

700 & 706 SOUTH A ST

DOWNTOWN OXNARD CALIFORNIA 93030

HERITAGE
SQUARE

FOR SALE

**2 Commercial Buildings
±5,747 SF in Downtown Oxnard**

**OFFERED AT \$1,175,000
(\$204/SF)**

PRESENTED BY

LISA SHIELDS
805.879.9639
ls Shields@radiusgroup.com
CA LIC. 01742786



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700 & 706 SOUTH A STREET

OXNARD CA 93030

OPPORTUNITY HIGHLIGHTS

700 S. A Street
±3,247 SF

706 S. A Street
±2,500 SF

Total
±5,747 SF

Land Size
±6,969 SF • ±0.16 AC

Parking
Street + 2 in Rear of 706 S. A Street

APN
202-0-146-180

Year Built
1962 (Bldg. 706 S. A Street
Renovated in 2006)

Zoning
DTG



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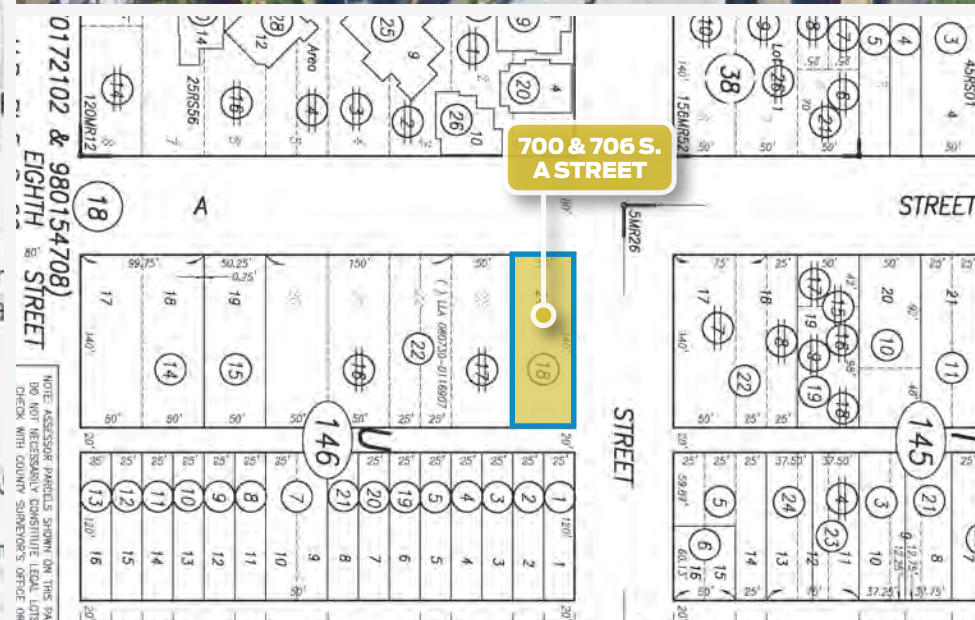
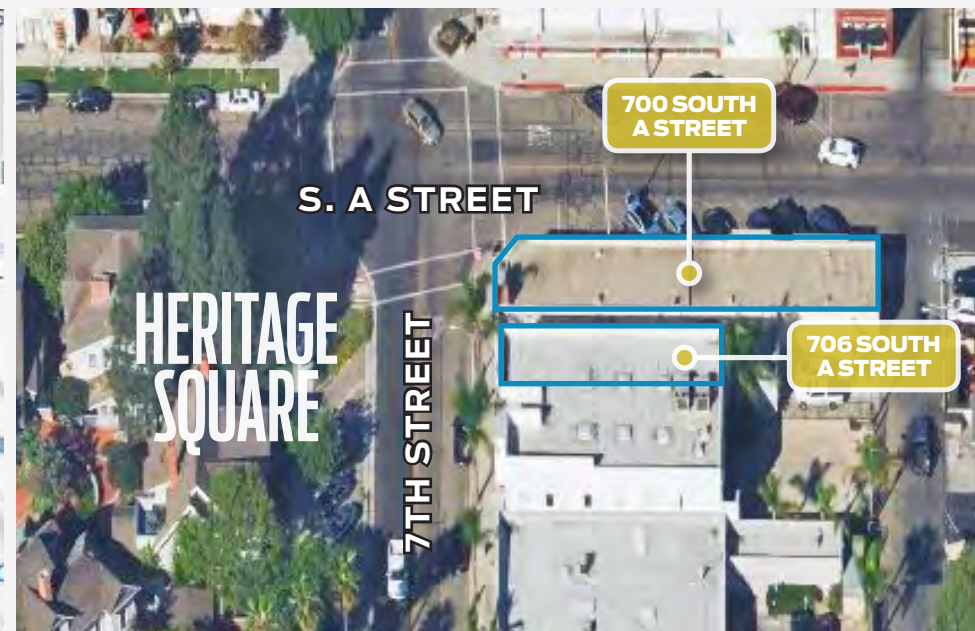
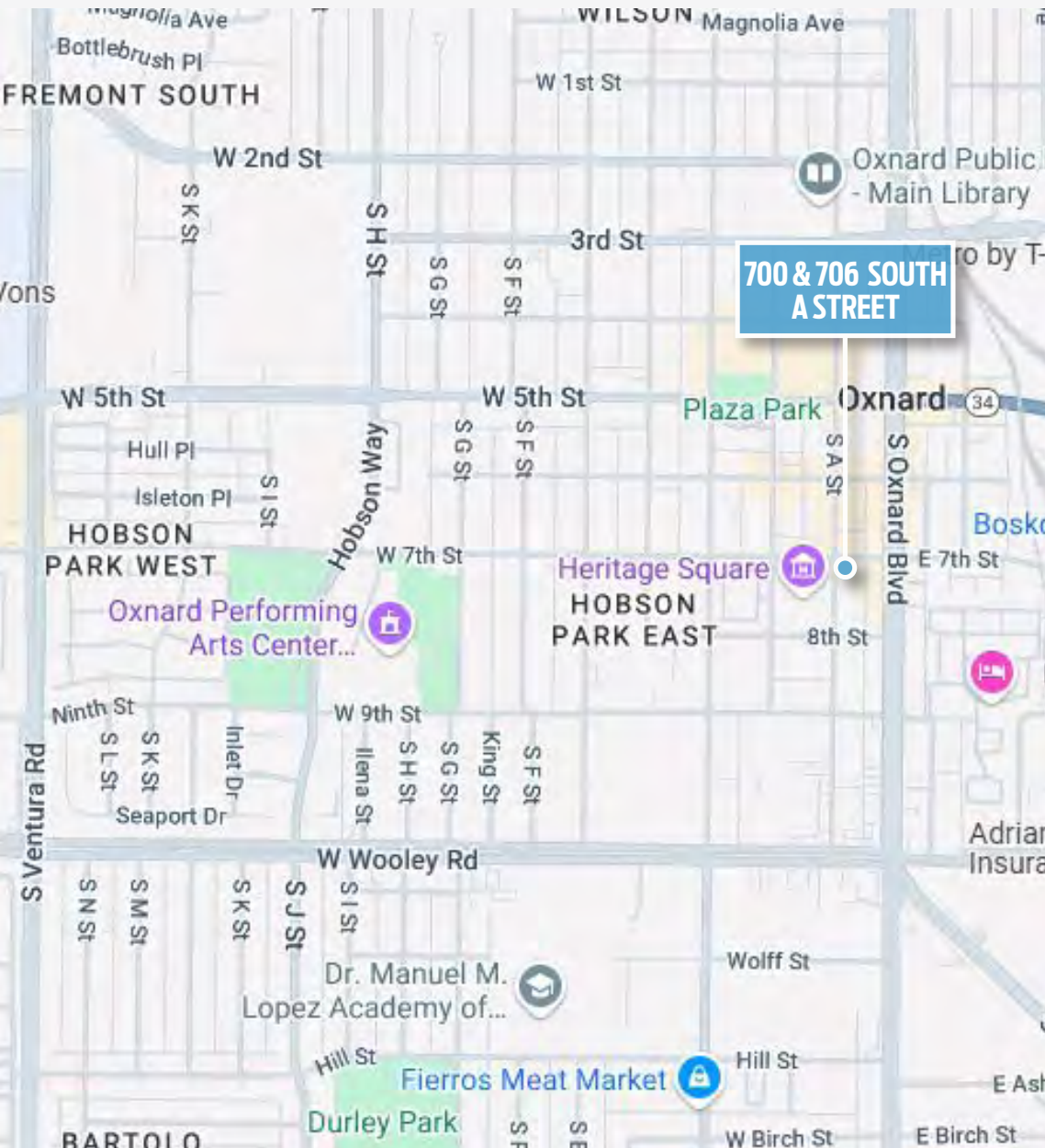
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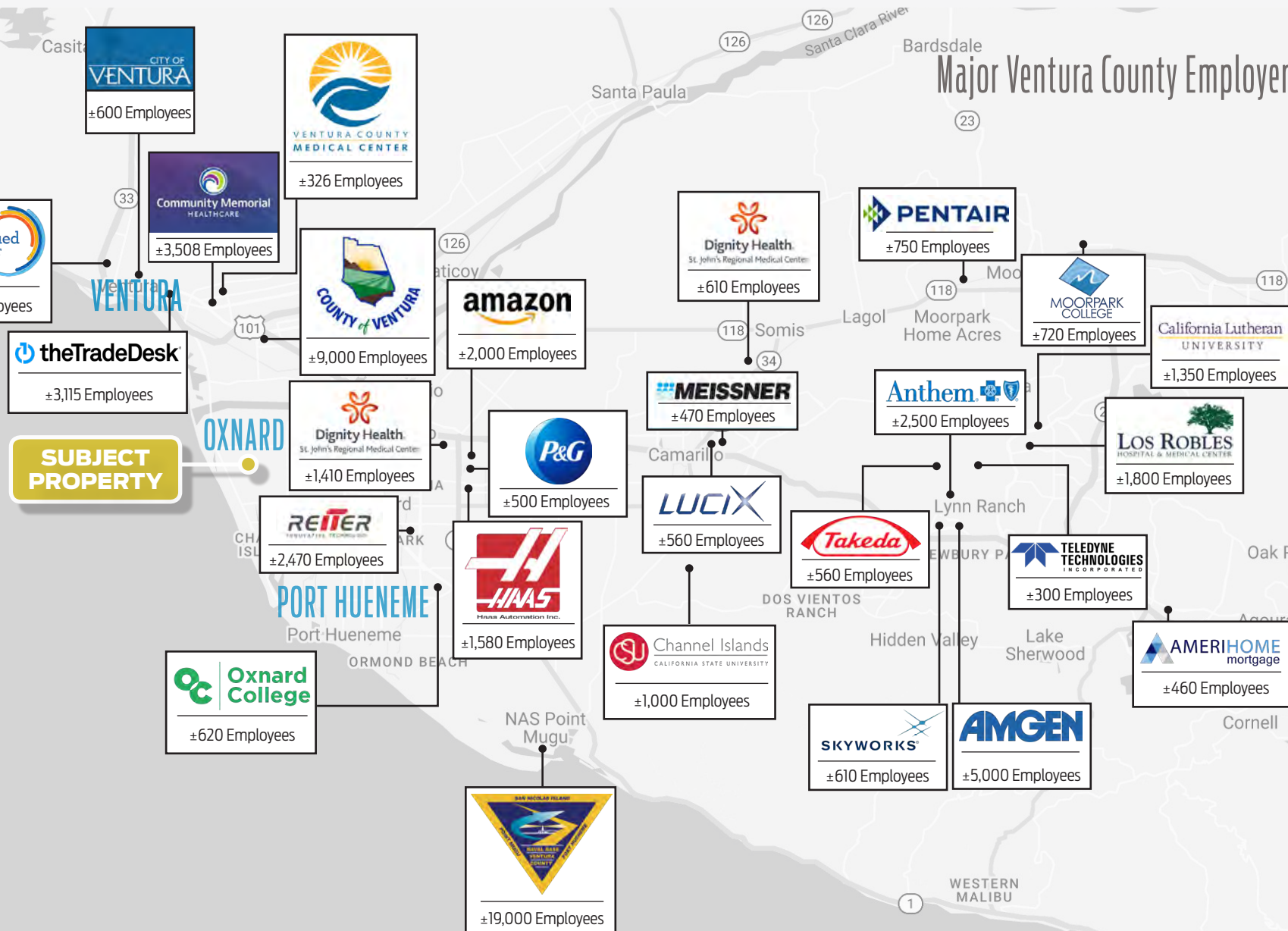
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Major Ventura County Employers



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OXNARD — CA

Situated nearly 60 miles northwest of Los Angeles and just south of Ventura, is the casual seaside town of Oxnard offering a blend of oceanfront recreation, seasonal festivals, delightful strawberries, excellent weather, and tranquil, uncrowded beaches for residents and tourists alike.

Outdoor enthusiasts will appreciate the exceptional surfing, coastal bike paths, hiking trails, kart racing, and whale watching opportunities. Oxnard's Mandalay Bay boasts an array of dining and leisure options, while Channel Islands National Park & Channel Islands National Marine Sanctuary are just a 90-minute boat ride from Oxnard's harbor.

Oxnard's primary employer is the U.S. Navy, supporting over 17,000 employees. The area is also home to numerous well-established employers, including Morgan Stanley, Verizon California, Haas Automation, Fidelity National Title Insurance Co., and DeVry University.

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