

# CROSSROADS VILLAGE

SWC VENTURA ROAD & WEST 5TH STREET | OXNARD, CALIFORNIA

## Available Space:

1,800sf

2,880sf

4,884sf



## For leasing information, contact:

Stacy Aguirre  
(310) 314-2579  
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Watt Companies, Inc.

2716 Ocean Park Blvd.

#3040

Santa Monica, CA 90405

(888) 310-WATT

(310) 314-2430

www.wattcompanies.com



## PROPERTY DETAILS:

- Part of the City of Oxnard's Redevelopment District
- Anchored by CVS Drugs and Fallas Paredes
- Dense trade area - nearly 180,000 within 3 miles

## DEMOGRAPHIC HIGHLIGHTS:

Estimates	1 Mile	3 Miles	5 Miles
Population	33,253	167,463	258,662
Average Household Income	\$66,285	\$72,681	\$73,968

Source: Claritas 2009

## TRAFFIC COUNTS:

Intersection	Cars Per Day
Ventura Rd. & W. 5th St.	54,000

Source: City of Oxnard, 2007

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TENANT LEGEND		
SUITE	TENANT	SF
2	AIRPORT LAUNDROMAT	3352 sf
4	SUSY PANADERIA	1100 sf
6	CHINALAND	4028 sf
12	CVS	16,930 sf
14	FALLAS PAREDES	21,956 sf
16	DISCOUNT 97	2983 sf
20	EMPLOYMENT DEVELOPMENT	27,216 sf
24	AVAILABLE	2890 sf
26	ABSOLUTELY BEAUTIFUL HAIR	1200 sf
28	AVAILABLE	1800 sf
30	VETERINARY CLINIC	1200 sf
32	CHERRY BLOSSOM SPA	1200 sf
34	MERCADO HACIENDA	1800 sf
38	PSSA	1600 sf
40	JACKSON HEWITT	800 sf
42	STYLES 4 U	800 sf
44	NICE NAILS	800 sf
52	H. SALT	1025 sf
54	DEL TACO	1855 sf
56	AVAILABLE	4884 sf
58	CHANNEL CLEANERS	1600 sf
60	BASKIN ROBBINS	960 sf



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