

FOR LEASE

1,545 SF End Cap - Premier Oxnard Shopping Center

FREMONT SQUARE SHOPPING CENTER

944 N. Ventura Rd., Oxnard, CA 93030



**BERKSHIRE
HATHAWAY** | California
HomeServices Properties

COMMERCIAL DIVISION

MITCH STARK

COMMERCIAL SENIOR
ASSOCIATE

Cal DRE | 01196532

📞 | 805.689.2429

✉ | mitchell.s.stark@gmail.com



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1545 SF End Cap - Premier Oxnard Shopping Center

FREMONT SQUARE SHOPPING CENTER

944 N. Ventura Rd., Oxnard, CA 93030

Space Available:	1,545 SF
Lease Rate:	\$1.75/SF/Month NNN (\$.60)
Term:	5 – 10 years plus options
Shopping Center GLA:	157,000 SF
Available:	Now
Space Dimensions:	Approximately 20' of frontage
Ceiling Height:	Approximately 10' to drop ceiling
Fire Sprinklers:	No
Signage:	Excellent Facade Signage on 2 sides

DESCRIPTION:

Previously occupied by Metro PCS, this rarely available end cap space, is well located in the very busy Fremont Square Shopping Center, with great co-tenancies such as Grocery Outlet, AutoZone, dd's DISCOUNTS, Dollar Tree, Rent A Center, Taco Bell, Jack in the Box, and Anytime Fitness.

Fremont Square is one of Oxnard's dominant daily needs centers, perfectly located in mid-west Oxnard to capture a diverse trade area with large population and good household incomes.



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HIGHLIGHTS:

Strong Vibrant Location:

3 mile demographics of 163,665 population with H/H Income in excess of \$100,000. Fantastic traffic counts on Ventura Rd. with ADT in excess of 20,000.

Prime End Cap:

Wonderful end cap space perfectly positioned at one of the 3 entrances to the Center, and close to anchor tenant, Grocery Outlet. Rare plate glass side allows for abundant natural light.

Good Parking Field:

Roughly 4/1000 with multiple points of ingress and egress.

Modern Aesthetics:

Fremont Square Shopping Center has recently undergone a major remodel with beautiful modern color schemes.

Great Co-Tenants:

Popular and essential daily needs co-tenants including Grocery Outlet, Auto-Zone, Taco Bell, Goodwill (Coming Soon) and Dollar Tree.



PHOTOS

FREMONT SQUARE SHOPPING CENTER
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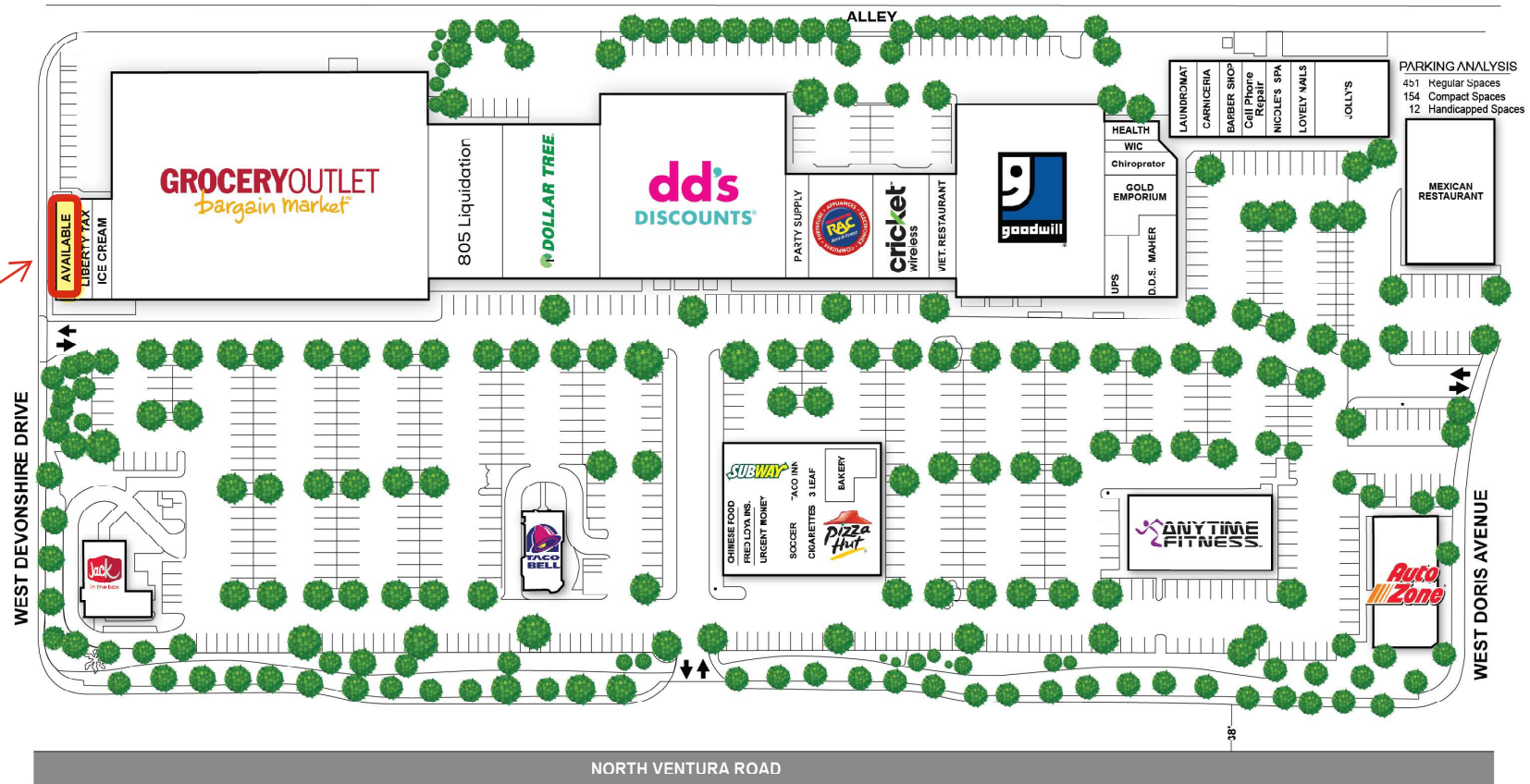
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SITE PLAN

FREMONT SQUARE SHOPPING CENTER
944 N. Ventura Rd., Oxnard, CA 93030

Site Plan



FREMONT SQUARE SHOPPING CENTER MASTER SITE PLAN

This information is compiled from sources deemed reliable but accuracy is not guaranteed.
David Heidelberger • Design & Graphics • 805.965.4857 • Santa Barbara

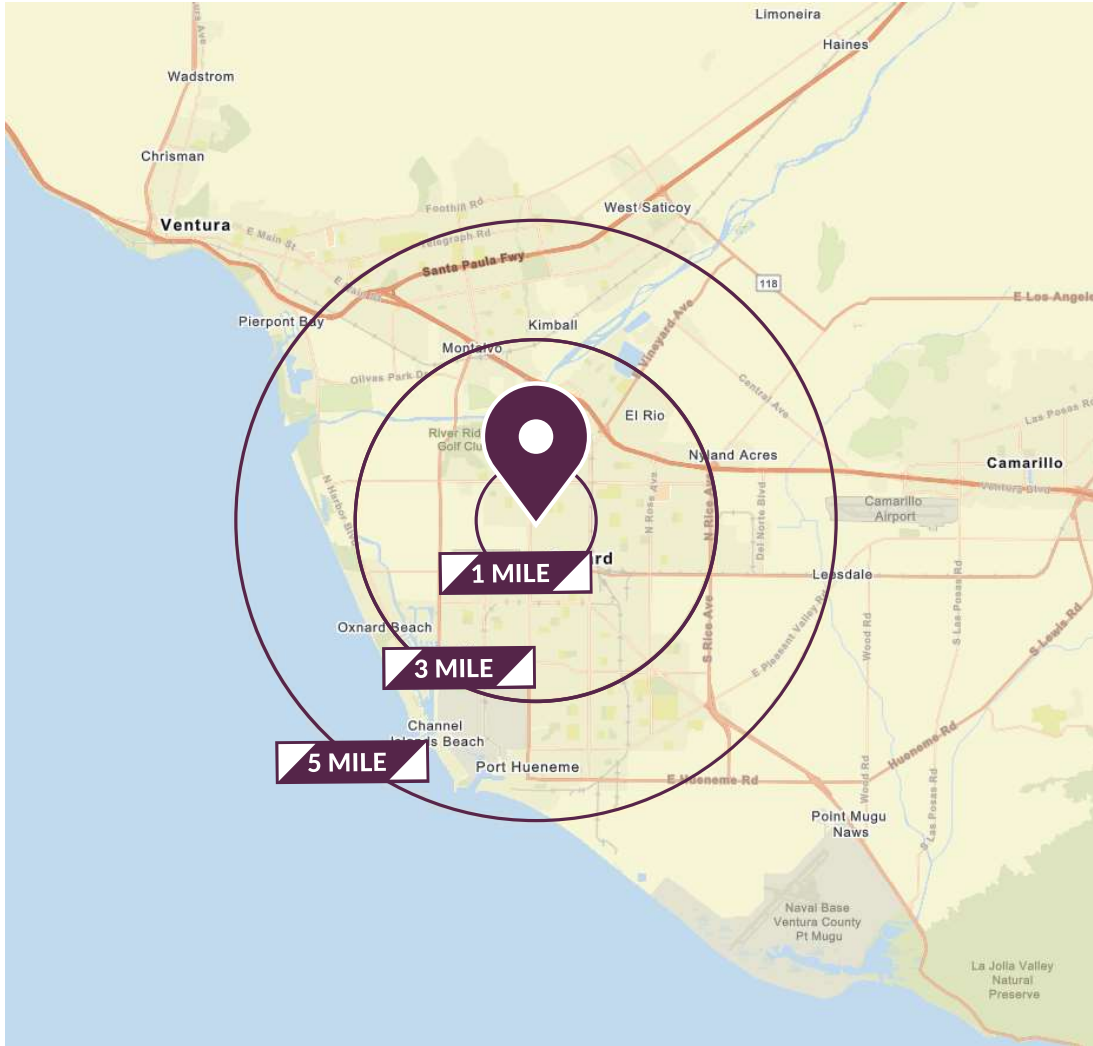
AMENITIES MAP

FREMONT SQUARE SHOPPING CENTER
720 N. Ventura Rd., Oxnard, CA 93030



DEMOGRAPHICS

FREMONT SQUARE SHOPPING CENTER
944 N. Ventura Rd., Oxnard, CA 93030



2023 Summary

	1 Mile	3 Mile	5 Mile
Population	28,252	163,665	288,158
Households	8,010	45,233	84,398
Families	6,219	35,678	63,563
Average Household Size	3.49	3.58	3.37
Owner Occupied Housing Units	3,906	24,252	45,548
Renter Occupied Housing Units	4,104	20,981	38,850
Median Age	33.4	32.7	33.8
Median Household Income	\$86,098	\$87,086	\$85,770
Average Household Income	\$105,388	\$110,251	\$110,515

2028 Summary

	1 Mile	3 Mile	5 Mile
Population	27,925	164,035	287,961
Households	7,968	45,663	84,891
Families	6,182	36,044	63,981
Average Household Size	3.47	3.56	3.35
Owner Occupied Housing Units	3,986	24,804	46,332
Renter Occupied Housing Units	3,982	20,859	38,560
Median Age	35.6	34.4	35.5
Median Household Income	\$100,189	\$100,286	\$100,040
Average Household Income	\$119,536	\$126,050	\$127,060