



220 S A ST.

OXNARD | CALIFORNIA | 93030

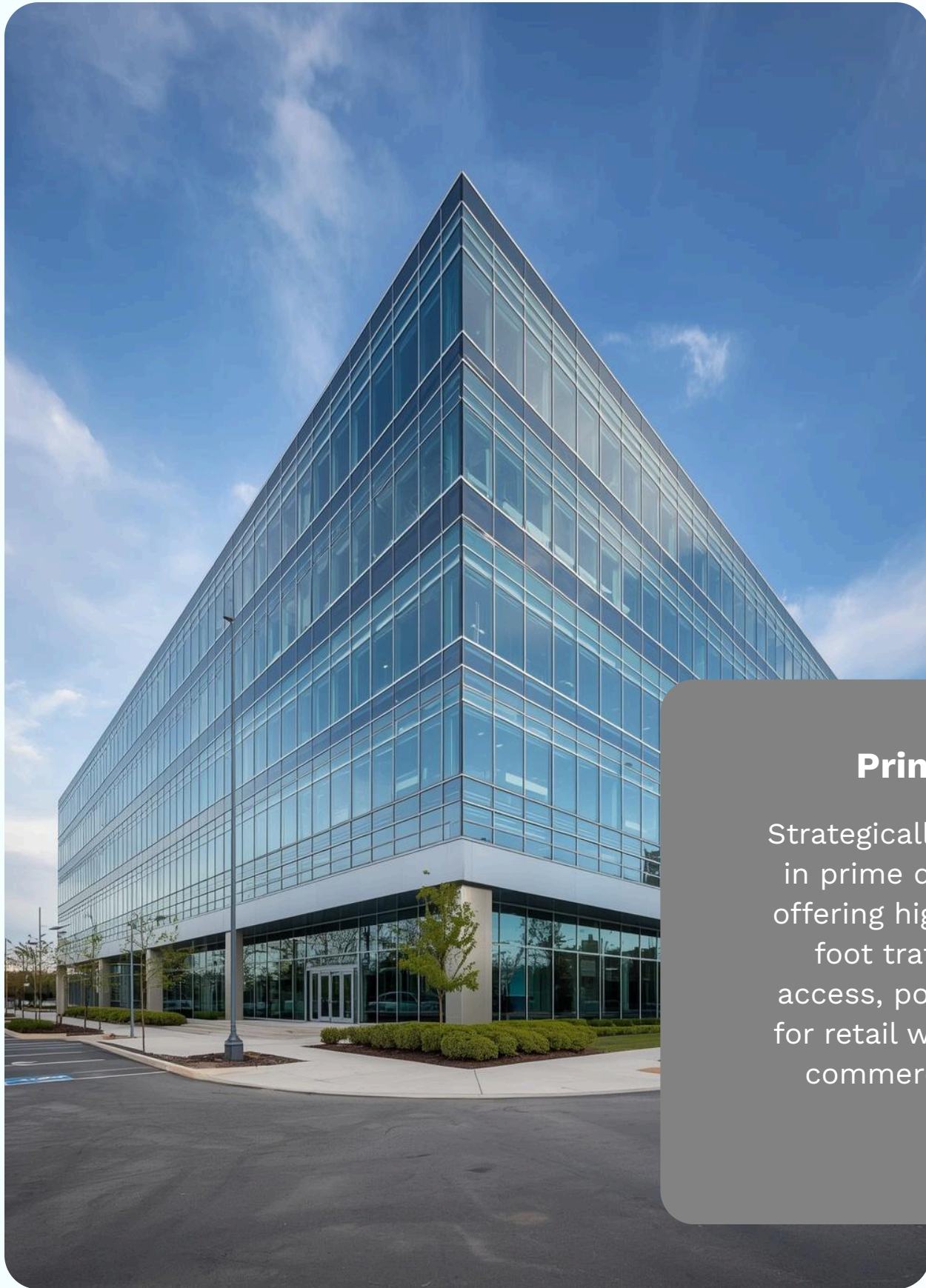
Christian Ramos

Senior Associate

818.619.1650

Christian_Ramos@KW.Com

Cal DRE Lic. #02245478



Investment Highlights

This premier commercial property presents an exceptional investment opportunity with strong fundamentals, stable cash flow, and significant upside potential in an emerging market.

Prime Location

Strategically positioned asset in prime downtown Oxnard offering high visibility, strong foot traffic, and transit access, positioned perfectly for retail within a revitalizing commercial submarket.

Strong Tenancy

100% leased to creditworthy and well established tenant in the cannabis industry (Off The Charts Dispensary) with 33 locations across California.

Attractive Returns

This property offers stable tenancy for the next 9 years with current NOI of \$120,000 Per annum. and 4% rental increases year after year with a current cap rate of 7.05% and first year cash-on-cash return of 5.48%

Property Specifications

Discover the exceptional features and specifications that make this commercial property a premier investment opportunity in the market.

Year Built

Originally constructed in 1965 with comprehensive renovation completed in 2022. Updates include modernized lobby and floors, new HVAC, Plumbing and electrical as well as LED lighting throughout.

Zoning Info

Zoned CBD (Central Business District) permitting office, retail, and mixed-use development. Property benefits from Qualified Opportunity Zone (QOZ).

Building Size

Total building area of 3,750 square feet with a single tenant. It recently transitioned from a traditional professional office setup to a specialized retail space with improvements made in 2025.

Lot Details

Situated on a 0.16-acre parcel with 5 surface parking spaces and additional 10 reserved spaces in a structured public parking lot. Zoning designation: CBD (Central Business District) accommodating a wide range of uses from mixed-use retail to restaurant and entertainment.



Investment Highlights

Asking Price: \$1,700,000
Cap Rate: 7.05%
Net Operating Income: \$120,000
Price Per SF: \$453.33
Occupancy Rate: 100%
Year Built: 1965
Building Size: 6,969 SF
Lot Size: .16 Acres
Zoning: **CBD** (Central Business District)
Parking Ratio: 4.0/1,000 SF

Rent Roll Summary

Current Annual Rent: \$120,000 (NNN)
Average Rent PSF: \$2.67
Weighted Avg Lease Term: 9.5 Years
Tenant Mix: Single tenant Retail
Projected Returns:
• Year 1 Cash-on-Cash: 5.48%
• 5-Year IRR: 15.59%
• 10-Year IRR: 28.94%
• Equity Multiple: 3.04x
*All projections based on 4% per annum. rental increases & \$2,000,000 exit

Financial Summary

Comprehensive investment analysis demonstrating strong returns and stable income potential for qualified investors.

★
A+
Investment Grade



Transportation

Exceptional connectivity with direct freeway access to Route 1 and minutes drive to the 101 freeway. Metro station within 0.4 miles providing direct transportation access with multiple bus routes to serve the property. International airport less than 10 minutes away. Dedicated bike lanes and pedestrian pathways throughout the district.

Demographics

Population of 250,400+ within 5-mile radius with 3.2% annual growth rate. Median household income of \$92,800. Highly educated workforce with 28% holding associate's degree or higher. Strong employment base in Health Care and Social Assistance. Unemployment rate 4.7% below national average.

Area Development

\$2.6 billion in planned infrastructure & security improvements over next 5 years. The city has just activated this proposition to provide enhanced patrols and vandalism mitigation. As well as a recently city-approved project with multi-family residential units with ground floor retail just blocks away, with the goal of bring hundreds of residents within walking distance.

Location & Amenities

Prime positioning in a thriving commercial business corridor with exceptional accessibility, robust infrastructure, and proximity to major employment and transit centers. The surrounding area offers diverse dining, retail, and entertainment options that enhance tenant satisfaction and retention.

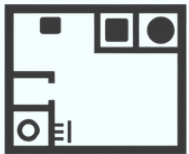


Property Gallery



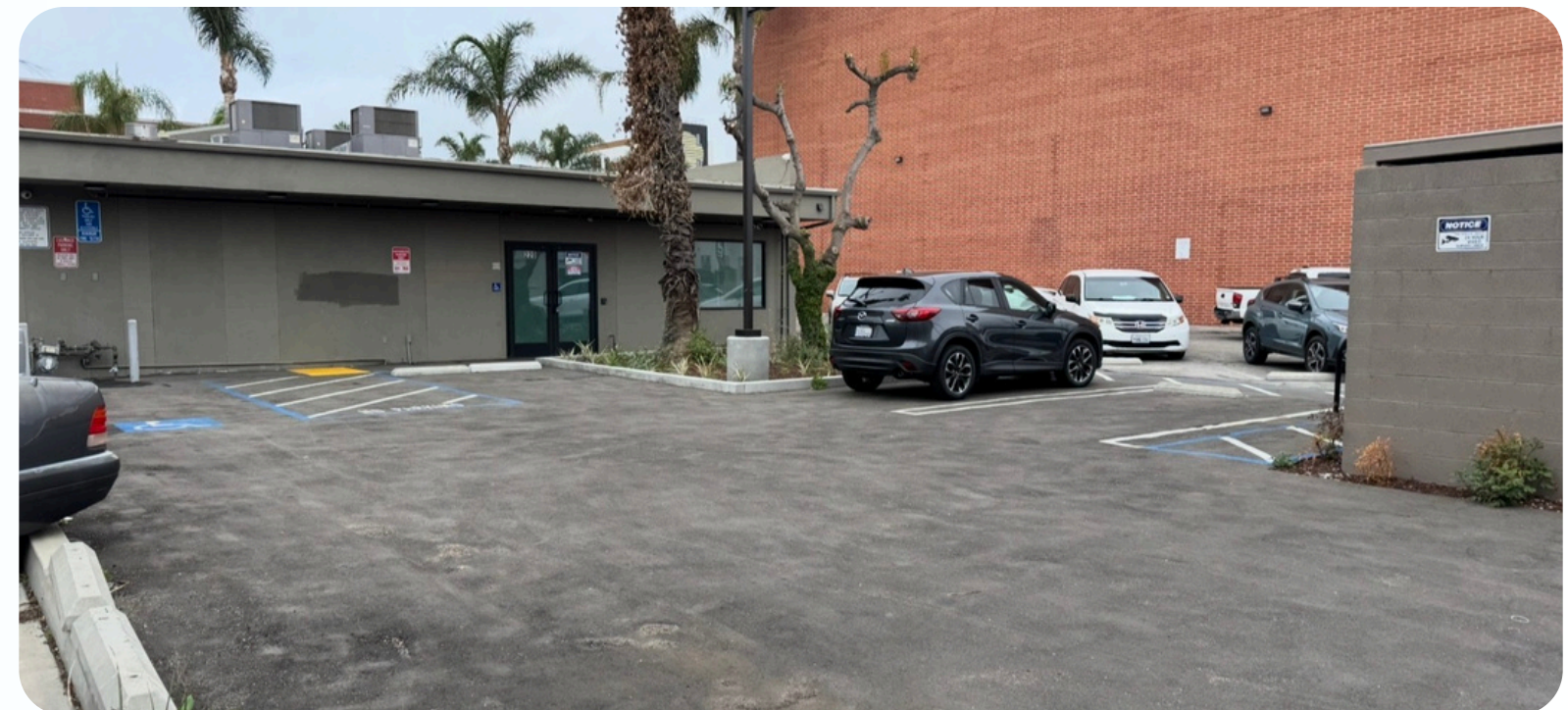
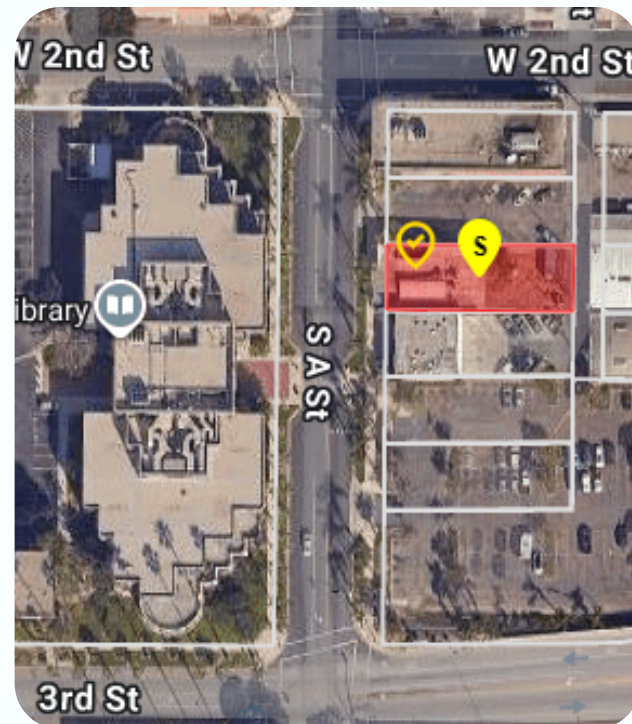
Exterior Views

Stunning architectural facade featuring modern glass curtain walls, grand entrance with premium landscaping, and ample visitor parking.

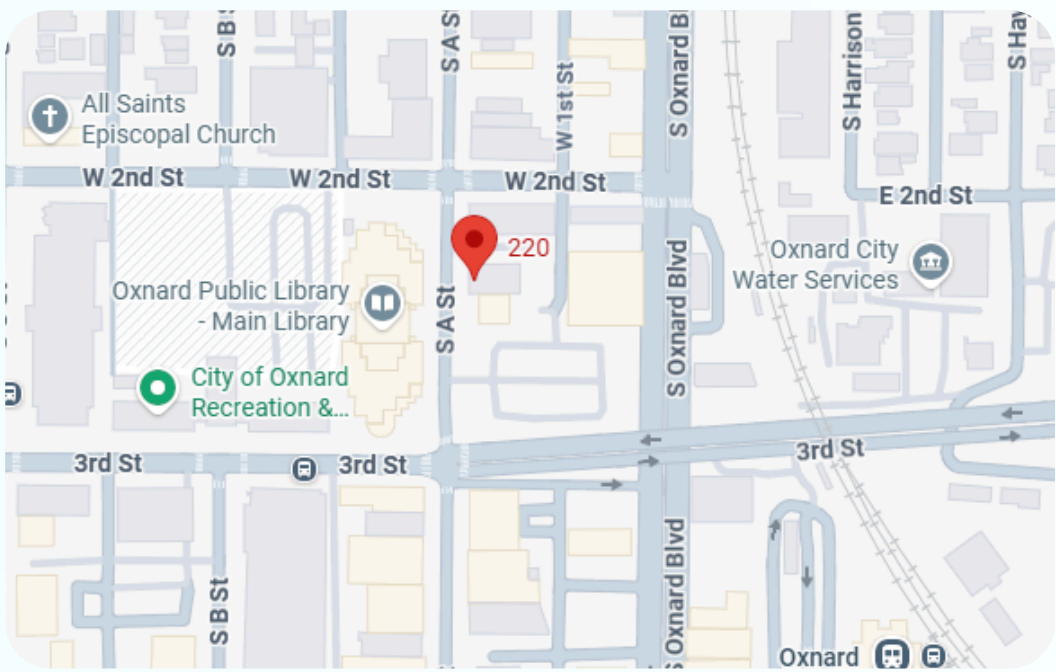
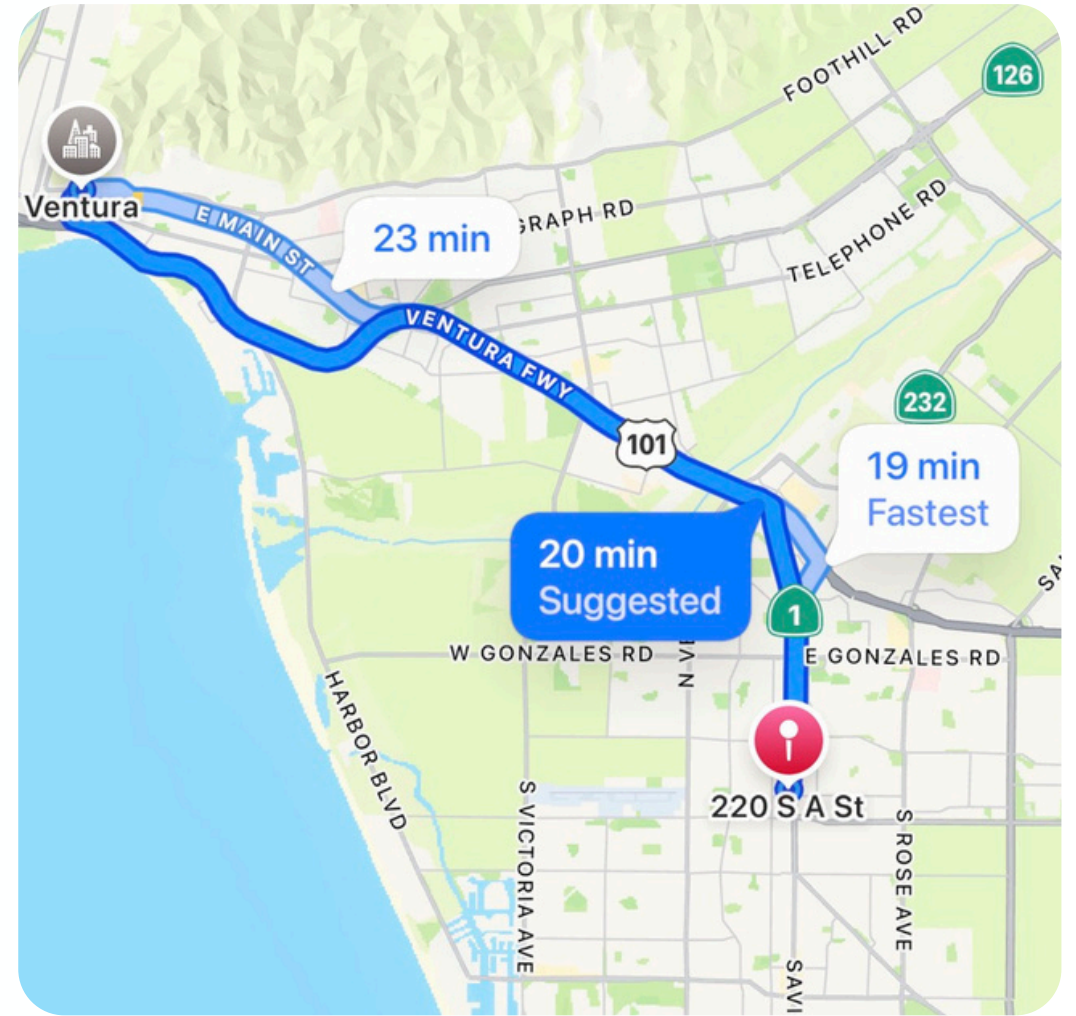
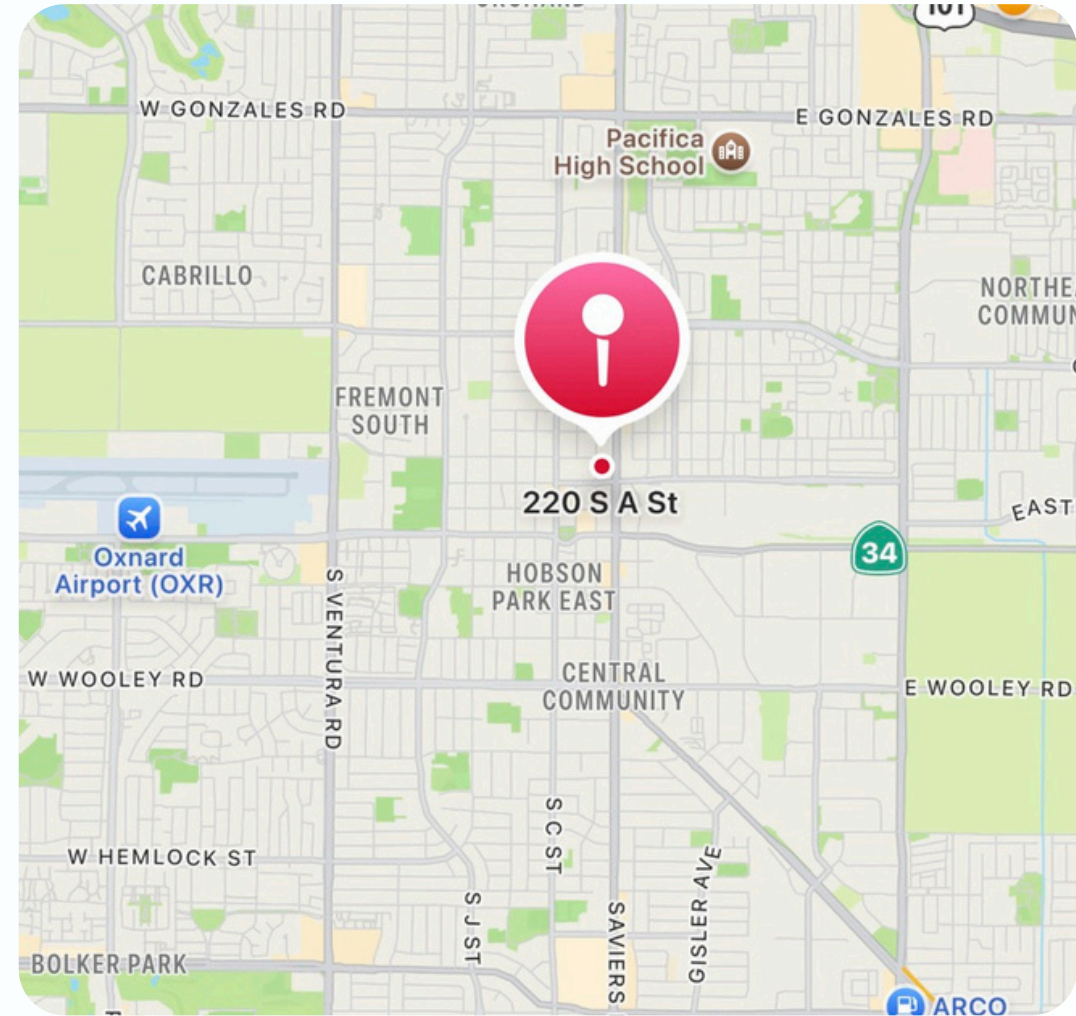
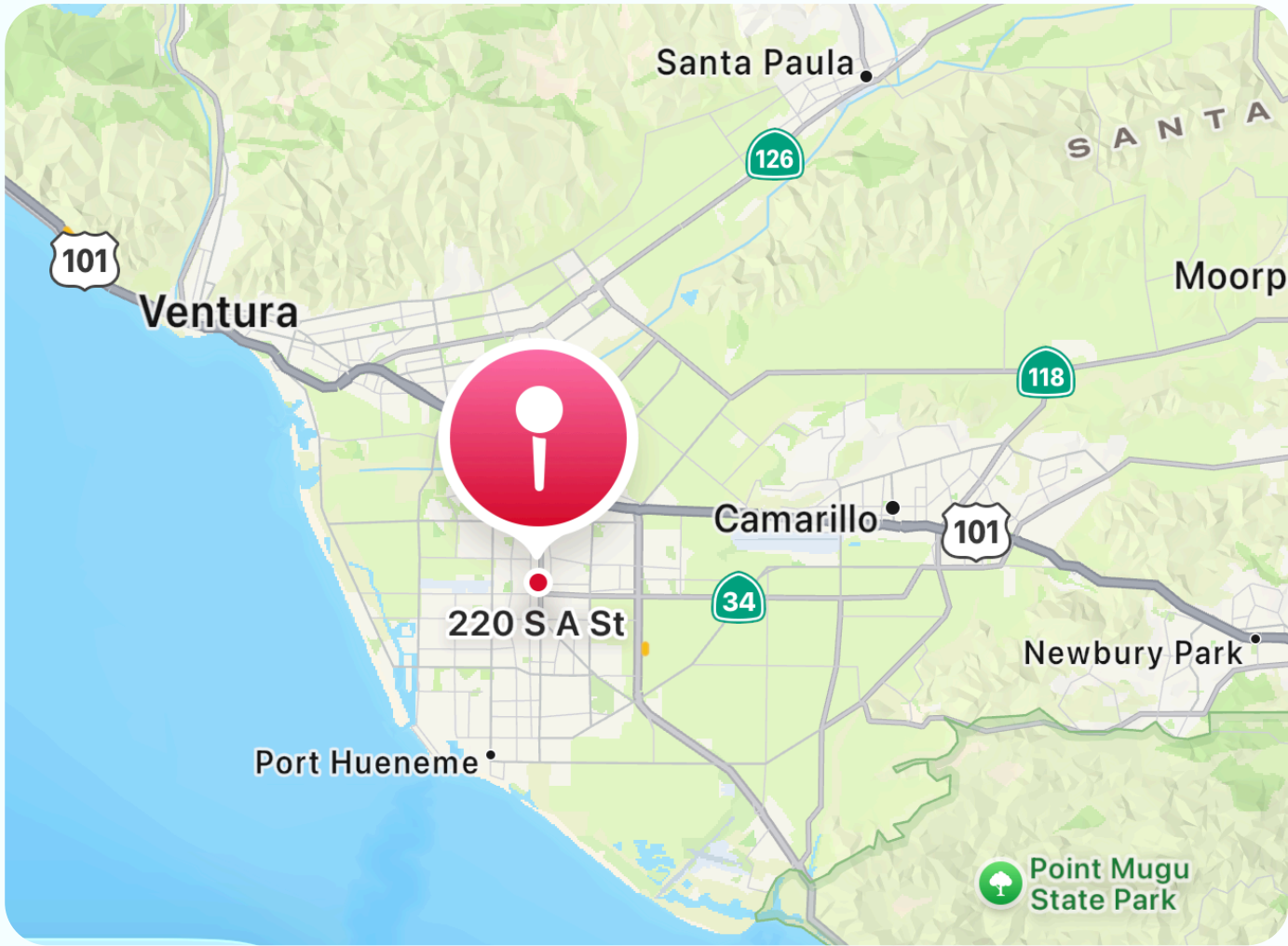



Interior Spaces

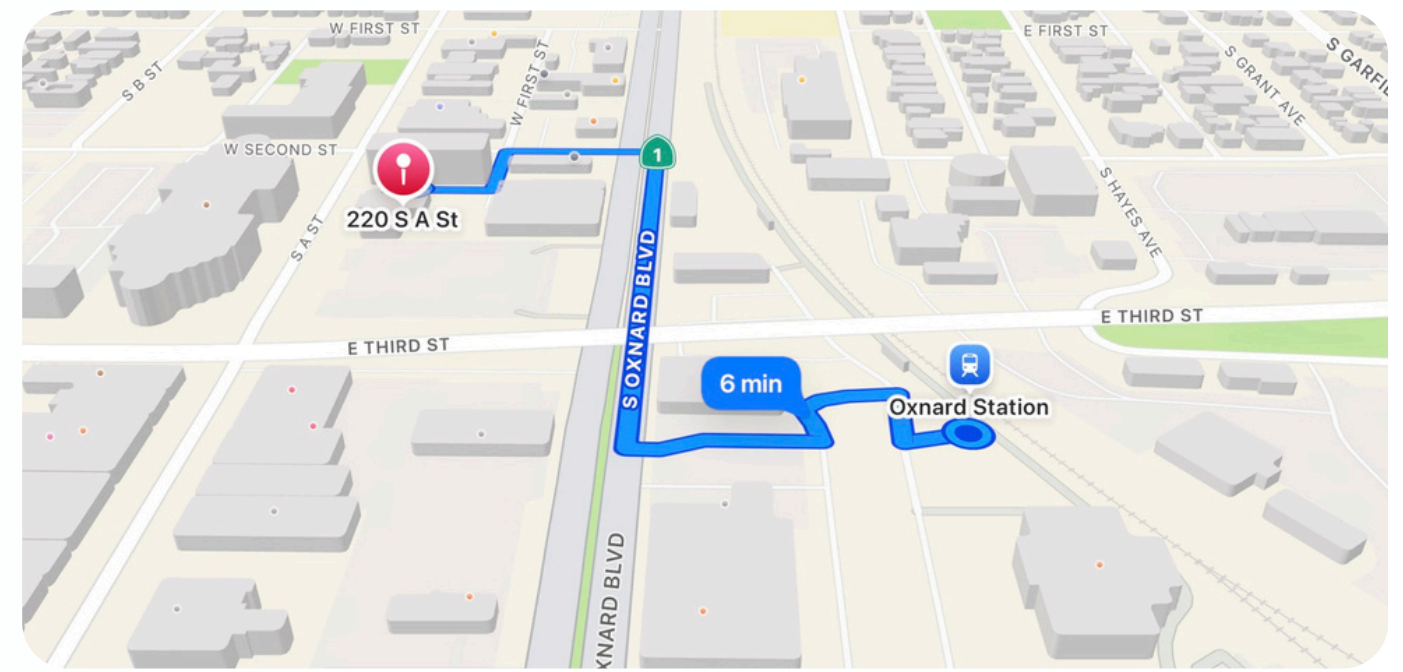
Class A retail interiors with open floor plans, natural lighting throughout, and premium finishes recently renovated for the current tenant



Regional & Local Maps




95
Walk Score



Contact Information

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Christian Ramos

Senior Associate

818.619.1650

Christian_Ramos@KW.Com

Cal DRE Lic. #02245478



Office Address

Keller Williams

Encino-Sherman Oaks

15910 Ventura Blvd.

Suite 101

Encino, CA, 91436



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