

FLEX SPACE FOR LEASE :: CROSSROADS CENTER

481-491 E. VENTURA BLVD. | OXNARD, CA 93036 | VENTURA 101 FWY & VINEYARD AVE.

BILL HAGELIS

Senior Vice President

Lic. 00898756

805.654.9300 Ext. 101

bhagelis@radiusgroup.com

LISA ENGEL SHIELDS

Senior Associate

Lic. 01742786

805.654.9300 Ext. 105

lshields@radiusgroup.com



Price Reduced!

PROPERTY BRIEF

- Proposed Multi-Tenant Building with 101 Freeway Visibility
- Office or Retail Space with roll-up doors
- Close Proximity to Oxnard Auto Center, The Collection, Esplanade Shopping Center and the Topa Financial Plaza
- Easy Access off of E. Vineyard Avenue and the 101 Freeway

Available

±3,000 – ±10,000 SF



4227 E. MAIN ST. SUITE 220

VENTURA CA 93003

805.654.9300

WWW.RADIUSGROUP.COM



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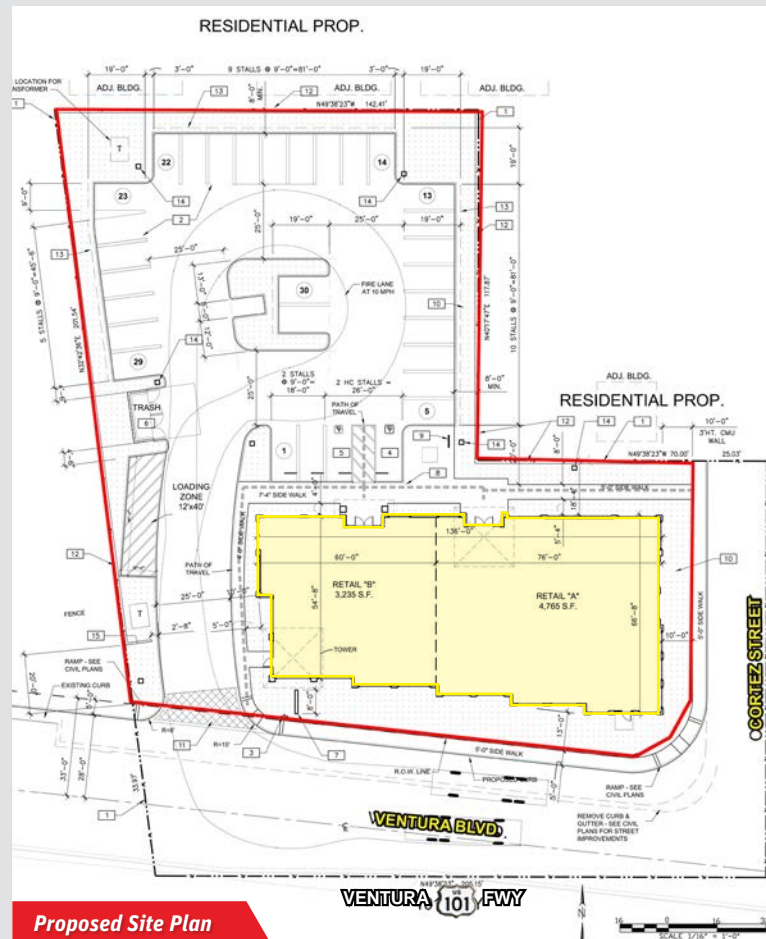
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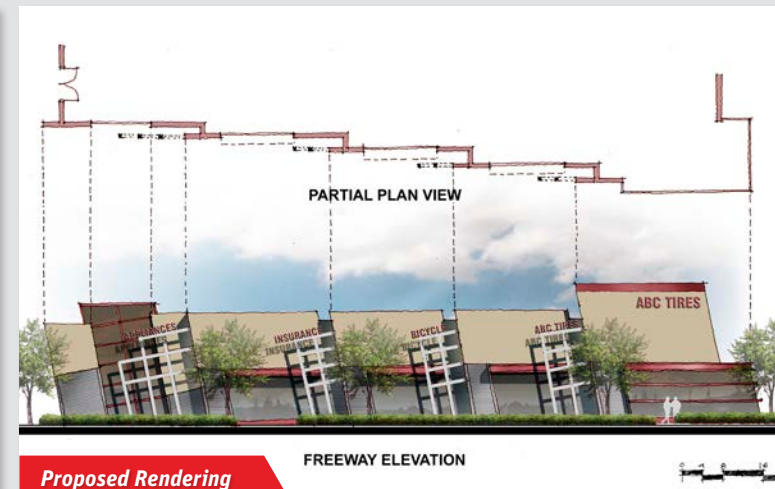
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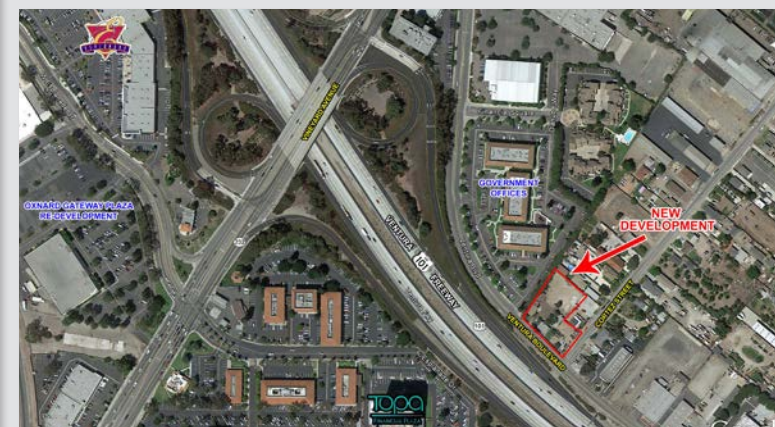


Proposed Site Plan



Proposed Rendering

FREEWAY ELEVATION



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Demographics

2016 Estimates	1 Mile	3 Mile	5 Mile
Average Household Income:	\$76,178	\$82,439	\$84,892
Population:	23,621	126,824	280,999
Daytime Population:	7,675	53,933	96,929

2016 Demographics from Sites USA (1216)

Traffic Counts

Ventura (101) Freeway:	175,000 ADT
Vineyard Avenue:	31,000 ADT

Traffic Counts from the City of Oxnard