW
RESIDENTIAL UNITS

CORAL ISLAND

PROPOSED
SCHOOL

SHELL ISLAND

SUBJECT

1651 S. VICTORIA AVE.
OXNARD, CA

24 **FITNESS**



CLUBHOUSE/
POOL

PUBLIC MARINA



RE/MAX

CHASE

VONS

TENNIS COURT/
PARK



SEABRIDGE II

← OVER 37,000 CPD S VICTORIA AVE →

SEABRIDGE I

54,000+ CPD
AT INTERSECTION

OVER 16,900 CPD WOOLEY RD



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SUBJECT
1651 S. VICTORIA AVE.
OXNARD, CA

24 HOURS FITNESS

KITANOYA GOLDEN EGG
SUSHI CAFE

Yolanda's
MEXICAN CUISINE

PIZZA MAN
DAN'S

DAY SPA

NAIL SPA

LEWARD WAY

S VICTORIA AVE



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AREA AMENITIES



Pacific Ocean



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LOCATOR MAP

