

FOR SALE / LEASE

- » 16,000 AMPS | ±405 CAR PARKING | 24' CLEAR | DOCK HIGH LOADING
- » FENCED CAMPUS – IDEAL FOR HIGH SECURITY USERS
- » MINUTES FROM PORT HUENEME & NAVAL CBC

±196,034 SF

1151-1351 PACIFIC AVE
OXNARD • CA 93033

HIGH IMAGE MANUFACTURING/WAREHOUSING BUILDINGS

FOR SALE/LEASE

1151-1351 PACIFIC AVE

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PROPERTY HIGHLIGHTS

- **±196,034 SF AVAILABLE - TWO BUILDINGS OF ±88,275 SF & ±107,759 SF**
- HEAVY POWER - 16,000 AMPS (BUYER/TENANT TO VERIFY WITH ELECTRICIAN)
- FENCED CAMPUS – IDEAL FOR HIGH SECURITY USERS
- ±405 CAR PARKING (BUYER/TENANT TO VERIFY, SOME SPACES MIGHT NOT BE STRIPED)
- HIGH IMAGE MANUFACTURING/WAREHOUSING BUILDINGS
- POTENTIAL FOR ADVANCED MANUFACTURING, DEFENSE/ AEROSPACE CONTRACTORS, AI/ HPC, BATTERY RELATED & ELECTRIFIED INDUSTRIES
- MINUTES FROM PORT HUENEME, NAVAL CONSTRUCTION BATTALION CENTER, AND POINT MUGU NAVAL BASE
- LARGE FENCED YARD AREA FOR PARKING OR STORAGE
- DOCK HIGH AND GROUND LEVEL LOADING DOORS
- 24' CLEARANCE
- ±19,500 SF OFFICES
- BUILT IN 2005
- SPRINKLERED: .45/3,000 CALC. (BUYER/TENANT TO VERIFY)
- QUICK ACCESS TO 101 FWY

PRICING SUMMARY

- **SALE PRICE:** \$TBD – Submit Offer
- **LEASE RATE:** \$Unpriced – Submit Offer
- **NNN:** \$0.22 psf/mo (estimated)

Buyer/Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, sprinkler capacity, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Buyer/Tenant's product weight and product types and use, etc. Buyer/Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Buyer/Tenant in order for Buyer/Tenant to occupy all areas of the building legally. Broker strongly recommends that the above items be completed prior to waiver of any contingencies for a purchase. Broker also advises Buyer/Tenant to obtain any required use permits and business licenses prior to waiver of Buyer/Tenant contingencies and have their Attorney review any Purchase Contract prior to execution.

ARMEN KAZARYAN MRED
LEE & ASSOCIATES | LIC ID 01291719
323.767.2041
akazaryan@lee-associates.com

MIKE D. SMITH
LEE & ASSOCIATES | LIC ID 00978736
323.767.2109
mdsmith@lee-associates.com

BENNETT ROBINSON
CBRE | LIC ID 00984312
818.907.4608
bennett.robinson@cbre.com

1151-1351 PACIFIC AVE | OXNARD HIGH IMAGE MANUFACTURING/WAREHOUSING BUILDINGS

1351 PACIFIC AVE • PROPERTY DESCRIPTION



BUILDING AREA	±88,275 SF
LAND AREA	±215,622 SF (±4.95 Acres)
OFFICE AREA	±5,000 SF
NO OF STORIES	1
RESTROOMS	7
CLEARANCE	24 Ft
LOADING	7 DH & 3 GL
PARKING	±193 Car Parking (Buyer/Tenant to Verify)
ZONING	M-L (Buyer/Tenant to Verify)
YEAR BUILT	2005
POWER	4,000A, 480/277V, 3Ø, 4W (Buyer/Tenant to Verify)
SPRINKLER CALC	0.45/3,000 GPM (Buyer/Tenant to Verify)

1151 PACIFIC AVE • PROPERTY DESCRIPTION



BUILDING AREA	±107,759 SF
LAND AREA	±257,004 SF (±5.90 Acres)
OFFICE AREA	±14,400 SF (1st Floor: ±7,200 SF; 2nd Floor: ±7,200 SF)
NO OF STORIES	1
RESTROOMS	10
CLEARANCE	24 Ft
LOADING	7 DH & 3 GL
PARKING	±212 Car Parking (Buyer/Tenant to Verify)
ZONING	M-L (Buyer/Tenant to Verify)
YEAR BUILT	2005
POWER	12,000A, 480/277V, 3Ø, 4W (Multiple Panels) (Buyer/Tenant to Verify)
SPRINKLER CALC	0.45/3,000 GPM (Buyer/Tenant to Verify)

TOTAL ±196,034 SF of Buildings on ±472,626 SF (±10.85 AC) of Land

* Buyer/Lessee should independently verify with a licensed architect and the City of Oxnard the permitted square footage prior to sale/lease execution.

** Multiple power panels at the property, buyer/lessee shall verify the power supply with licensed electrician and the City.



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HIGH IMAGE MANUFACTURING/WAREHOUSING BUILDINGS





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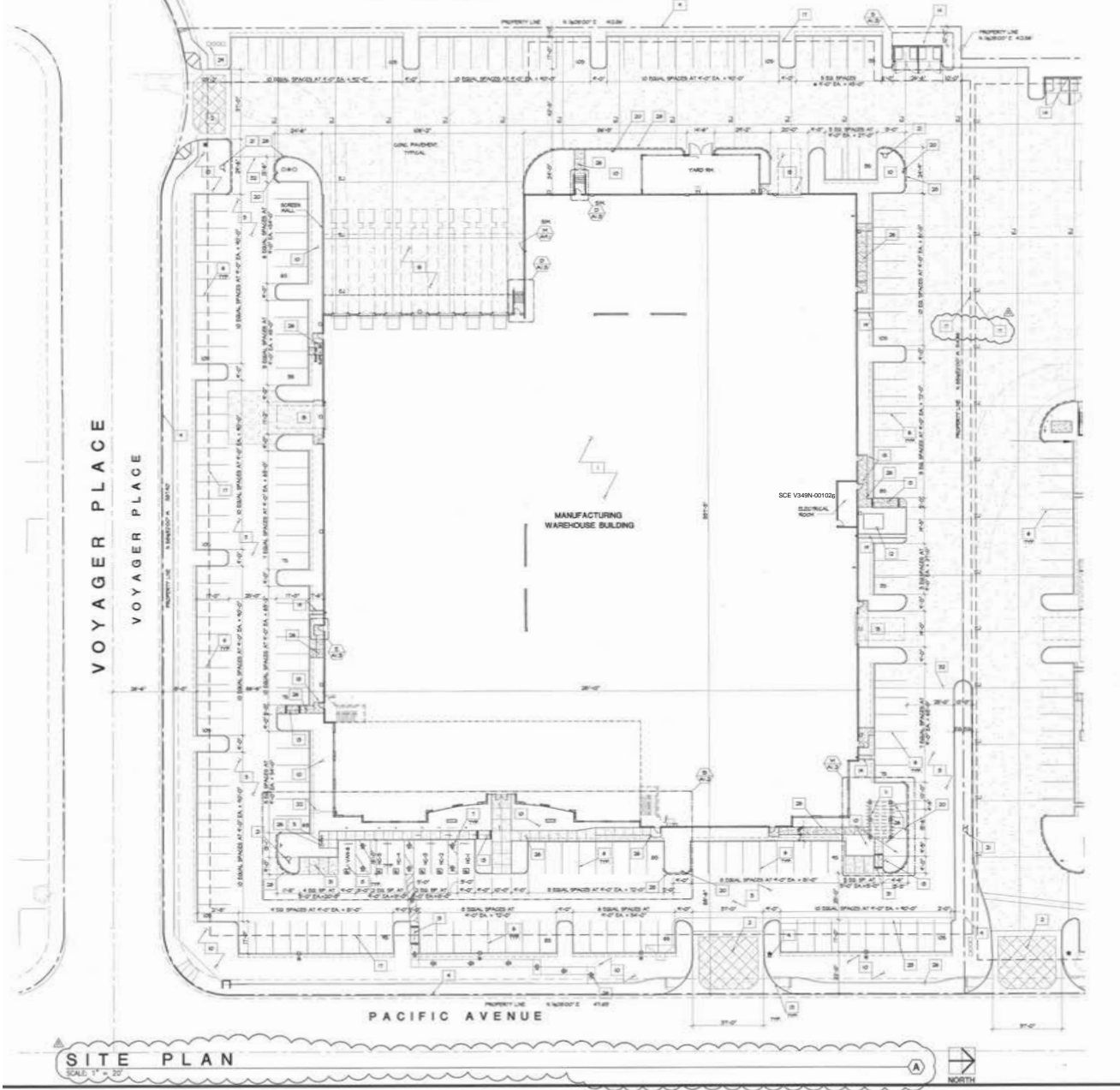


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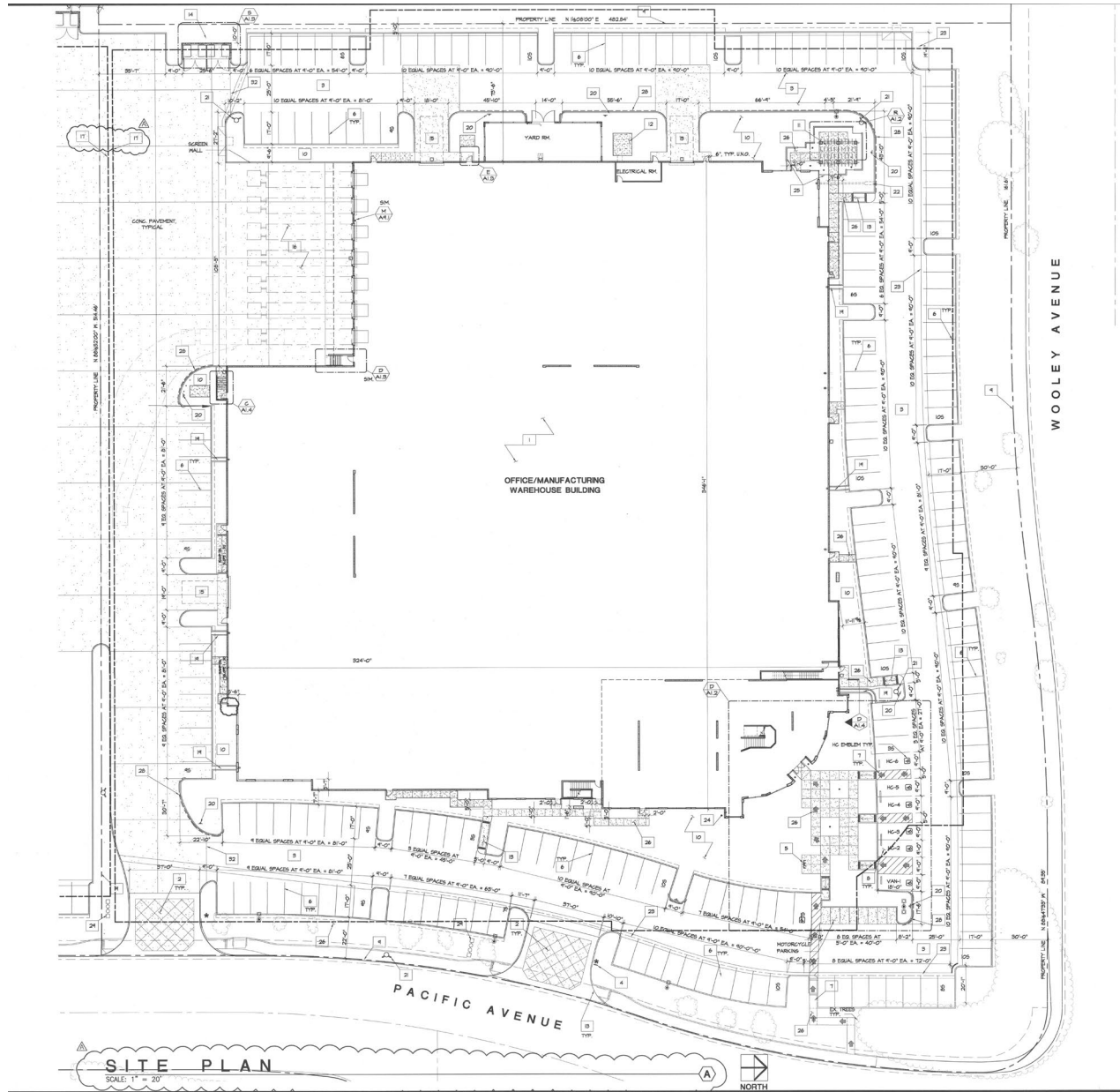


NOTE: Drawing not to scale. All measurements and sizes are approximate. Tenant Should Verify all Information.



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1151 Pacific Ave
PROPERTY SITE PLAN



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LOCATOR MAP



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	18,268	181,054	236,238
Average HH Income	\$93,393	\$107,586	\$115,073
Employees	9,808	51,849	74,673

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