OFFERING MEMORANDUM

625 NORTH A STREET
OXNARD, CA

OFFICE/MEDICAL BUILDING
OWNER-USER OR INVESTMENT OPPORTUNITY

LEE & ASSOCIATES

CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property.

All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner nor Lee & Associates-LA North/Ventura nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

OFFERED EXCLUSIVELY BY:

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PROPERTY HIGHLIGHTS

17,327 SF
THREE-STORY HEALTHCARE CAMPUS

OPERATIONAL ASC
THIRD-FLOOR SURGERY CENTER

ACCREDITED
JOINT COMMISSION ACCREDITED

EXPANSION READY
SECOND-FLOOR PLANS APPROVED AND PERMITS ISSUED

FLEXIBLE SPACE
FIRST-FLOOR SHELL FOR FUTURE BUILD-OUT

BACKUP POWER
GENERATOR SERVING THE ENTIRE BUILDING

DOWNTOWN OXNARD
CENTRAL VENTURA COUNTY LOCATION

OWNER-USER OR INVESTMENT OPPORTUNITY

APEX MEDICAL CAMPUS

A RARE HEATHCARE ASSET IN DOWNTOWN OXNARD

A specialized three-story healthcare campus combining an operational Ambulatory Sugery Center, approved medical expansion space and significant long-term value potential

TWO DISTINCT OWNERSHIP STRATEGIES

The Property offers two clear paths: immediate operational control for a healthcare owner-user or a specialized investment with income and expansion potential.

01 OWNER-USER OPPORTUNITY

Acquire an established healthcare campus with an operational surgery center and room to expand within the same property.

- Immediate control of an operational healthcare facility
- Expansion potential across the second and first floors
- Approved plans and issued permits reduce development time
- Potential fit for physician groups, health systems and ASC operators

02 INVESTMENT OPPORTUNITY

A long-term market lease for the surgery center could provide immediate income with future upside through build-out and lease-up of the remaining space.

- Income potential from an established healthcare operator
- Additional value through future construction and lease-up
- Exposure to a specialized, supply-constrained asset class
- Potential fit for medical REITs, family offices and institutional buyers

THE VALUE EXTENDS BEYOND COMPARABLE SALES

Existing medical infrastructure, completed approvals, replacement-cost savings and accelerated time to market create value that conventional medical-office comparisons may not capture.

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$8,000,000
SALES PRICE

PROPERTY INFORMATION

Building Size	±17,327 SF
Floor Size	±6,000 SF Per Floor
Stories	3
Parcel Size	±22,216 SF
Zoning	C2
Building Height	30 Feet
Parking Spaces	±35 Spaces

THIRD FLOOR

Apex Surgery Center stands as a beacon of medical excellence and innovation. This state-of-the-art ambulatory surgical center is heralded for its specialization in spine, orthopedic, sports medicine, pain management, and personal injury, offering a comprehensive array of services tailored to meet the diverse needs of its patients.

In the realm of personal injury law, ensuring that clients receive the highest standard of medical care is paramount. Their JACHO certified surgical center stands as a beacon of excellence, specializing in interventional pain management, orthopedic and spinal procedures.

With a team of highly skilled surgeons and state-of-the-art facilities, they are committed to providing comprehensive care that not only addresses immediate medical needs but also supports long-term recovery. Their center's certification by the Joint Commission underscores our dedication to maintaining the highest standards of safety and quality, making them a trusted partner for personal injury lawyers seeking optimal outcomes for their clients.

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THIRD FLOOR PHOTOS

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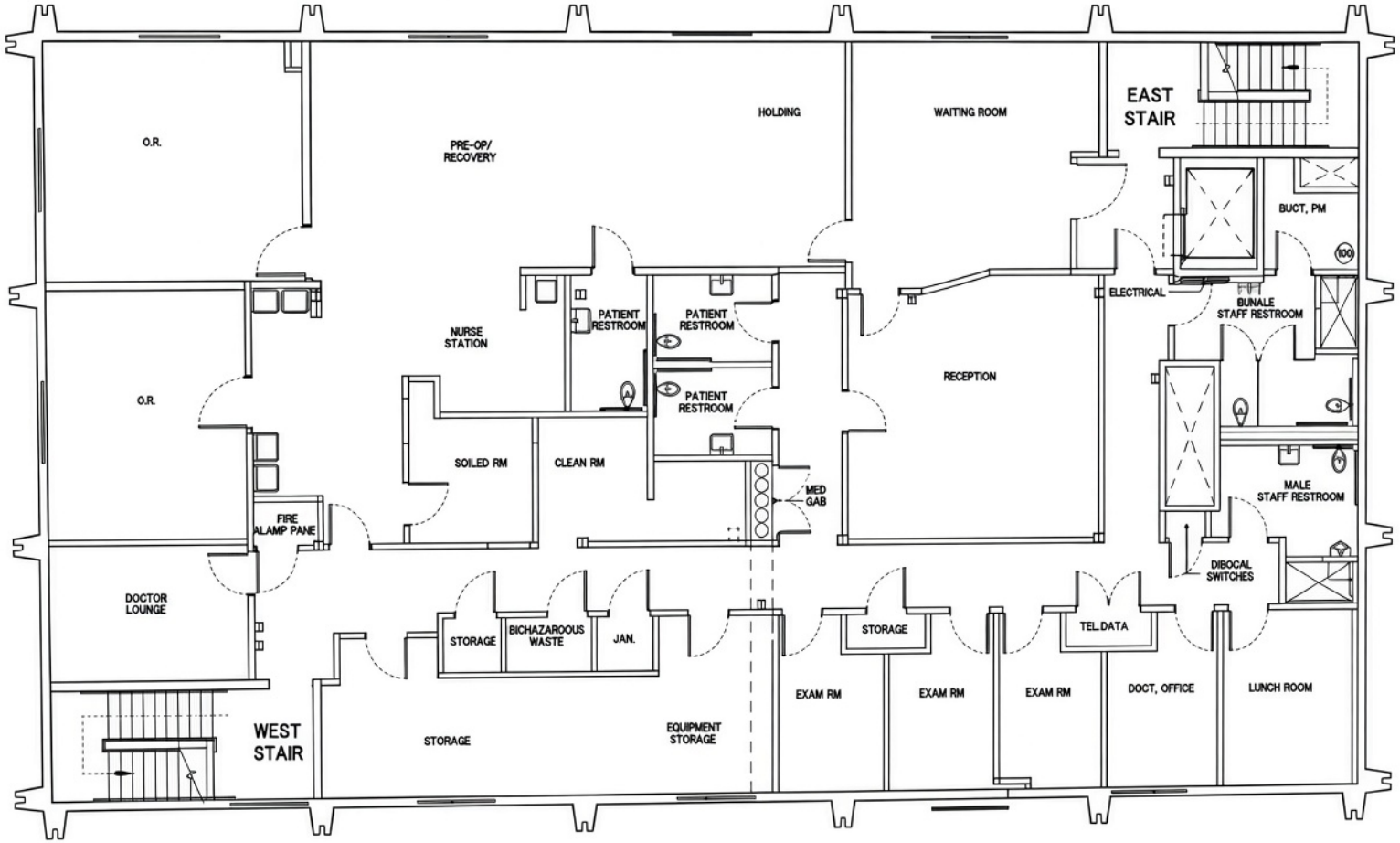
FLOOR PLAN - THIRD FLOOR



*NOT TO SCALE

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CURRENT SPACE

CURRENT SPACE

SECOND FLOOR PHOTOS

AI Generated

POTENTIAL LOOK

AI Generated

POTENTIAL LOOK

The Second Floor includes completed architectural plans with permits ready to be pulled, offering the opportunity to expand the existing surgical center or convert the space into a post-surgical rehabilitation facility, or physical therapy center.

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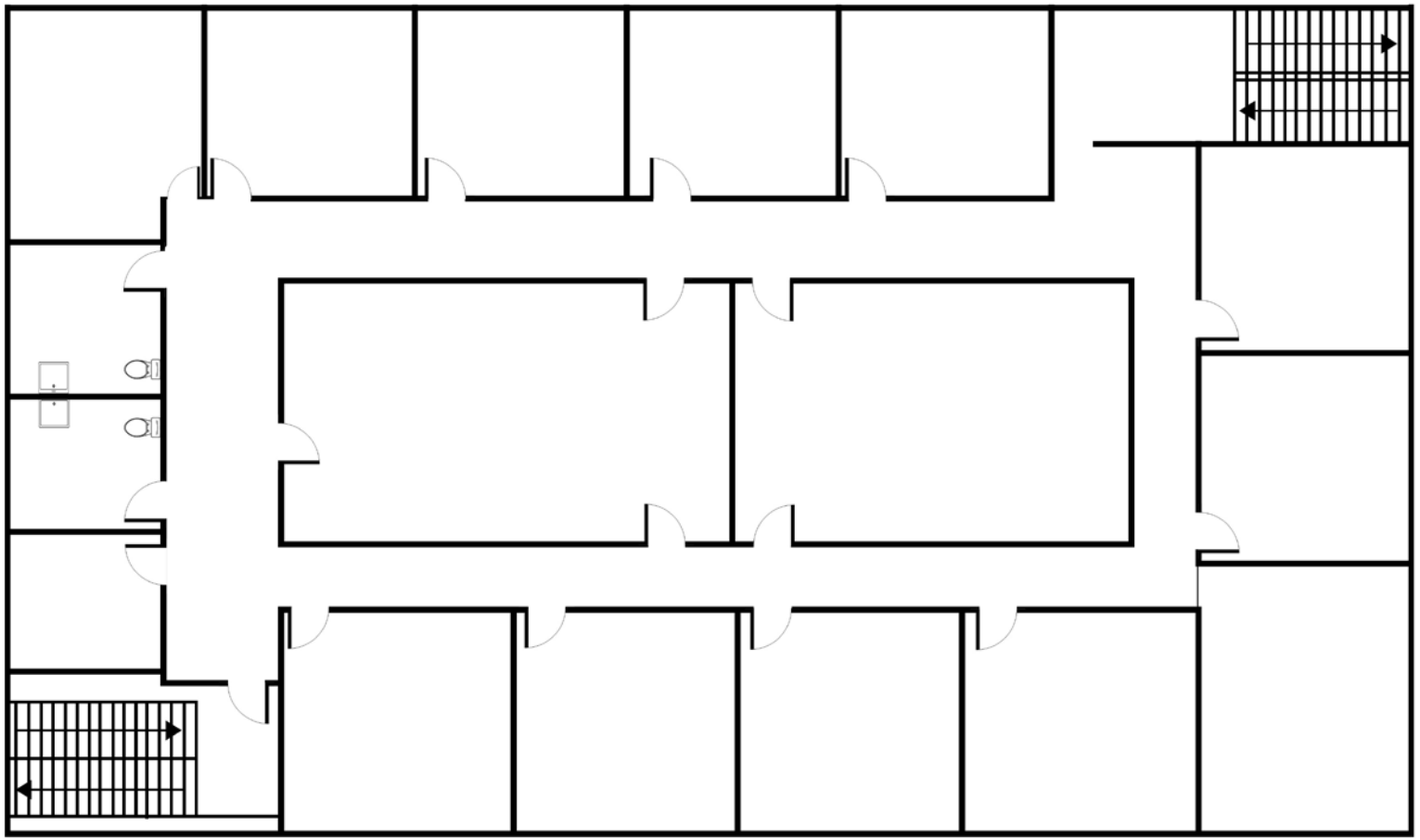
FLOOR PLAN - SECOND FLOOR



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CURRENT SPACE

FIRST FLOOR PHOTOS

CURRENT SPACE

AI Generated

POTENTIAL LOOK

The First Floor is fully customizable to the buyer's needs, offering the flexibility to bring your current business and configure the space exactly the way you want.

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AERIAL PHOTO

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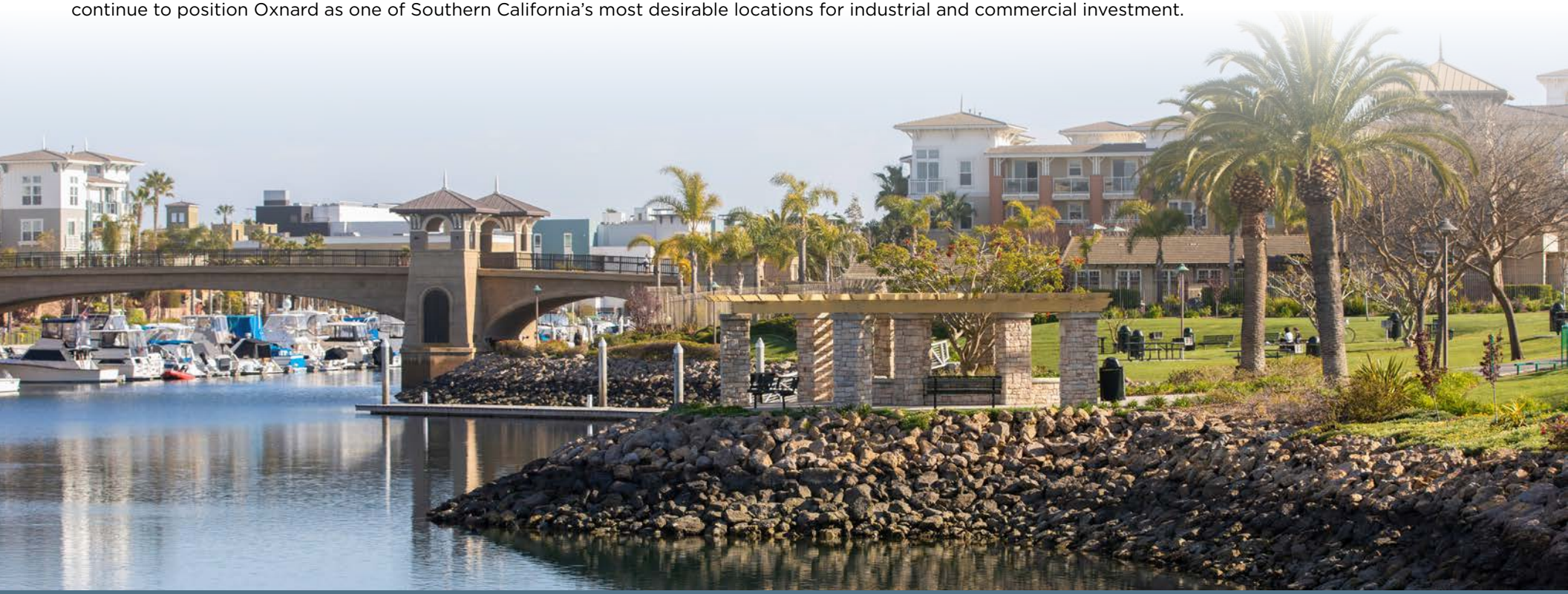
LOCATION OVERVIEW

The subject property is strategically located in the City of Oxnard, CA, Ventura County's largest city and one of Southern California's premier industrial and commercial centers. Positioned within an established business corridor, the property benefits from immediate access to major transportation routes, a diverse regional workforce, and direct connectivity to Los Angeles, Santa Barbara, and California's Central Coast. The location offers an ideal combination of efficient logistics access, proximity to the Port of Hueneme, and the advantages of operating within one of Ventura County's most active business markets.

Accessibility is a major advantage of this location. U.S. Highway 101 (Ventura Freeway) serves as the city's primary transportation corridor, providing convenient regional access throughout Southern California and the Central Coast. State Routes 1, 126, and 232 further enhance connectivity, while the nearby Port of Hueneme provides a strategic gateway for international trade and distribution. The surrounding area is home to a strong concentration of industrial, manufacturing, logistics, and commercial businesses, supported by nearby retail, restaurants, hotels, and professional services.

Oxnard is recognized as one of Ventura County's primary economic drivers, supported by a diverse economy that includes manufacturing, logistics, agriculture, healthcare, and defense industries. The city offers a skilled workforce, continued commercial investment, and an outstanding quality of life with coastal amenities, parks, marinas, and convenient access to neighboring communities. These strengths continue to position Oxnard as one of Southern California's most desirable locations for industrial and commercial investment.



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DOWNTOWN OXNARD & SURROUNDING AREAS

Downtown Oxnard is a designated California Cultural District and the historic heart of the city. Anchored by Heritage Square (restored Victorian and Craftsman homes), Plaza Park, and Centennial Plaza, the area features murals, public art, the Carnegie Art Museum district, Teatro de las Américas, and the nearby Oxnard Performing Arts Center. More than 40 restaurants, independent shops, a weekly farmers' market, outdoor concerts, festivals, and Plaza Stadium Cinemas create a vibrant, walkable urban core with ongoing revitalization under the City's Downtown Code.

Access
Located approximately three miles south of U.S. Highway 101, downtown is served by the John C. Zaragoza Transit Center (Amtrak Pacific Surfliner, Metrolink, and regional buses). Oxnard Airport (general aviation) is nearby; LAX is roughly 60–65 miles southeast.

Market Context
Oxnard is Ventura County's largest city (population ~200,000). The broader county supports approximately 825,000–837,000 residents. The local economy is driven by agriculture (Oxnard is known as the "Strawberry Capital of California"), the Port of Hueneme (the only deep-water commercial port between Los Angeles and San Francisco), manufacturing, logistics, tourism, and a growing education and health services sector.

Healthcare
Dignity Health – St. John's Regional Medical Center (365 beds), a major regional provider offering emergency, cardiac (STEMI), comprehensive stroke, cancer, and Level III NICU services, is located approximately 2.5–3 miles from downtown.

Surrounding Amenities
Minutes away are Channel Islands Harbor (marinas, dining, recreation), local beaches (Mandalay and Silver Strand), The Collection at RiverPark (shopping and entertainment), Port Hueneme, and neighboring communities including Ventura and Camarillo. These assets expand the patient, workforce, and lifestyle draw for medical users.

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DEMOGRAPHICS

625 N A ST | OXNARD, CA

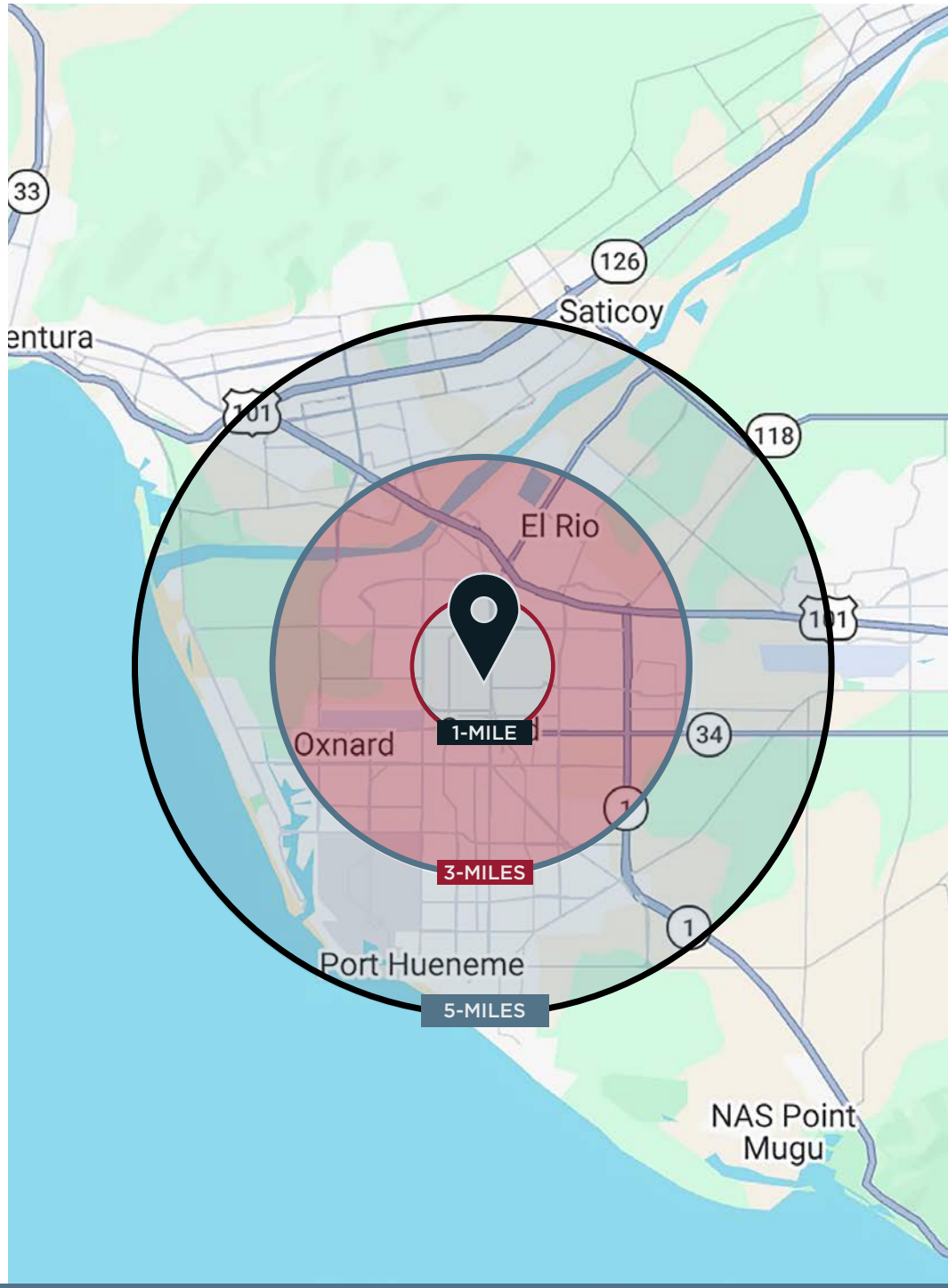
POPULATION	1-MILE	3-MILES	5-MILES
2026 Population	33,072	169,994	276,943
% Female	49.7%	49.9%	49.9%
% Male	50.3%	50.1%	50.1%
2031 Population	32,690	167,246	271,910

HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2026 Total Households	8,933	46,927	83,059
2026 Median Housing Value	$730,069	$712,025	$744,159
2031 Total Households	8,968	46,907	82,766

HOUSEHOLD INCOME	1-MILE	3-MILES	5-MILES
2026 Average HH Income	$116,324	$125,766	$126,483
2026 Per Capita Income	$31,625	$34,870	$38,144
2031 Average HH Income	$116,589	$126,168	$126,876

276K+
TOTAL POPULATION
5-MILES

$126K+
AVERAGE HH INCOME
5-MILES



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AMENITIES MAP

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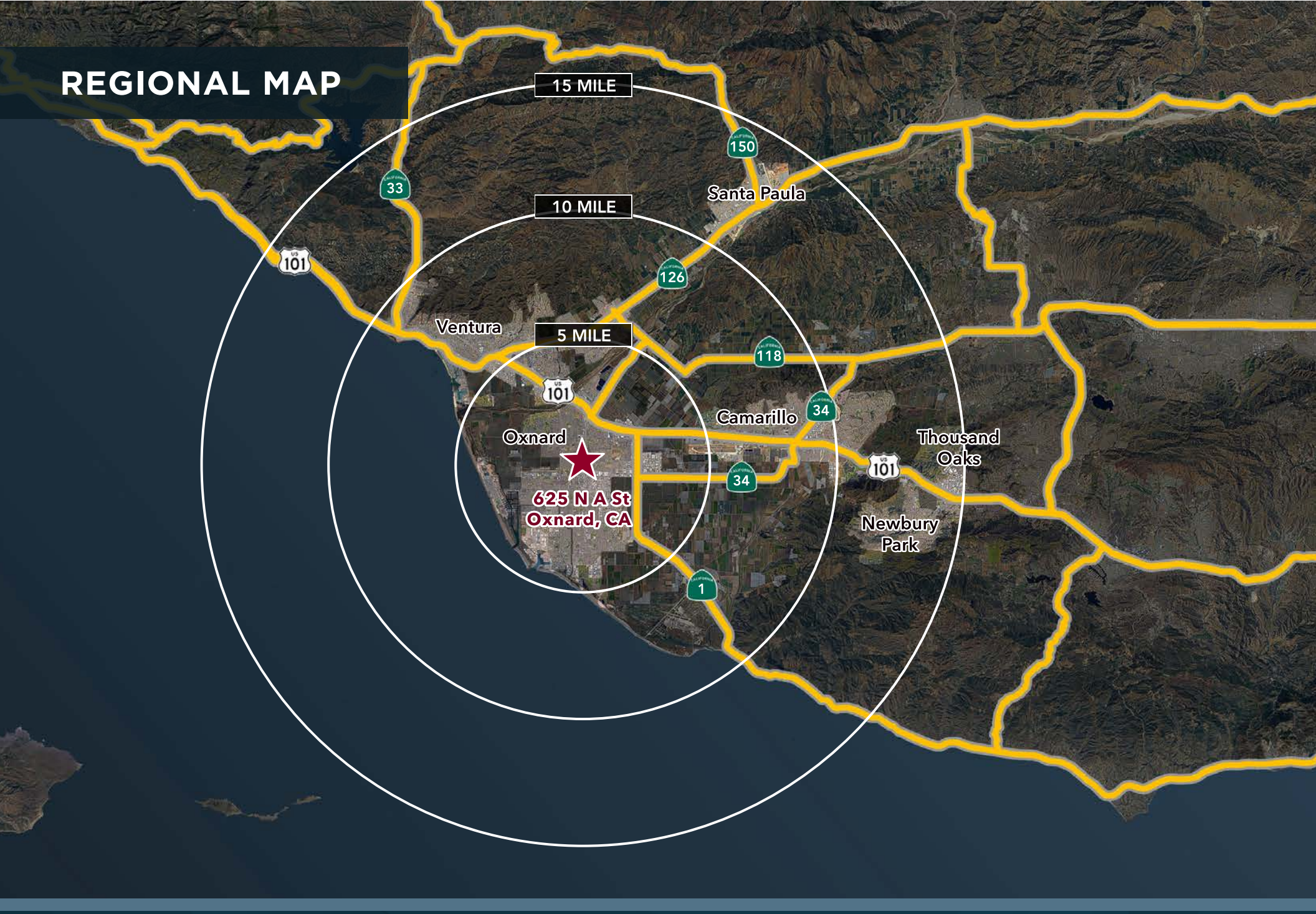
REGIONAL MAP



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