

TESLA SUPERCHARGER AGREEMENT IN PLACE

High-Traffic Oxnard Corner Approved for 32 Charging Stations

Additional Redevelopment Potential



Existing ±7,336 SF Building on ±29,096 SF of Land
840-858 S Oxnard Blvd, Oxnard, CA 93030



840-858 S OXNARD BLVD, OXNARD, CA 93030

Property Details

Building Area:	7,336± SF
Stories:	One
Construction:	Reinforced Concrete
Year Built:	1953
Land Area:	29,096± SF
Topography:	Flat & Level
Parking:	60± Surface Spaces
Zone:	DT-G (Downtown General)
APN:	201-0-273-030 & 201-0-273-040
Frontage:	207.8' on Oxnard Blvd & 140' on Driffill Blvd
Walk Score: 92	Transit Score: 44
Traffic Count (2025):	31,985 vehicles per day
Tenancy:	Vacant

Permitted by-right in DT-G Zone:

- Multifamily dwellings, home-based business, live-work units
- Grocery store under 10,000 SF, health/exercise center, hotel, mortuary/funeral home, museum/art gallery, general office (professional/government/administrative)
- Medical office, outdoor dining/sidewalk café, outdoor display, eating and drinking establishments under 5,000 SF
- Retail under 5,000 SF, business support services, personal services, art/music/dance studios
- Public parking lot/facility, wireless communications facility

Property Highlights

- Prime automotive or redevelopment opportunity
- Executed agreement with Tesla for 32 charging stations (Entitlements are complete; permits need to be pulled for EV charging station)
- Potential for quick service restaurant, general retail, auto applications, etc.
- Heavy traffic location with excellent ingress and egress from two streets
- No nearby competition from other quick service restaurants on Oxnard Blvd
- Heavy traffic on busy Oxnard Blvd (a main north/south thoroughfare — 31,985 vehicles per day (2025))
- 1/4-mile north of Wooley Road
- Close to Heritage Square and Downtown Oxnard
- Abundant surrounding residential single family homes and apartments
- Good Oxnard demographics

Asking Price: \$3,500,000
(\$120.29 Per SF Land Value)



PROPERTY RENDERING



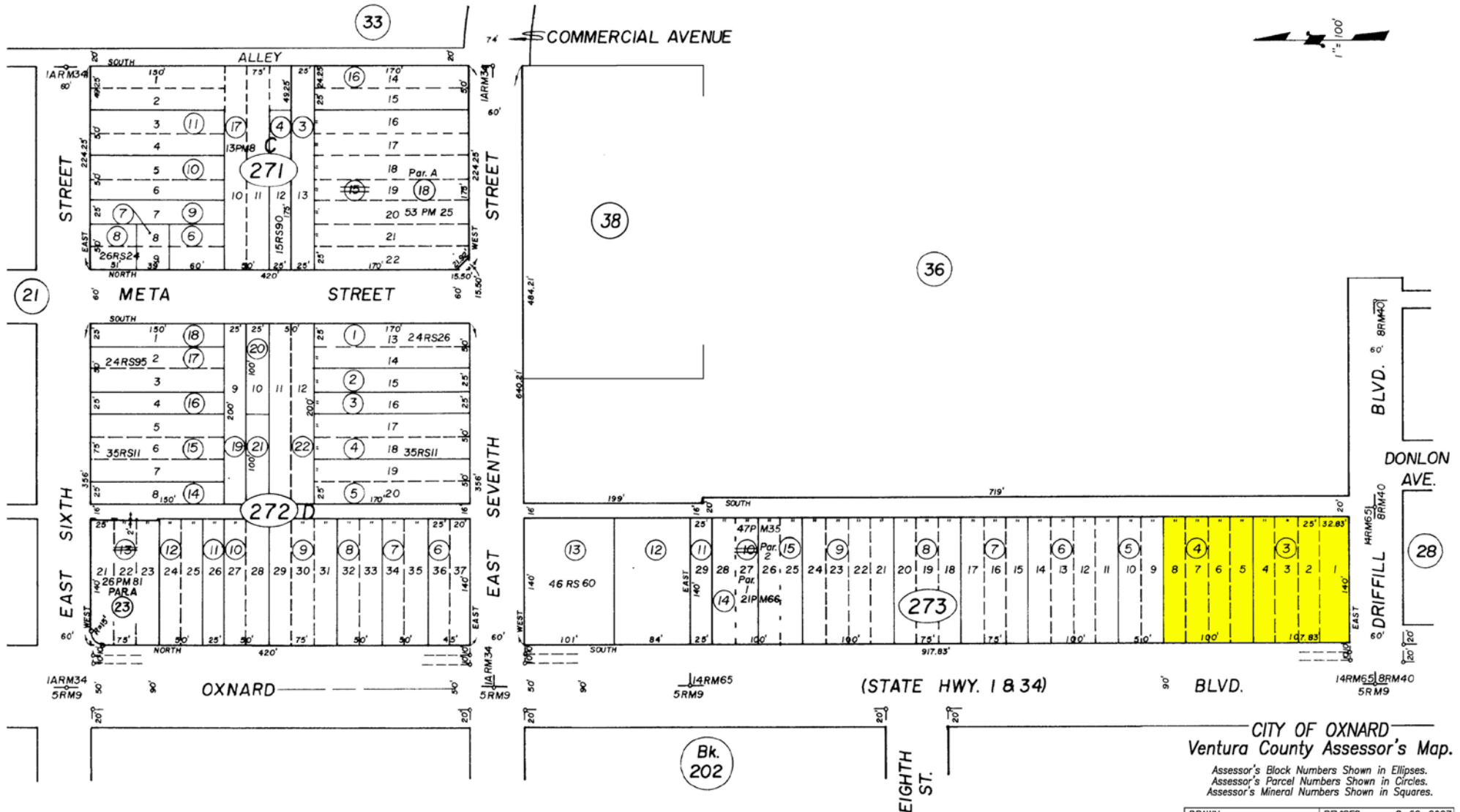
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PLAT MAP

RANCHO EL RIO DE SANTA CLARA O'LA COLONIA
PORTION SUBDIVISION 31

Tax Rate Area
~~03001~~
03135

201-27

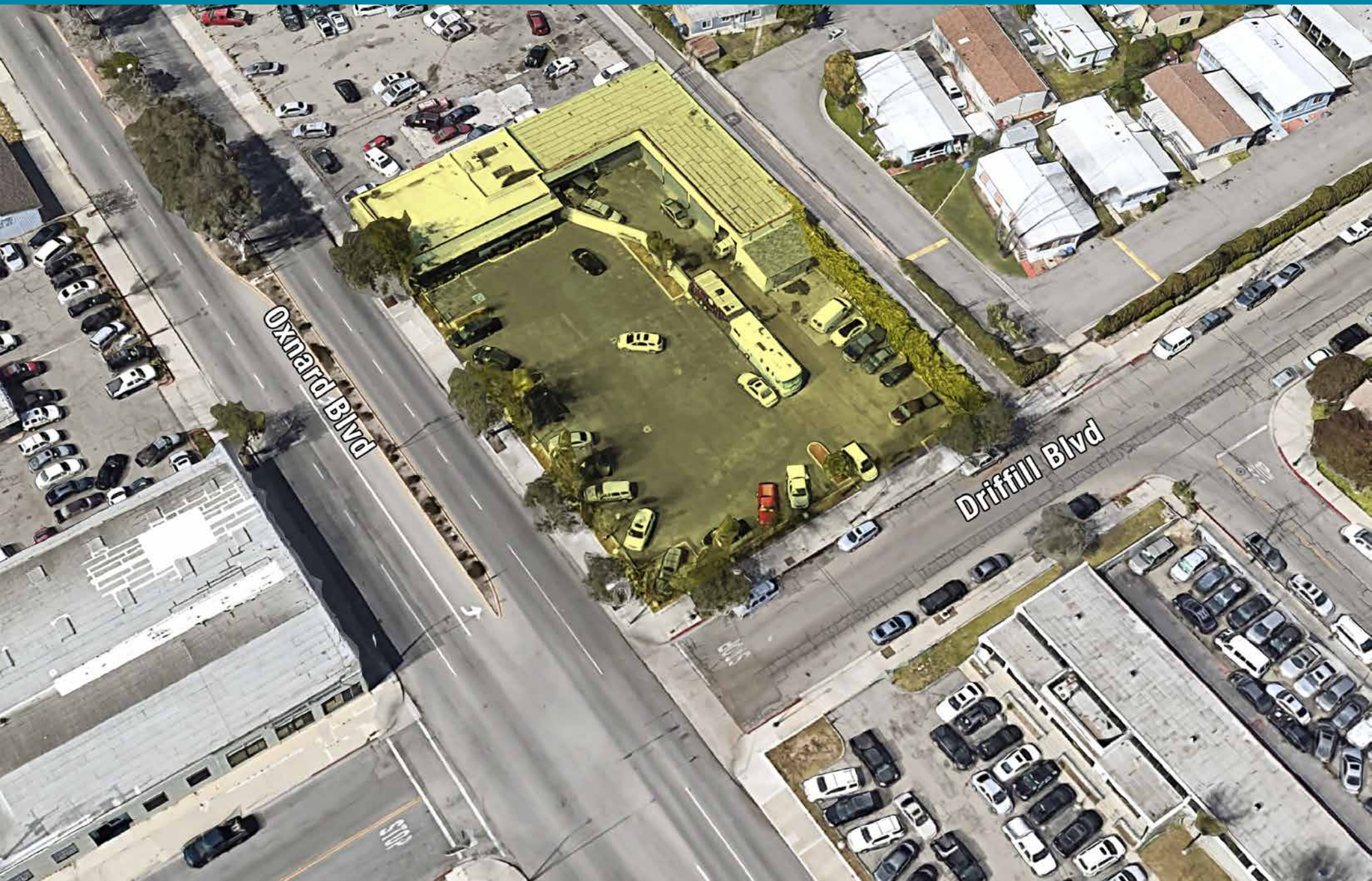


Central Subdivision M.R. Bk.14, Pg.65
Rancho Colonia, Partition Map, Scott vs. Gonzales
Rice, T.A. Subdivision M.R. Bk.1A, Pg.34

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE
DO NOT NECESSARILY CONSTITUTE LEGAL LOTS.
CHECK WITH COUNTY SURVEYOR'S OFFICE OR
PLANNING DIVISION TO VERIFY.

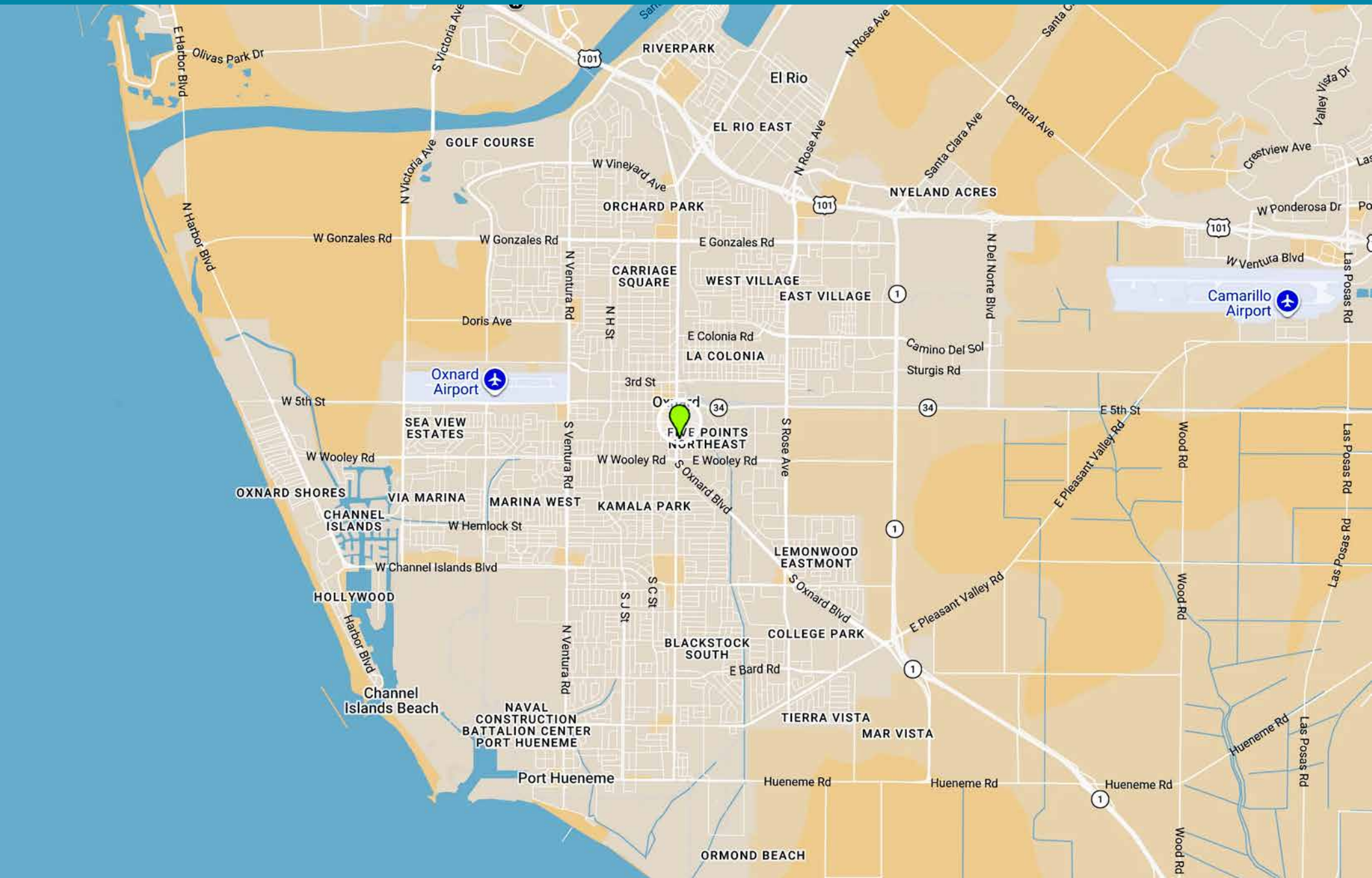
DRAWN	REVISED	8-22-2007
REDRAWN	P.K. CREATED	8-25-1976
INKED	PLOTTED	EFFECTIVE 57-58 ROLL
PREVIOUS Bk.201, Portion Pg.27		
Compiled By Ventura County Assessor's Office		

PROPERTY AERIAL PHOTO

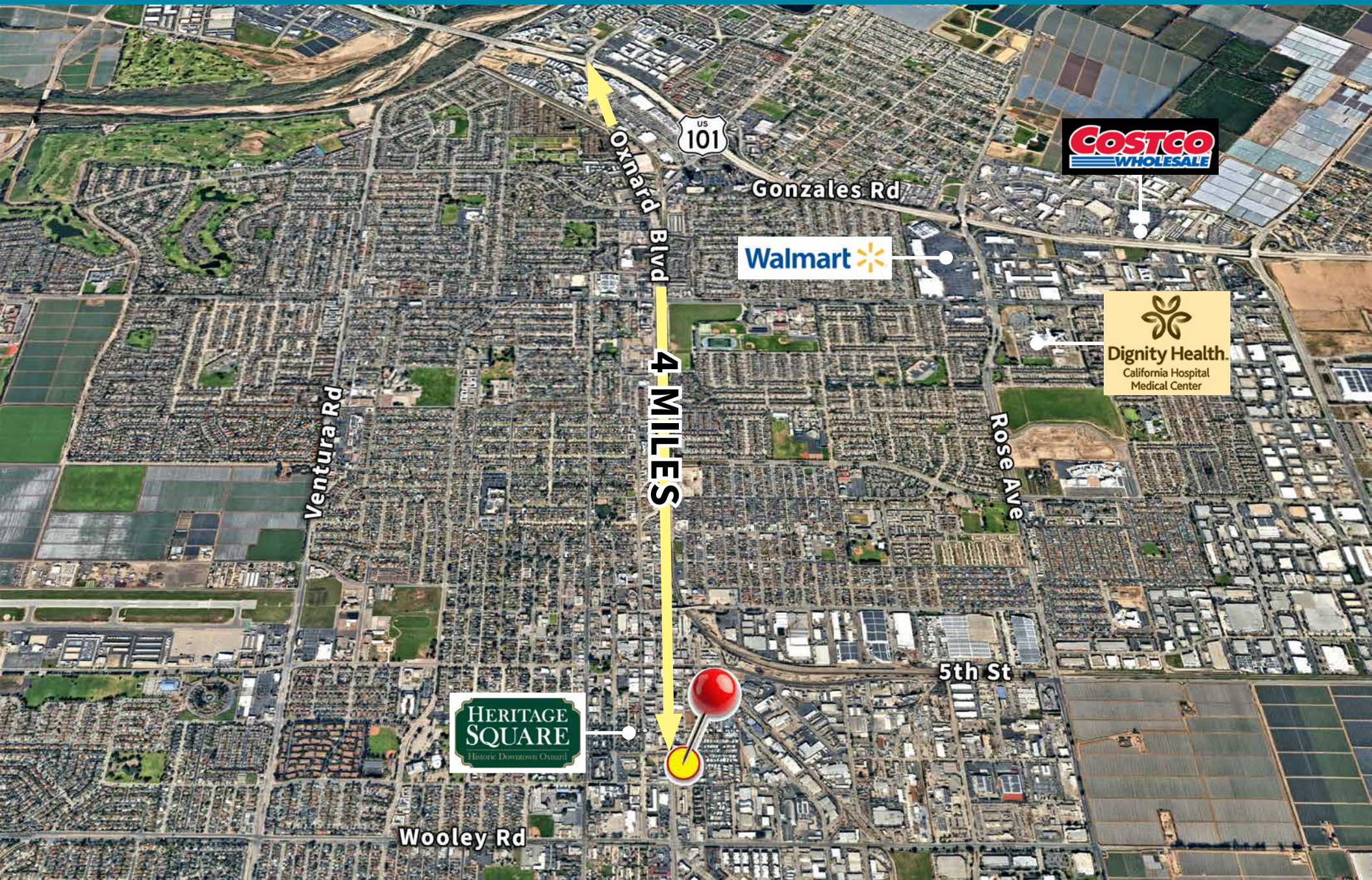


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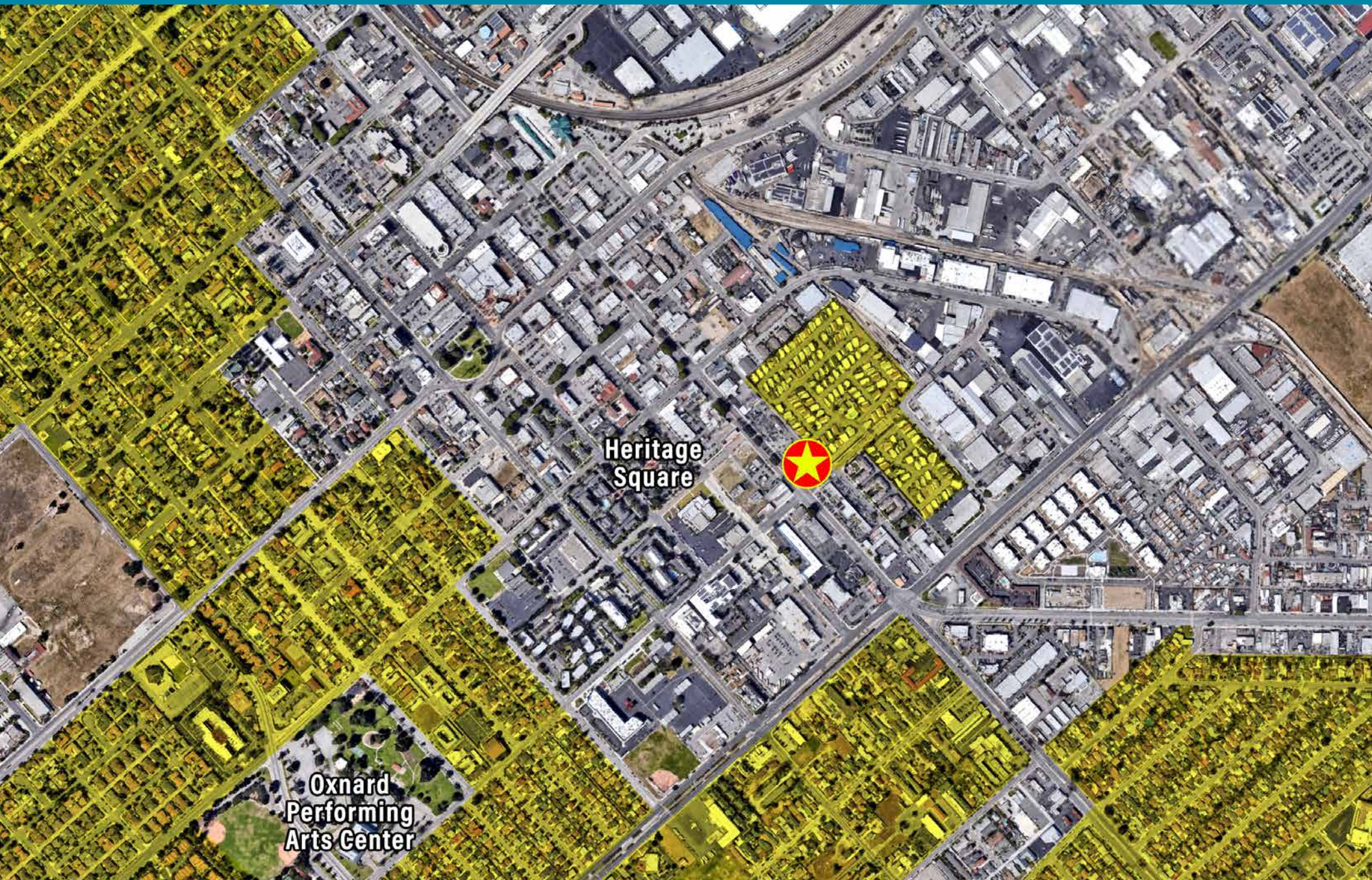
AREA MAP



AERIAL PHOTO

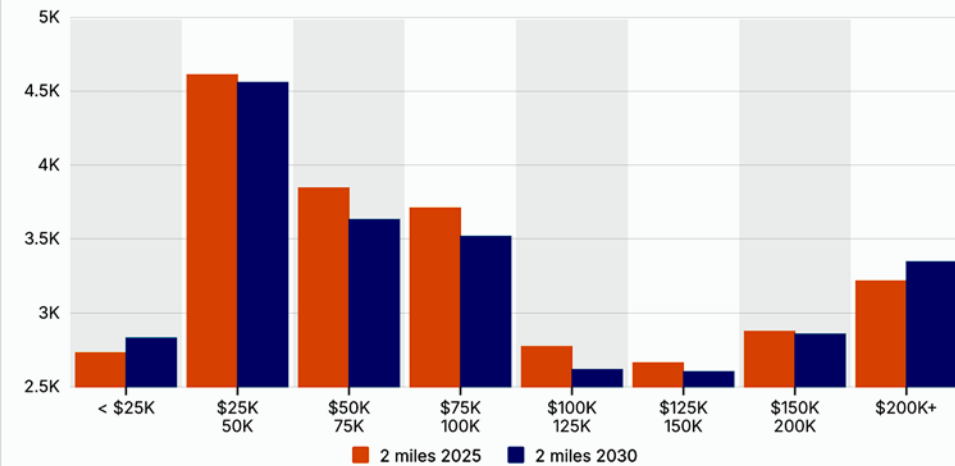


NEARBY RESIDENTIAL PROPERTIES

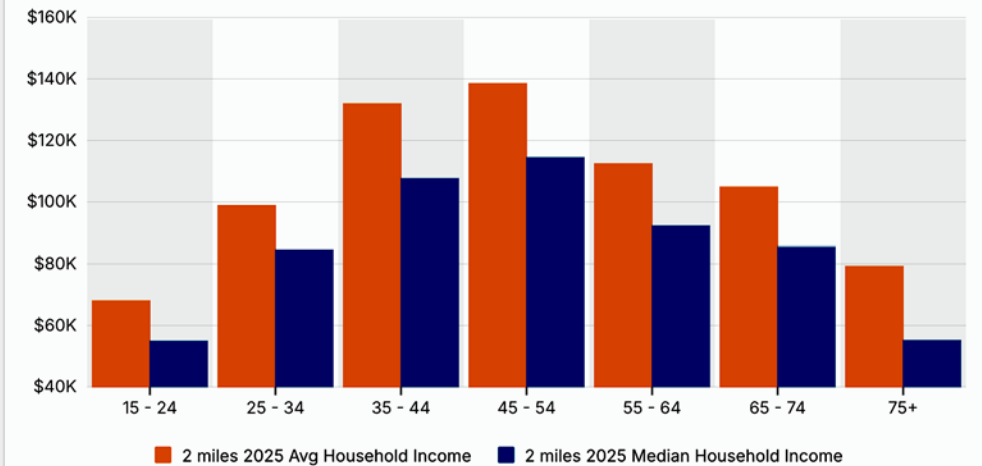


AREA DEMOGRAPHICS

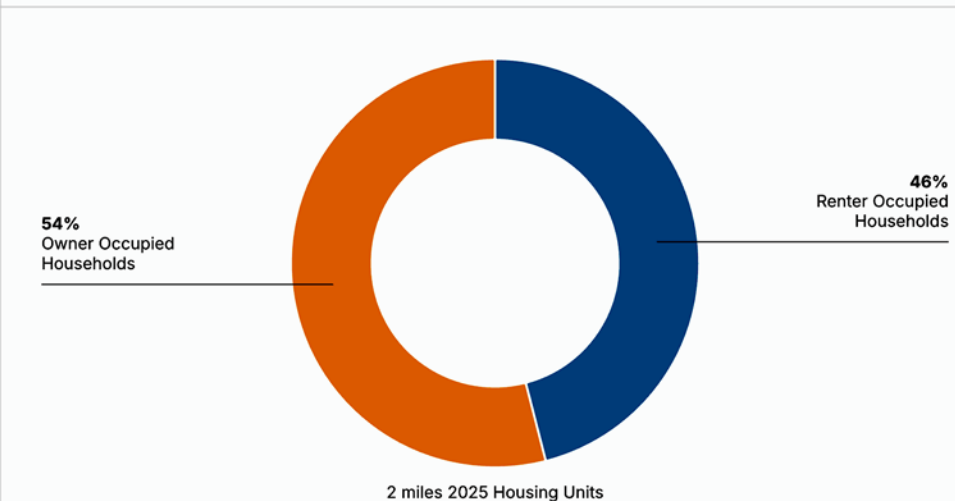
Households By Income



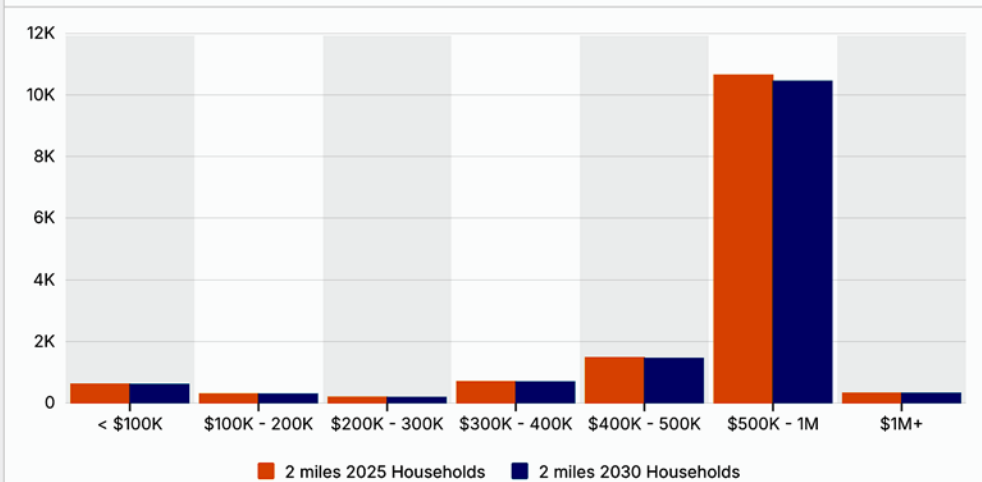
Household Income By Age



Housing Occupancy



Home Values



FOR SALE

840-858 S Oxnard Blvd, Oxnard, CA 93030

OXNARD PURCHASE OPPORTUNITY

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