



**CENTRAL
COAST
PROPERTIES**

Broker

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EXECUTIVE SUMMARY

- ◆ FIRST TIME ON THE MARKET
- ◆ Unique Spanish Colonial Revival architecture featuring bell tower, tile roof accents, arches, courtyard, tile picture features, exposed brick façade, and large monument sign
- ◆ Excellent ingress, egress, and parking capacity – 5 per thousand sf
- ◆ Real upside potential with value add
- ◆ Prime retail center with approximately 443 feet of frontage street exposure to Saviers Road, one of South Oxnard's primary multi-lane North-South arterials, with strong traffic counts along public transit route
- ◆ In close proximity to major intersection of Saviers Road & Channel Islands Blvd, one of the busiest commercial hubs in South Oxnard. Significant traffic generators for the area, include Walmart, bringing repeat weekly shopping trips that nearby smaller retail centers can capture
- ◆ Dense established neighborhood creates strong customer base for tenants. Santa Clara High School adds consistent weekday traffic for most of the year. Nearby institutions in the broader area include Center Point Mall, Island Plaza Shopping Center, Naval Base Ventura County (Port Hueneme), & St. John's Regional Medical Center.
- ◆ Oxnard is the most populated city in Ventura County, located along the Pacific Coast between Santa Barbara and Los Angeles.

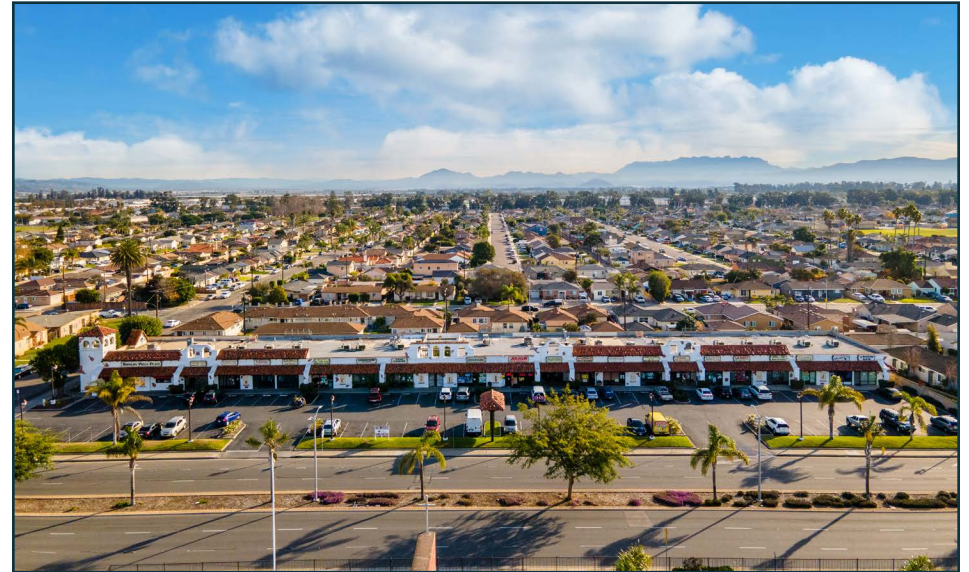


PROPERTY SUMMARY

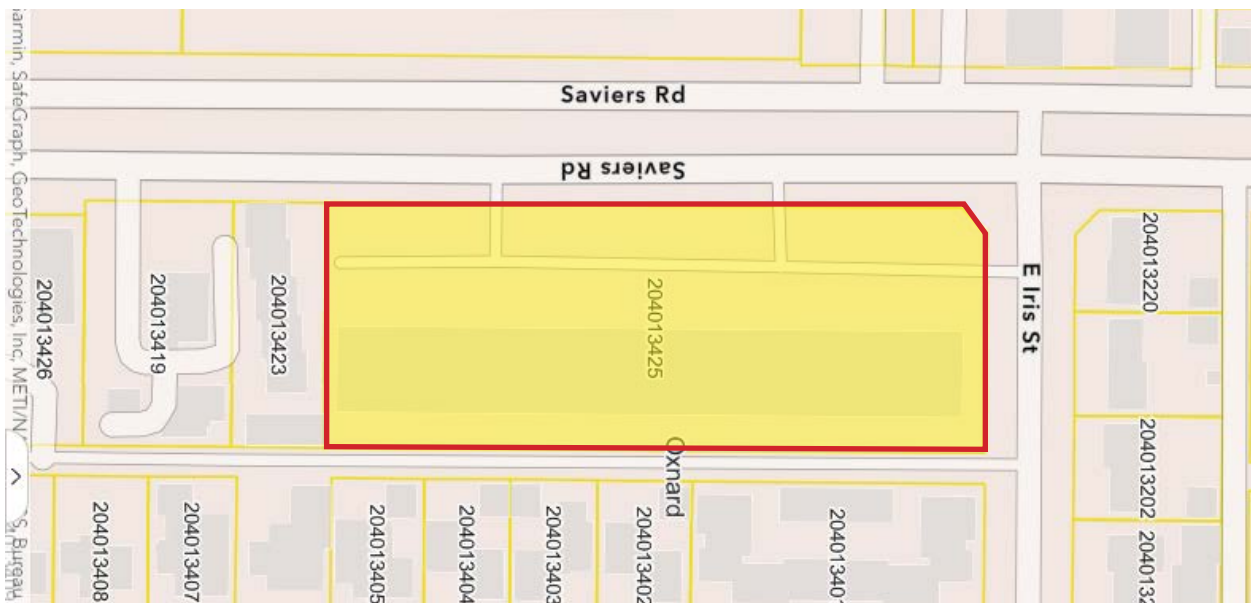
Price	\$6,450,000
Sale Type	Multi-tenant Retail- NNN
Proforma NOI	\$365,341
Cap Rate	5.66%
Price Per SF	\$277
Occupancy	91.38%
Property type	Retail
Property Subtype	Retail-Strip
Building Size	23,284 per Leases
Building Class	A
Year Built	1980
Building Height	1 Story
Land Acres	1.70 AC
Zoning	C-2PD General Commercial Zone with a Planned Development Overlay

The information above has been obtained from public records and sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the stability of the property for your needs.

PHOTOS



PLAT MAP



RETAIL MAP

Oxnard College



Navy Base Port Hueneme

Sunkist Elementary School



Seabee Golf Course

E CHANNEL ISLANDS BLVD

W CHANNEL ISLANDS BLVD 16,900 VPD

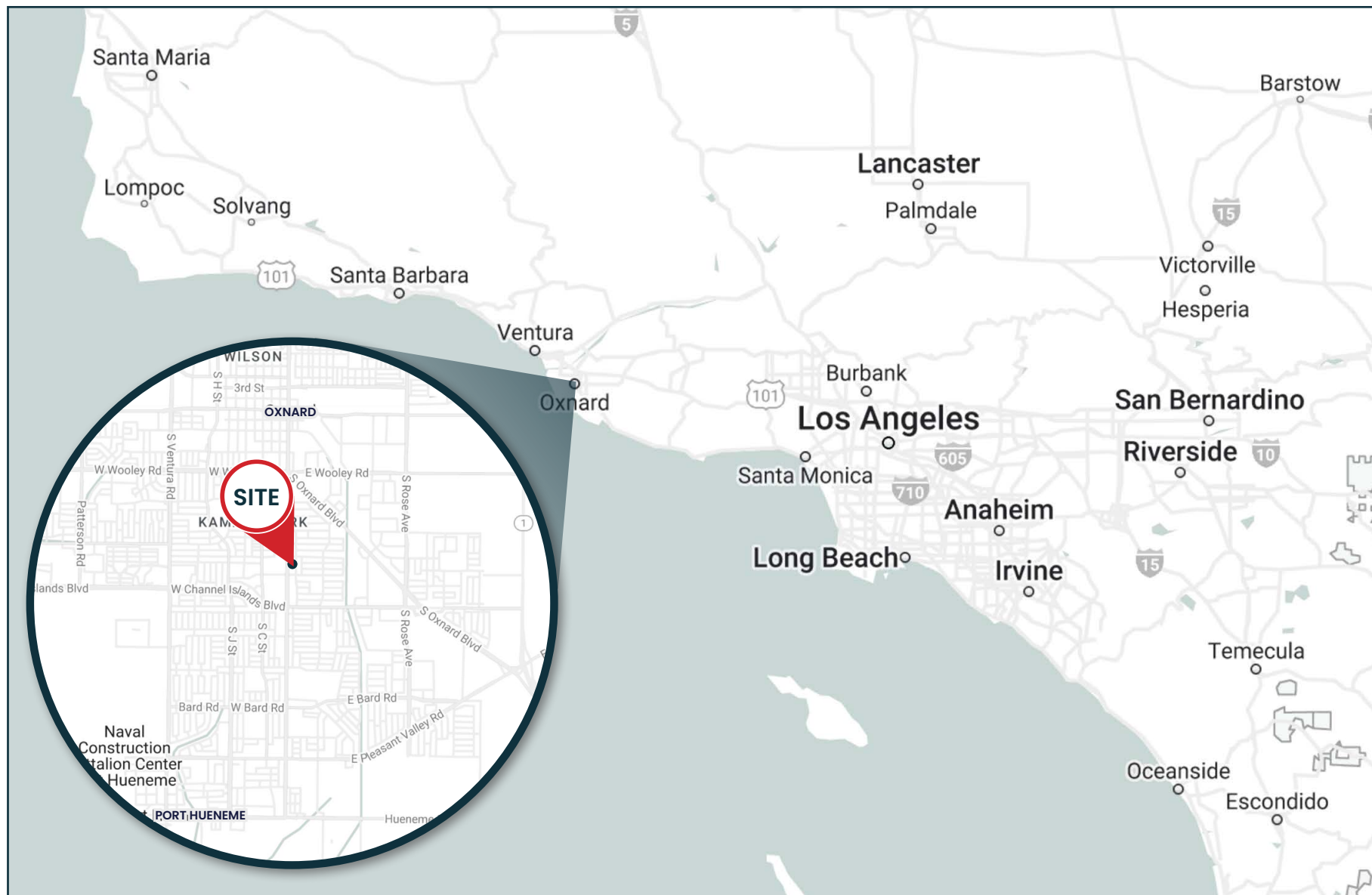
SITE

Santa Clara High School



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AREA MAP



DEMOGRAPHICS

2026 Summary

	1 Mile	3 Mile	5 Mile
Population	36,820	175,410	231,250
Households	8,850	46,200	63,800
Families	6,980	35,900	49,100
Average Household Size	4.12	3.75	3.58
Owner Occupied Housing Units	3,920	23,100	35,200
Renter Occupied Housing Units	4,930	23,100	28,600
Median Age	32.1	33.6	34.2
Median Household Income	\$84,500	\$88,200	\$92,400
Average Household Income	\$108,700	\$113,500	\$117,800

Traffic Counts

W Channel Islands Blvd	16,700 VPD
Harbor Blvd	22,200 VPD
Patterson Rd	7,800 VPD
Saviors Rd	34,400 VPD
E Pacific Coast Hwy	42,200 VPD
Port Hueneme Rd	15,600 VPD

