

PLEASANT VALLEY PLAZA

213 W. Pleasant Valley Road, Oxnard, CA 93033

**GROCERY ANCHORED
FREESTANDING DRIVE THRU PAD AVAILABLE**



SHOPPING CENTER REDEVELOPMENT COMING SOON!

CONTACT

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Lic # 01945652

**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Lee & Associates - LA North/Ventura, Inc.
A Member of the Lee & Associates Group of Companies
2775 N Ventura Road, Suite 201, Oxnard, CA 93036
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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.

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HIGHLIGHTS

- Total Center Size: ±81,128 SF
- Anchored by a Regional Grocery Operator with 10 Locations, including 6 Stores in Ventura County
- Last Remaining Retail Suite of 1,375 SF Available
- Pad Size Approximately ±30,000 SF Available
- Dense Residential Area
- Major Signalized Intersection of Oxnard, CA
- Center Upgraded and Modernized
- Surf Thru Express Car Wash and Other Major Brands Coming Soon
- Ample Parking with 8.38 Parking Spaces per 1,000 Square Feet

DEMOGRAPHICS



POPULATION:
1 Mile: 38,766
3 Mile: 132,654
5 Mile: 214,809



AVG HH INCOME:
1 Mile: \$78,324
3 Mile: \$80,760
5 Mile: \$88,974



TRAFFIC COUNTS:
Saviers Rd & Pleasant Valley Rd
40,000 ADT

JOIN...



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CENTER UPGRADES COMING SOON





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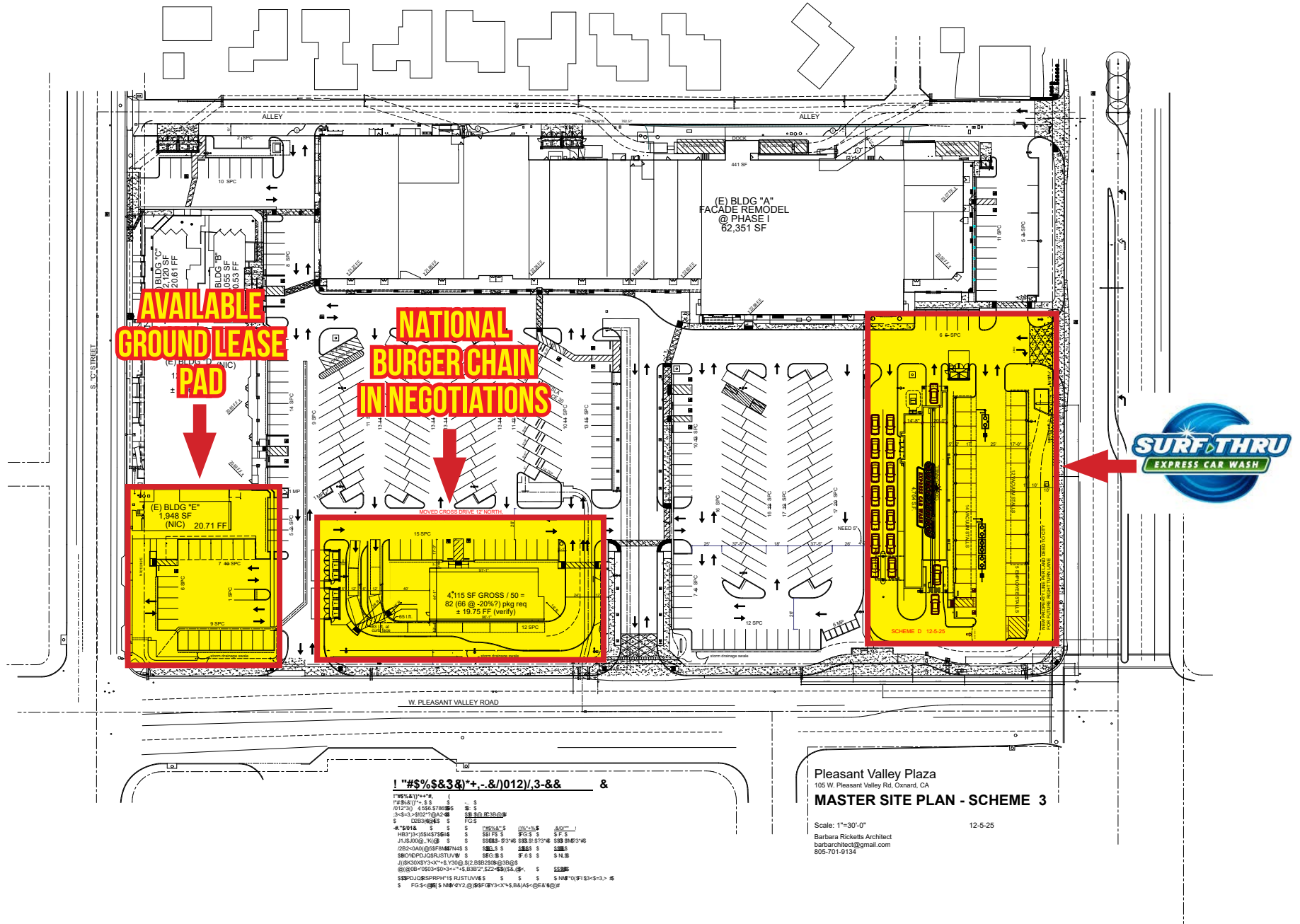
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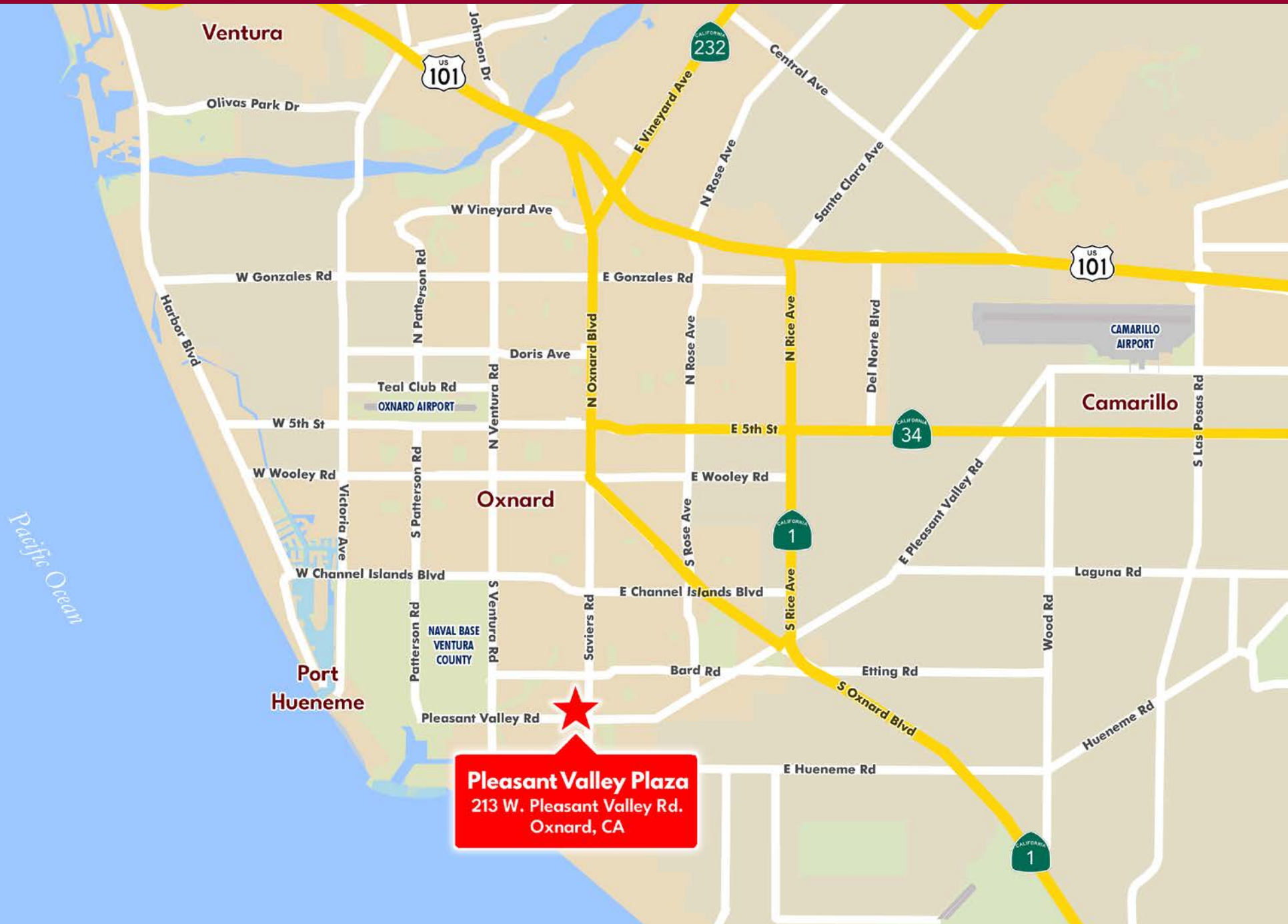


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