



**CENTRAL
COAST
PROPERTIES**

Broker

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EXECUTIVE SUMMARY

- ◆ FIRST TIME EVER ON THE MARKET
- ◆ Can be purchased together with similar property next door.
- ◆ Prime retail center with frontage exposure to Channel Islands Blvd, a busy corridor running through the cities of Oxnard and Port Hueneme, to the ocean.
- ◆ Unique Spanish Colonial Revival architecture with tile roof accents, arches, and brick façade.
- ◆ Real upside potential with value add.
- ◆ 100% occupied.
- ◆ Extra parking capacity – 6+ per 1,000sf
- ◆ Large monument sign
- ◆ Port Hueneme is adjoined to Oxnard, the most populated city in Ventura County. Situated on the coast between Los Angeles and Santa Barbara.
- ◆ Across from the Naval Base Ventura County with close to 20,000 military & civilian employees.
- ◆ The Port of Hueneme is the only deepwater seaport between Los Angeles & San Francisco Bay.
- ◆ In close proximity to Channel Islands Harbor with over 2,500 boat vessels, full-service marinas, parks, restaurants, hotels, & water activities.

PROPERTY SUMMARY

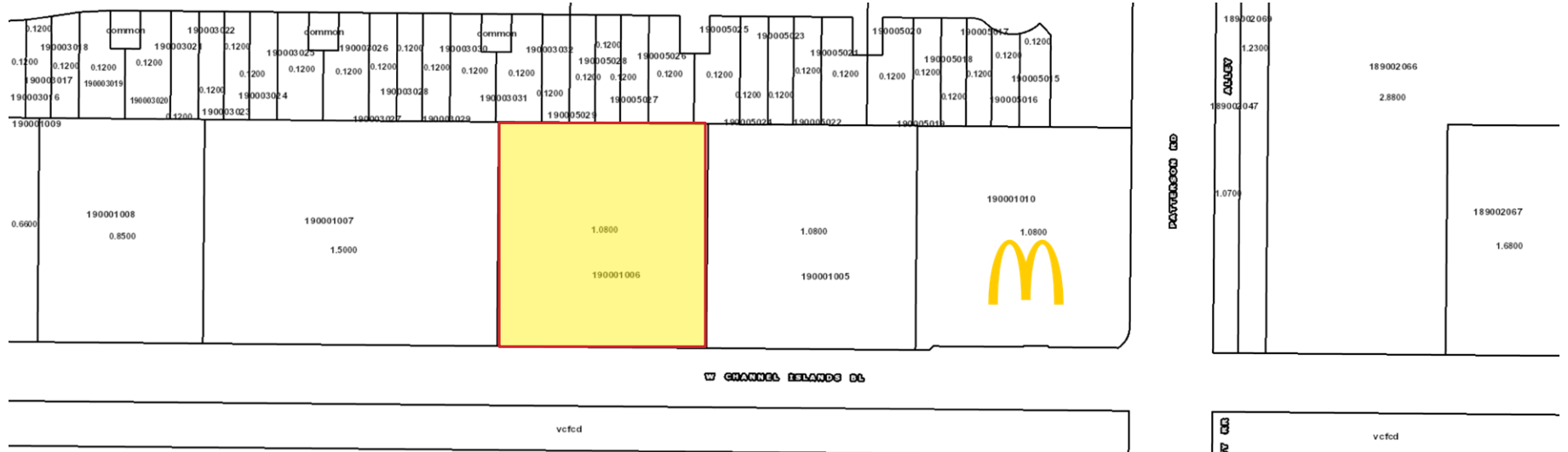
| | |
|------------------|-------------------------------------|
| Price | \$2,980,000 |
| Sale Type | Multi-tenant Retail- NNN |
| Proforma NOI | \$186,253 |
| Cap Rate | 6.25% |
| Price Per SF | \$261 |
| Occupancy | 100% |
| Property type | Retail |
| Property Subtype | Retail-Strip |
| Building Size | 11,412 per Leases |
| Building Class | A |
| Year Built | 1977 |
| Building Height | 1 Story |
| Land Acres | 1.08 AC |
| Zoning | C-1, Port Hueneme |

The information above has been obtained from public records and sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the stability of the property for your needs.

PHOTOS



PLAT MAP



RETAIL MAP



Channel Islands Harbor

Oxnard State Beach Park

Naval Base Ventura County

SITE

Seabee Golf Course

Sunkist Elementary School

W CHANNEL ISLANDS BLVD
16,900 VPD

BIG LOTS! **ups** **ROSS**
DRESS FOR LESS

goodwill **TACO BELL** **SALLY BEAUTY SUPPLY** **Carls Jr.**
T-Mobile See's CANDIES

CVS pharmacy **Starbucks** **PANDA EXPRESS CHINESE KITCHEN** **RITE AID**

petco **DOLLAR TREE** **IHOP RESTAURANT** **Ralphs**

Burlington Smart & Final

BURGER KING **Starbucks** **ESPORTA FITNESS**

Rocket Nails & Spa **USA Phenix SALON SUITES**

Walmart **TACO BELL** **cricket**

DOLLAR TREE DISCOUNTS **dd's SUPERIOR GROCERS**

Auto Zone

LOUISIANA KITCHEN
POPEYES

Car's Jr. **BRAKE MASTERS**

Pollo Loco

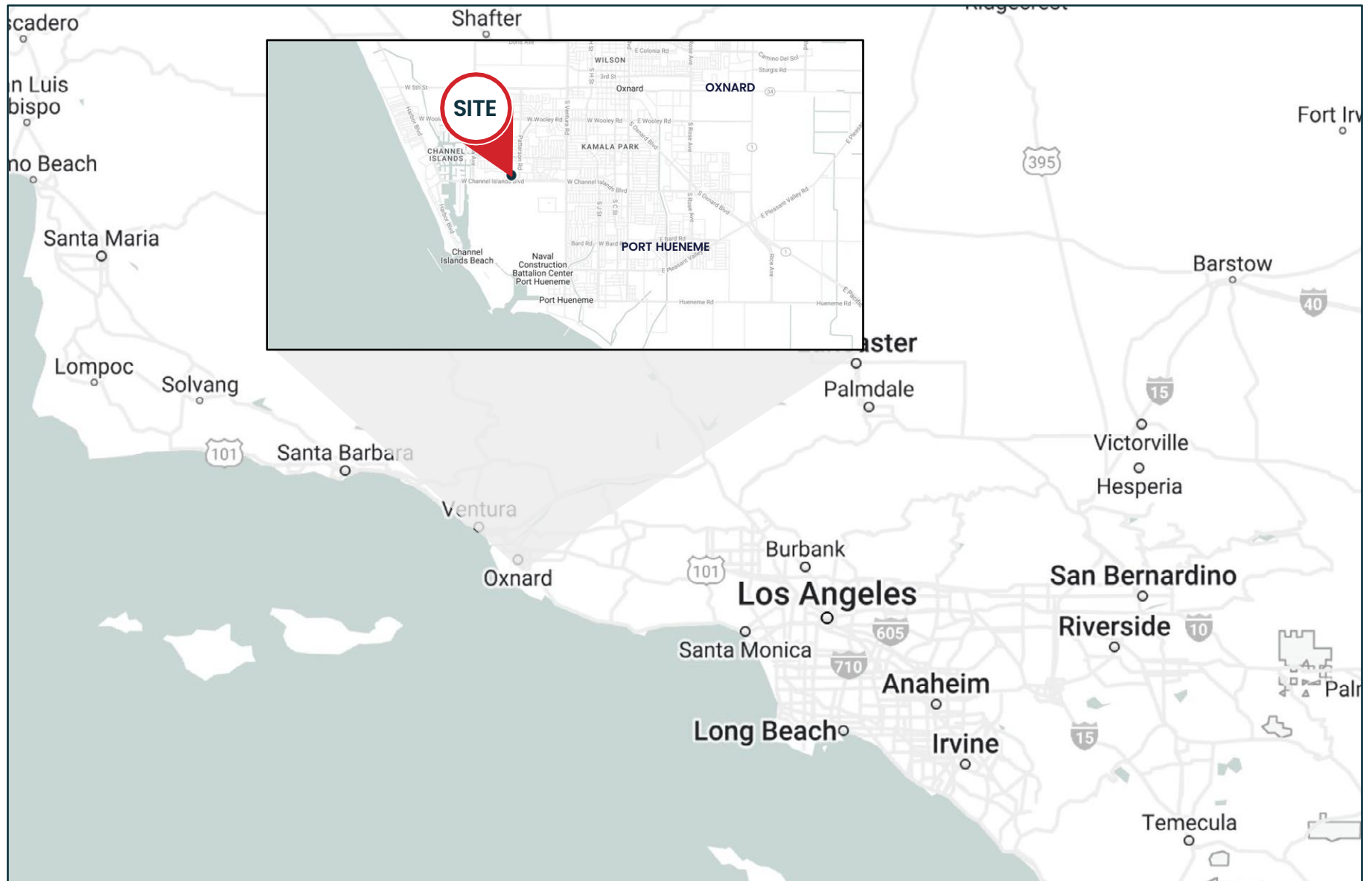
GR CARNITAS Mi Rancho
Community Memorial HEALTHCARE

Ralphs

HARBOR FREIGHT TOOLS **O'Reilly AUTO PARTS**
PROFESSIONAL PARTS PEOPLE

WING STOP **UNITED STATES POSTAL SERVICE** **Pizza Hut**

AREA MAP



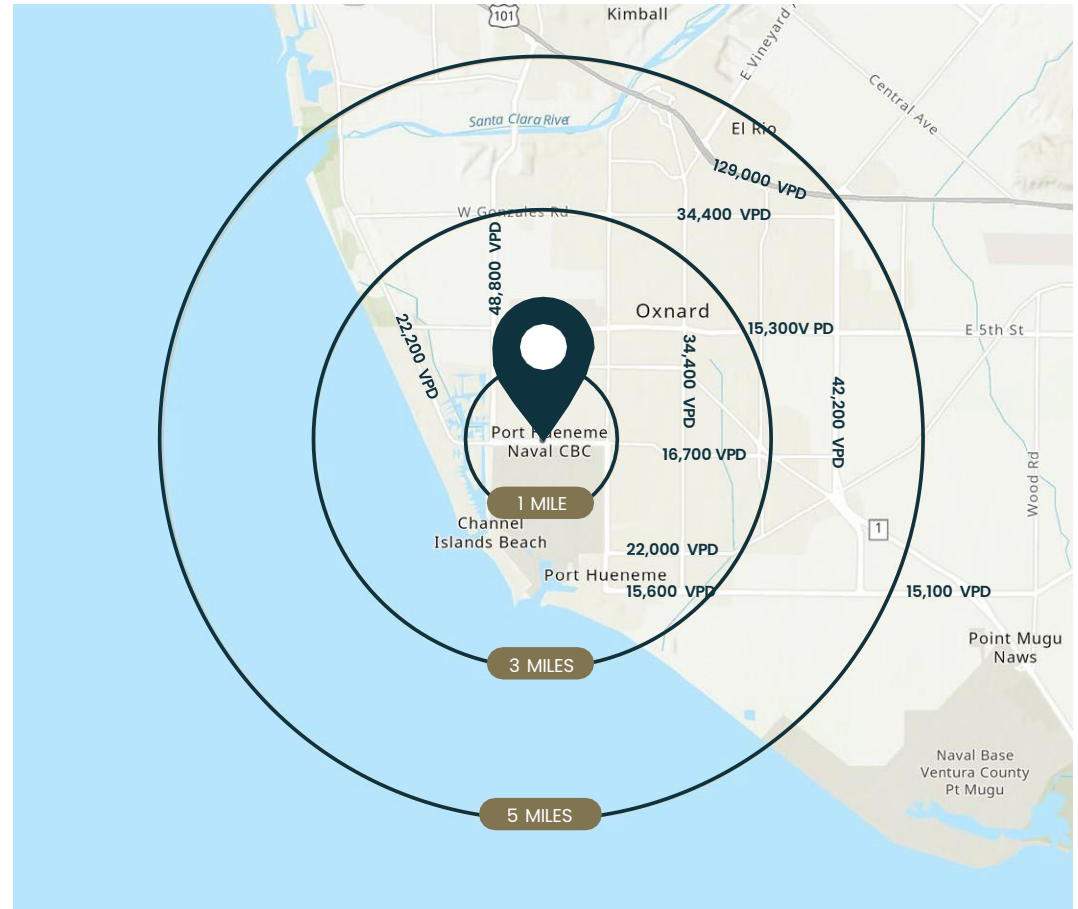
DEMOGRAPHICS

2022 Summary

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------|-----------|-----------|-----------|
| Population | 19,442 | 144,362 | 222,603 |
| Households | 6,543 | 40,135 | 61,123 |
| Families | 4,313 | 30,573 | 47,703 |
| Average Household Size | 2.94 | 3.55 | 3.60 |
| Owner Occupied Housing Units | 3,551 | 20,239 | 32,624 |
| Renter Occupied Housing Units | 2,992 | 19,895 | 28,499 |
| Median Age | 36.4 | 32.4 | 32.4 |
| Median Household Income | \$81,908 | \$78,924 | \$82,518 |
| Average Household Income | \$103,497 | \$100,606 | \$105,552 |

2027 Summary

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------|-----------|-----------|-----------|
| Population | 19,081 | 142,785 | 221,373 |
| Households | 6,443 | 39,832 | 60,962 |
| Families | 4,243 | 30,335 | 47,576 |
| Average Household Size | 2.93 | 3.54 | 3.59 |
| Owner Occupied Housing Units | 3,536 | 20,361 | 32,894 |
| Renter Occupied Housing Units | 2,907 | 19,471 | 28,068 |
| Median Age | 37.6 | 34.2 | 34.1 |
| Median Household Income | \$96,296 | \$92,964 | \$97,050 |
| Average Household Income | \$122,096 | \$118,321 | \$123,920 |



Traffic Counts

| | | | |
|------------------------|------------|---------------------|------------|
| W Channel Islands Blvd | 16,700 VPD | Saviers Rd | 34,400 VPD |
| Harbor Blvd | 22,200 VPD | E PACIFIC COAST HWY | 42,200 VPD |
| PATTERSON RD | 7,800 VPD | Port Hueneme Rd | 15,600 VPD |