



**CENTRAL  
COAST  
PROPERTIES**

**Broker**

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## EXECUTIVE SUMMARY

- ◆ Rare opportunity to acquire 42 industrial units located at the highly trafficked and well-known “Five Points” intersection in Oxnard.
- ◆ Centrally positioned to provide tenants with convenient access throughout Oxnard, the largest city in Ventura County.
- ◆ Located between Los Angeles and Santa Barbara, with immediate connectivity to the Pacific Coast Highway (PCH/Highway 1).
- ◆ The property consists of approximately 40,213 square feet of industrial space situated on 2.38 acres of land.
- ◆ Each unit is equipped with a roll-up bay door, separate pedestrian entrance, private restroom, and 3-phase power.
- ◆ Unit sizes range from approximately 576 to 1,200 square feet, ideally suited for small businesses, contractors, service providers, and regional operators.

## PROPERTY SUMMARY

|                  |                                                      |
|------------------|------------------------------------------------------|
| Price            | <b>\$7,250,000</b>                                   |
| Sale Type        | <b>Investment Multi-Tenant Industrial (42 units)</b> |
| Proforma NOI     | <b>\$374,507</b>                                     |
| Cap Rate         | <b>5.16%</b>                                         |
| Price Per SF     | <b>\$180</b>                                         |
| Occupancy        | <b>98%</b>                                           |
| Property type    | <b>Industrial</b>                                    |
| Property Subtype | <b>Multi Tenant Industrial</b>                       |
| Building Size    | <b>Approx. 40,213</b>                                |
| Year Built       | <b>1978</b>                                          |
| Building Height  | <b>1 Story</b>                                       |
| Land Acres       | <b>2.38 AC</b>                                       |
| Zoning           | <b>C-2, Oxnard</b>                                   |

*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.*

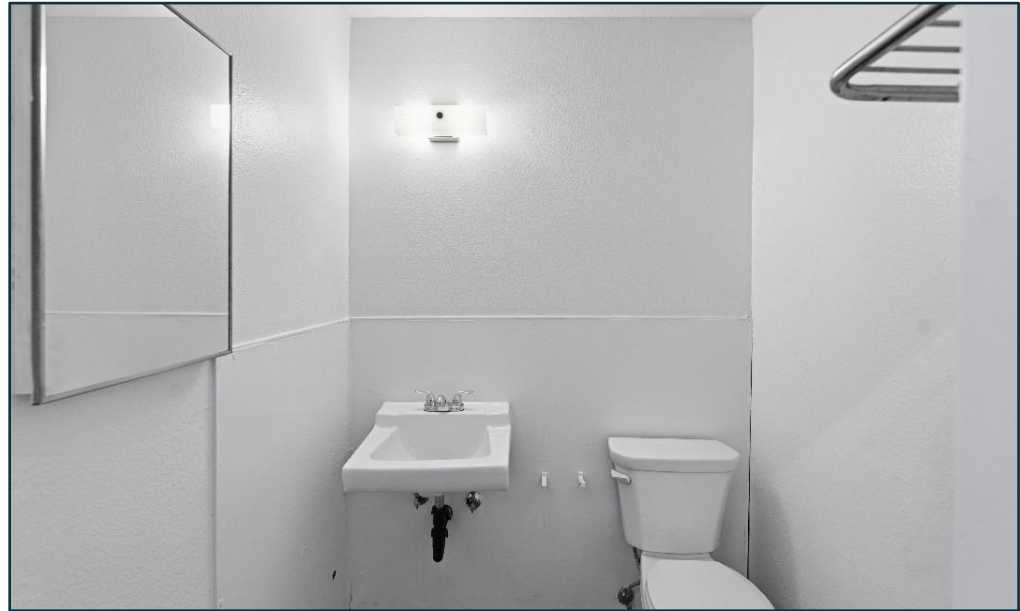
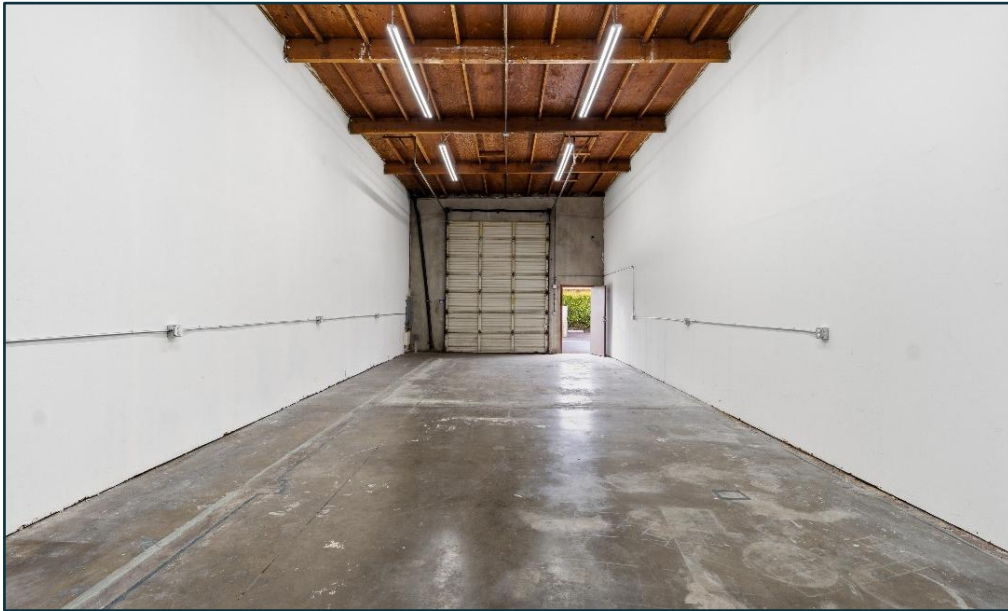


## PHOTOS





## PHOTOS





## AERIAL VIEW





# RETAIL MAP



Channel Islands  
Harbor Marina

Naval CBC  
Port Hueneme

Oxnard Airport

Walmart  
El Super  
Auto Zone  
SUPERIOR GROCERS  
dd's DISCOUNTS  
WING STOP  
TACO BELL

SITE

Domino's  
Pizza

VONS  
O'Reilly  
jiffy lube  
7 ELEVEN

The Collection Riverpark  
TARGET  
WHOLE FOODS MARKET  
VANS  
H&M  
MAC  
RED ROBIN  
PANDORA  
FIVE GUYS  
Panera  
STARBUCKS  
ULTA  
zumiez  
PACSUN  
VICTORIA'S SECRET  
KREI

Oxnard  
College

CVS  
pharmacy

STARBUCKS

LOWE'S  
IHOP  
BURGER KING  
DOLLAR TREE  
Smart&Final  
KFC

Walmart  
sam's club  
SALLY BEAUTY SUPPLY  
golden corral  
HOBBO LOBBY  
VONS  
ROSS  
chili's  
PET SMART  
BEST BUY  
goodwill

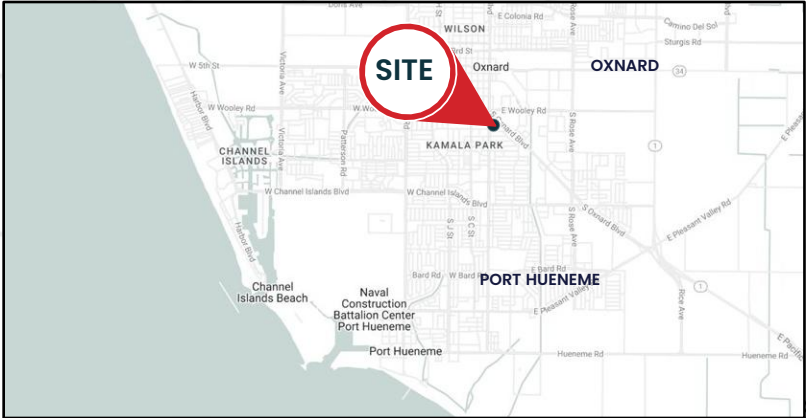
COSTCO  
WHOLESALE

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# DEMOGRAPHICS

## 2025 Summary

|                               | 1 Mile   | 3 Mile    | 5 Mile    |
|-------------------------------|----------|-----------|-----------|
| Population                    | 28,484   | 196,819   | 238,438   |
| Households                    | 7,055    | 52,288    | 66,909    |
| Families                      | 5,527    | 41,182    | 51,220    |
| Average Household Size        | 3.95     | 3.72      | 3.53      |
| Owner Occupied Housing Units  | 2,920    | 27,363    | 35,506    |
| Renter Occupied Housing Units | 4,135    | 24,925    | 31,403    |
| Median Age                    | 32.4     | 34.2      | 35.0      |
| Median Household Income       | \$72,039 | \$91,560  | \$95,064  |
| Average Household Income      | \$95,716 | \$113,959 | \$118,091 |

## Traffic Counts

|              |            |
|--------------|------------|
| Saviors Road | 30,100 VPD |
| Oxnard Blvd  | 31,000 VPD |

