

# FOR SALE

## INVESTMENT OPPORTUNITY

PROFESSIONAL OFFICE CONDOS FOR SALE

# 1100

N. VENTURA ROAD  
OXNARD CA 93030

Fully Leased  
2,898 SQ FT Combined  
Offered at \$600,000  
\$207/ Ft  
7.96 % CAP

## FULLY LEASED



# BUENGER

COMMERCIAL REAL ESTATE, INC.

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# OVERVIEW

## Suite 107

- APN: 200-0-450-095
- Lessee: United Farm Workers Foundation
- Use: Office Space
- RENTABLE SQ. Ft.: 2,071
- USABLE SQ. Ft: 1,633
- Type: Modified Gross
- Term: 5 years (60 Months)
- Commencement: June 1<sup>st</sup> 2022
- Ending: May 31<sup>st</sup> 2027
- Option to Extend: One (1) Five (5) year option
- Escalations: 3% over last period and annually through the option period
- Security Deposit: \$3,846

### Rent Adjustments

- June 1, 2023: \$3,519.66
- June 1, 2024: \$3,625.25
- **June 1, 2025: \$3,734.01**
- June 1, 2026: \$3,846.03

### Utilities

Percentage of Operating Expenses: 69%

Utilities: Lessee is billed monthly on a pro-rata basis for gas and electrical usage

## Suite 110

- APN: 200-0-450-105
- Lessee: Alicia Mora DBA "Browz & Beauty"
- Use: Salon
- RENTABLE Sq. Ft: 927
- USABLE SQ. Ft: 1,265
- Type: Modified Gross
- Term: 5 years
- Commencement Date: 11/1/2023
- Ending: 10/31/2028
- Option to extend: One (1) Five (5) year option
- Escalations: 3% over last period and annually through the option period.
- Security Deposit: \$1,460.69

### Rent Adjustments

- November 1, 2024: \$1,336.73
- **November 1, 2025: \$1,376.84**
- November 1, 2026: \$1,418.14
- November 1, 2027: \$1,460.69

### Utilities

Percentage of Operating Expenses: 31%

Utilities: Lessee is billed monthly on a pro-rata basis for gas and electrical usage.

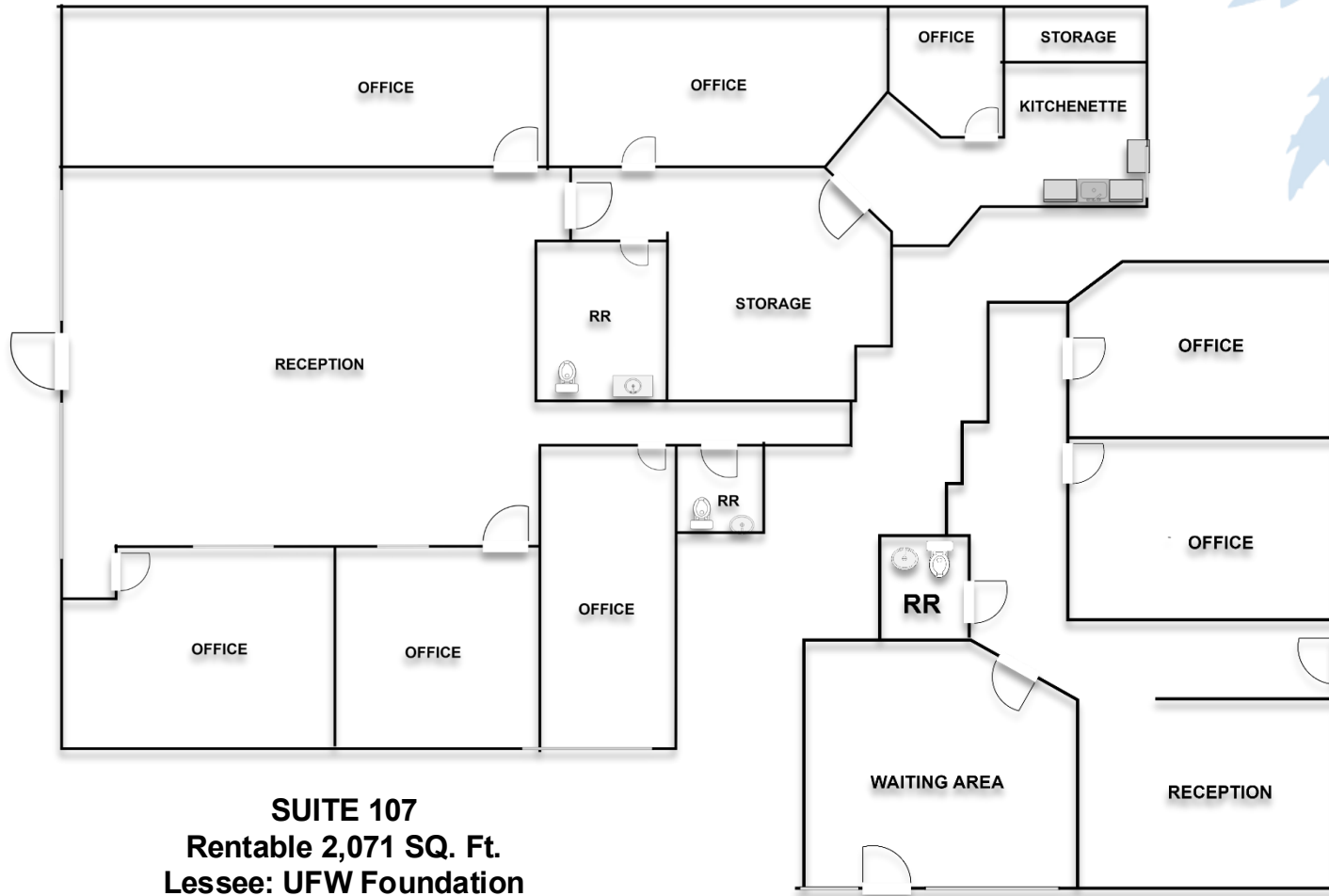
### Concessions:

Rent abatement: Lessor granted lessee 3 months of rent abatement. Rent abatement credit was applied to month 1 of the lease (November 2023), and will be credited to Months 59 & 60 of the lease. Buyer will be credited this amount through escrow. (September & October 2028)

\*The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

2025 Revenue	\$61,330.20
<b>Expenses</b>	
HOA	6,000.00
Property Taxes	504.001
Insurance	1,200.00
Maintenance Reserve (2.5%)	1,533.26
<b>Total</b>	<b>13,774.26</b>
<b>Net Operating Income</b>	<b>\$47,554.46</b>

# FLOOR PLAN



**SUITE 107**  
Rentable 2,071 SQ. Ft.  
Lessee: UFW Foundation

**SUITE 110**  
Rentable 927 SQ. Ft.  
Lessee: Browz & Beauty



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Suite 110



Suite 107



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