

IDEAL FOR NATIONAL NNN COMPANY
OWNER/DEVELOPER INVESTMENT
OPPORTUNITY

FOR SALE

OXNARD
CALIFORNIA

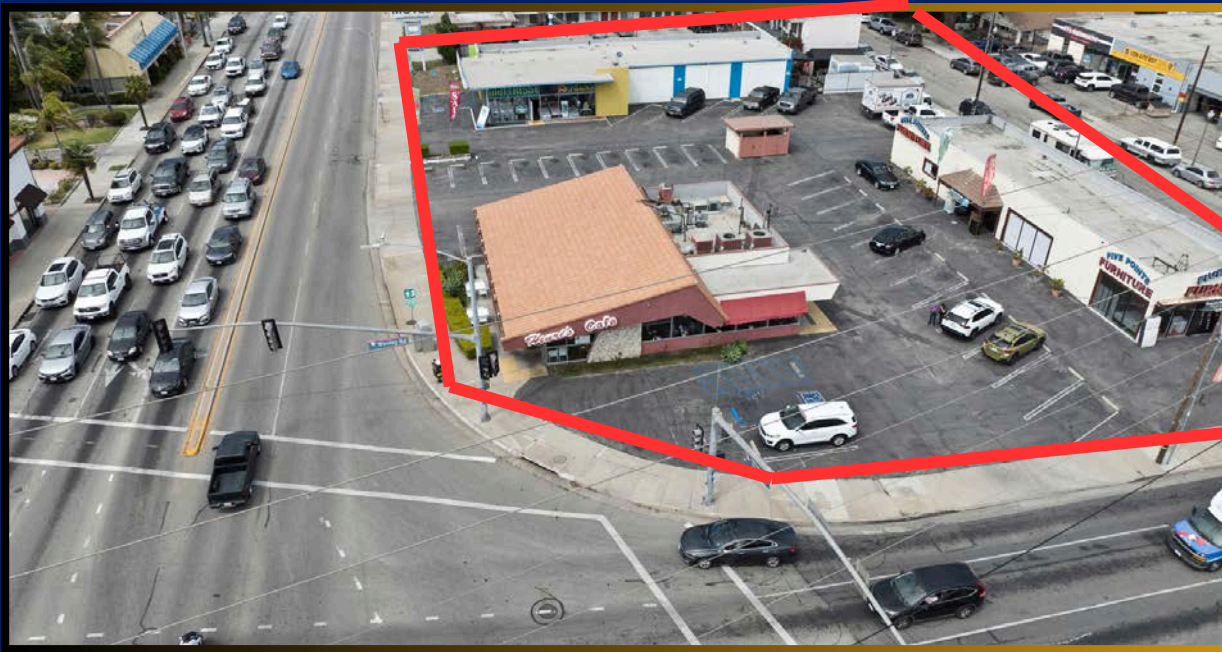
TOTAL BUILDING SIZE: 8,756 SF
TOTAL LAND SIZE: 35,718 SF

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EXECUTIVE SUMMARY

Coldwell Banker Commercial is pleased to present a rare opportunity to acquire a three-property portfolio located in the heart of Oxnard, California. These assets offer a combination of stable income, strong visibility, and strategic positioning within one of Ventura County's most active commercial corridors.

PORTFOLIO

- 119 E Wooley Road – Retail / commercial building with strong traffic exposure
- 1032 S Oxnard Boulevard
Freestanding commercial building along Oxnard's primary arterial
- 1060 S Oxnard Boulevard
Adjacent commercial building offering expansion or multi-tenant potential

Together, these properties provide an investor with immediate income, repositioning upside, and long-term appreciation in a high-demand market.





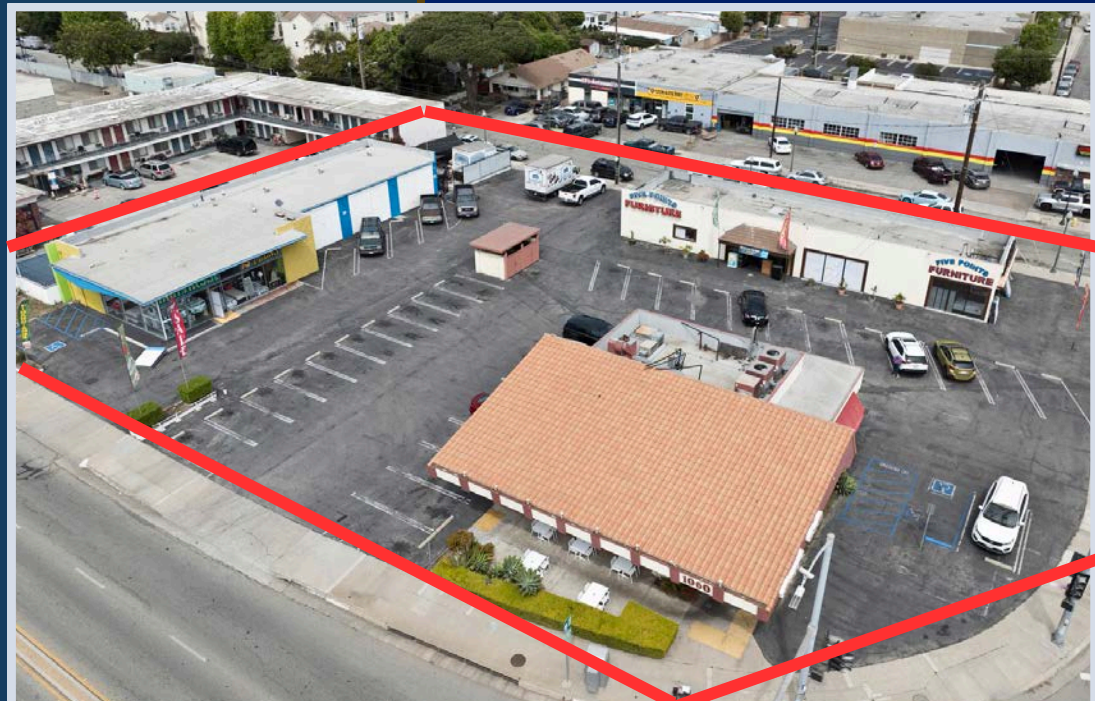
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COMMERCIAL

QUALITY
PROPERTIES

DRE License # 01527289

INVESTMENT HIGHLIGHTS

- Prime Oxnard Locations along major commercial corridors with high daily traffic counts
- Three-Property Portfolio offering operational flexibility and diversified tenancy
- Strong Visibility & Access from Oxnard Blvd and Wooley Road
- Value-Add Potential through lease-up, modernization, or redevelopment
- Dense Surrounding Demographics with strong residential and commercial demand
- Proximity to Major Retailers including national QSR, grocery, auto, and service tenants
- Stable Income Stream with opportunity to enhance returns through strategic repositioning



The above information has been obtained from sources we believe to be reliable. However, we do not take responsibility for its correctness.

BUILDINGS OVERVIEW

119 E. WOOLEY ROAD

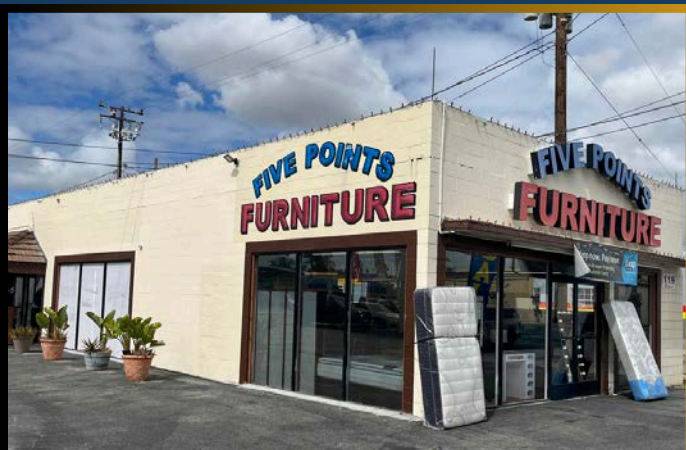
Property Type: Retail Store Front
/ Commercial

Building Size: 3,000 SF

Lot Size: 7,405 SF

Zoning: CBD
(Opportunity Zoning)

Corner visibility, strong
neighborhood traffic,
flexible layout



1032 S. OXNARD BOULEVARD

Property Type: Retail Store
Front / Commercial

Building Size: 3,600 SF

Lot Size: 11,761 SF

Zoning: CBD
(Opportunity Zoning)

Frontage: Excellent exposure
along Oxnard Blvd

Freestanding building,
signage opportunity,
high-traffic corridor



1060 S. OXNARD BOULEVARD

Property Type: Retail
Restaurant / Commercial

Building Size: 2,156 SF

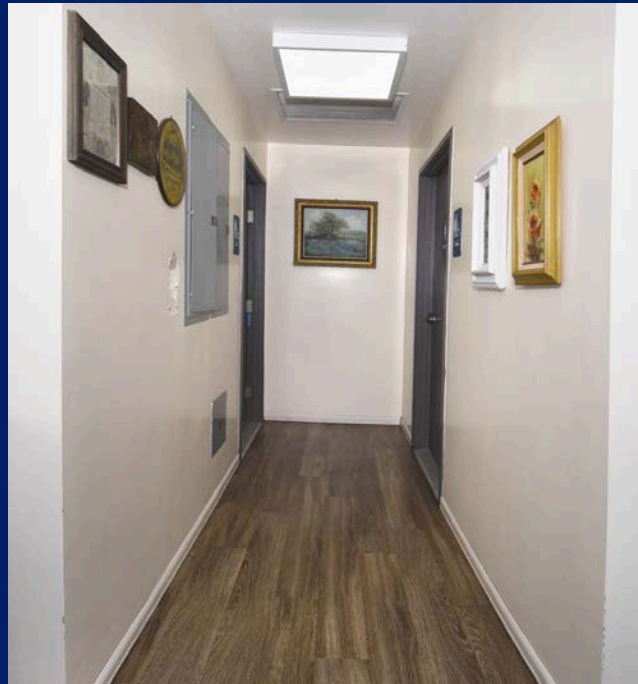
Lot Size: 16,552 SF

Zoning: CBD
(Opportunity Zoning)

Efficient site plan offering
convenient customer
access and parking



INTERIOR PICTURES



AERIAL



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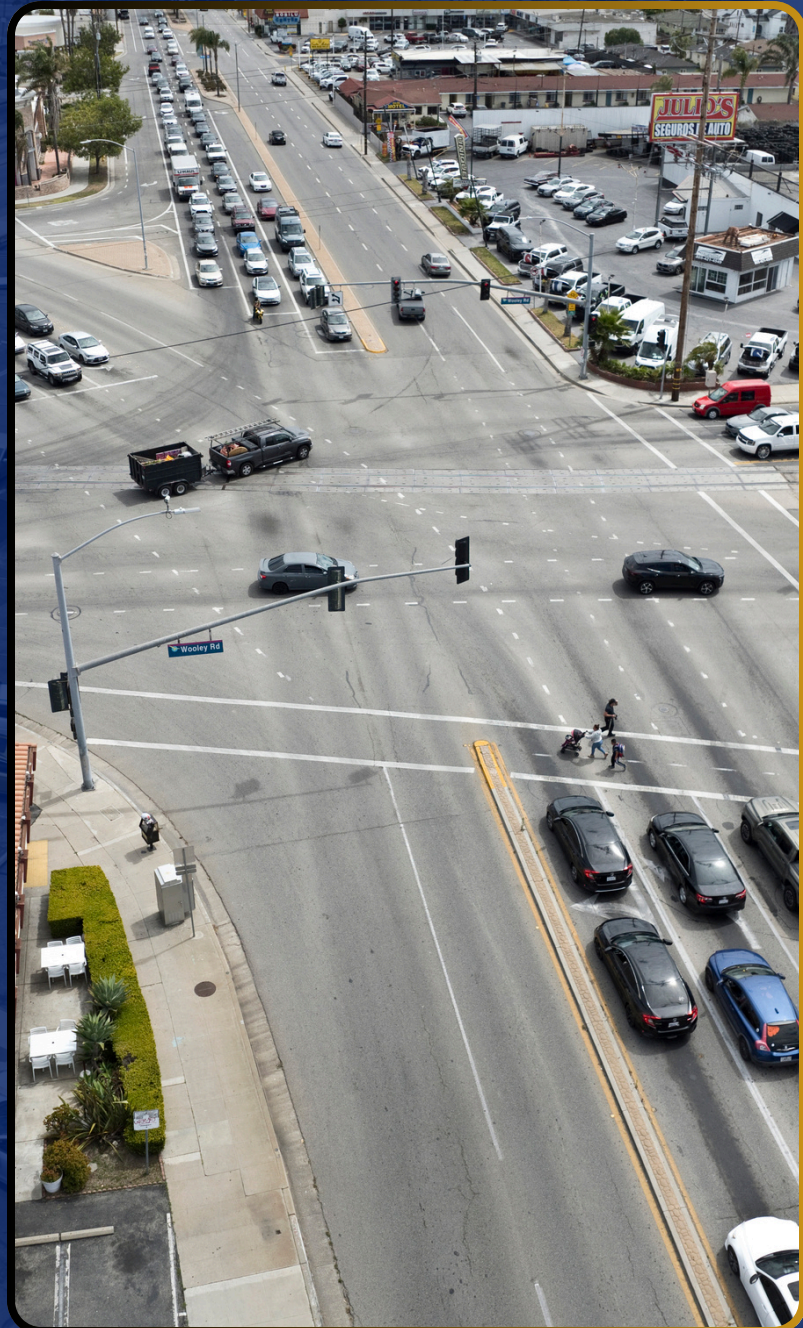
DEMOGRAPHICS

	1 MILE	3 MILES
POPULATION	28,003	194,417
HOUSEHOLDS	6,657	50,302
MEDIAN AGE	33.60	35.40
MEDIAN HH INCOME	\$69,542	\$89,430

Source: U.S. Census Bureau, 2020 American Community Survey

KEY HIGHLIGHTS

- Dense population base of 28,003 within 1 mile
- Median household income of \$69,542 (1-mi radius)
- Young consumer demographic with median age of 33.6
- Over 6,600 households within immediate trade area
- Strong retail spending potential in growing market



PUBLIC TRANSPORTATION

Oxnard (Ventrual County Line	Drive	Walk	Distance
Transit / Subway	2 min	14 min	0.7 mi
Commuter Rail	2 min	13 min	0.7 mi

TRAFFIC COUNT

Collection Street	Cross Street	Traffic Count	Distance
S C Street	W Wooley Road S	35,406	0.26 mi
S Oxnard Boulevard	E Wooley Road S	31,248	0.06 mi
Saviers Road	Wolff Street S	30,179	0.12 mi
S Oxnard Boulevard	8 th Street N	28,985	0.20 mi
W Wooley Road	S A Street E	26,068	0.14 mi



RETAIL MAP



ARTHUR PFEFFERMAN

EXECUTIVE VICE PRESIDENT

CALDRE LICENSE #: 01021906



DRE License # 01527289

Coldwell Banker Commercial is the Most Trusted Name in Commercial Real Estate

Art is a result driven professional with more than 25 years' experience in the acquisition and disposition of investment properties, investment analysis, leasing, development, and valuations. He attended UCLA and UB. He has been licensed since 1989. He is a registered LA county property tax appeals board agent.

Arthur has unique expertise as a specialist with significant achievements in industrial, office, retail, multi-residential, mixed-use and land. He provides authoritative, unbiased information, clear strategy, continual communications and successful negotiations conducted with integrity. He is committed to providing a steady flow of transaction information, market conditions, the project schedule, assignment progress, financial analysis, deal elements, negotiating and marketing strategies that are also available electronically. His client and investor list includes financial institutions, government, legal and accounting firms, entrepreneurs, small & large businesses and sophisticated high net worth individuals. He has served as an expert witness in business litigation in federal and state courts for business litigation cases in California.

Arthur continues to serve on numerous philanthropic and nonprofit boards and has served on blue ribbon committees as an appointee of city, county, state and federal elected officials. He has been a sought after speaker and moderator for industry and government conferences.

Coldwell Banker Commercial Professionals in the USA), Arthur represents parties in purchases, sales, leases and re-structuring of assets for many of his clients and/or their clients; in California, New York, Texas, Florida, Nevada to name a few of the many states. You may learn more about him on LinkedIn and the many who recommend and endorse him.

PRIMARY SPECIALTY REAL PROPERTY

- Industrial
- Office
- Retail
- Multi-Residential
- Mixed Use
- Land
- Analysis
- Valuations
- 1031 Exchange



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PROFESSIONAL ACHIEVEMENTS

- Past Member of the United States Small Business Administration Advisory Council (“SBA”); Presidential Appointee (U.S.A)
- Past President of the Cultural Affairs Commission for the City of Los Angeles; Mayoral Appointee
- Co-Founder and Past President of the United Chambers of Commerce
- Fernando Award Recipient, given annually to one citizen of the San Fernando Valley
- Provides media/newspapers with industry information
- Taught Courses on Franchising at California State University Northridge
- Active Rotarian
- Achieved the prestigious Coldwell Banker Commercial - Top 10 recognition level Nationally - 1st Q 2021
- Achieved the prestigious Coldwell Banker Commercial - #1 recognition Nationally - 1st Q 2023
- Achieved the prestigious Coldwell Banker Commercial - #2 recognition Nationally - September 2025
- Inside The Valley (Formerly SFVBJ); published by LABJ - The Valley 200 - One of the 200 most influential people in the Greater Valley in 2020-2025
- An elite member of Coldwell Banker Commercial (in the top 1% of over 3,000 Coldwell Banker Commercial Professionals in the USA)

ELITE-COLDWELL BANKER COMMERCIAL 2001-PRESENT
CBC PLATINUM CIRCLE OF DISTINCTION - SEVERAL YEARS
IN A ROW INCLUDING 2024
CITY AND COUNTY OF LOS ANGELES
CA STATE AND FEDERAL RECOGNITION

