



**CENTRAL
COAST
PROPERTIES**

Broker

Curtis W. Guntner, CCIM, CPM®, RPA
President | Central Coast Properties
cguntner@ccprealestate.com
805.389.6803, Ext. 104 | Fx: 805.389.6804
CalDRE # 00908826

Oneil Guntner, CCIM, CPM
Broker Associate | Central Coast Properties
oguntner@ccprealestate.com
805.236.8551
CalDRE # 02094277

EXECUTIVE SUMMARY

- ◆ Rare opportunity to acquire 42 industrial units located at the highly trafficked and well-known “Five Points” intersection in Oxnard.
- ◆ Centrally positioned to provide tenants with convenient access throughout Oxnard, the largest city in Ventura County.
- ◆ Located between Los Angeles and Santa Barbara, with immediate connectivity to the Pacific Coast Highway (PCH/Highway 1).
- ◆ The property consists of approximately 40,213 square feet of industrial space situated on 2.38 acres of land.
- ◆ Each unit is equipped with a roll-up bay door, separate pedestrian entrance, private restroom, and 3-phase power.
- ◆ Unit sizes range from approximately 576 to 1,200 square feet, ideally suited for small businesses, contractors, service providers, and regional operators.

PROPERTY SUMMARY

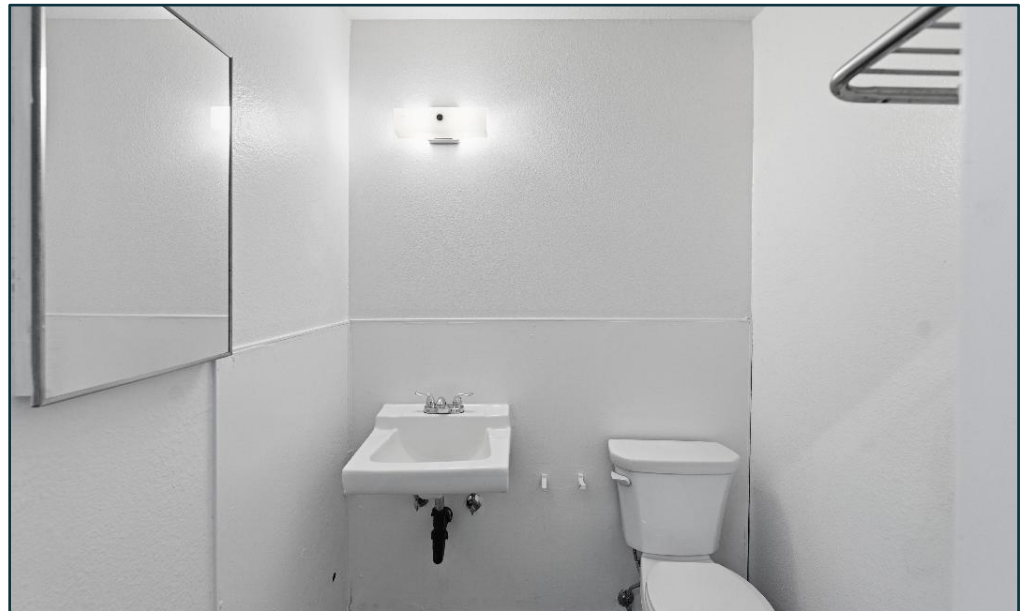
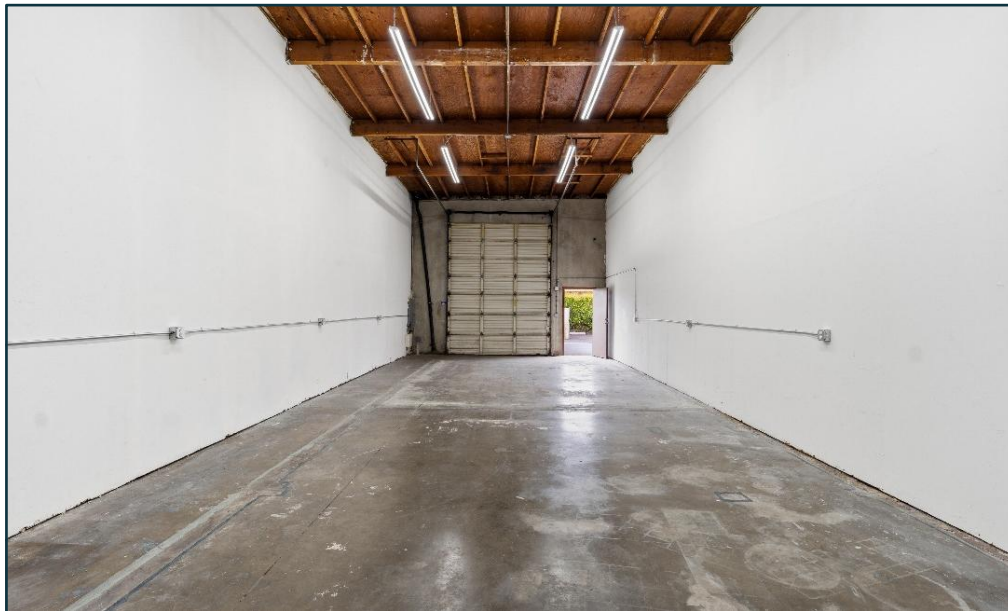
Price	\$6,700,000
Sale Type	Investment Multi-Tenant Industrial (42 units)
Proforma NOI	\$381,232
Cap Rate	5.69%
Price Per SF	\$167
Occupancy	98%
Property type	Industrial
Property Subtype	Multi Tenant Industrial
Building Size	Approx. 40,213
Year Built	1978
Building Height	1 Story
Land Acres	2.38 AC
Zoning	C-2, Oxnard

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



PHOTOS



AERIAL VIEW



RETAIL MAP



Channel Islands
Harbor Marina

Naval CBC
Port Hueneme

Oxnard Airport

Walmart
El Super
Auto Zone
SUPERIOR GROCERS
dd's DISCOUNTS
WING STOP
TACO BELL

SITE

Domino's
Pizza

VONS
O'Reilly
jiffy lube
7 ELEVEN

Starbucks

LOWE'S
IHOP
BURGER KING
DOLLAR TREE
Smart&Final
KFC

The Collection Riverpark

TARGET
WHOLE FOODS MARKET
VANS
H&M
MAC
RED ROBIN
PANDORA
FIVE GUYS
Panera BREAD
Starbucks
ULTA
zumiez
PAC SUN
VICTORIA'S SECRET
KREI

Oxnard College

CVS
pharmacy

Walmart
sam's club
SALLY BEAUTY SUPPLY
golden corral
HOBBO LOBBY
VONS
chili's
ROSS DRESS FOR LESS
PET SMART
BEST BUY
goodwill

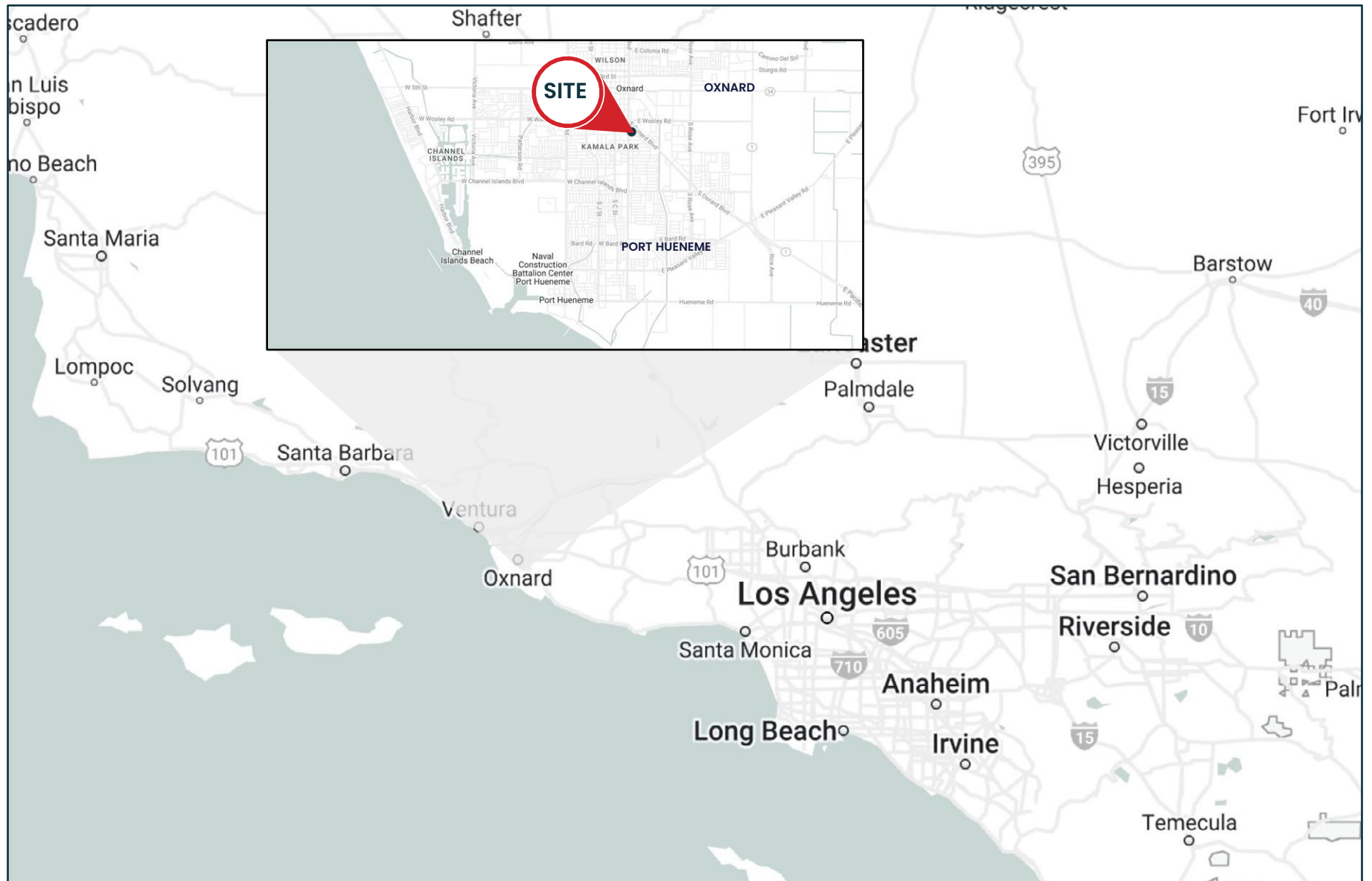
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AREA MAP



DEMOGRAPHICS

2025 Summary

2025 Summary	1 Mile	3 Mile	5 Mile
Population	28,484	196,819	238,438
Households	7,055	52,288	66,909
Families	5,527	41,182	51,220
Average Household Size	3.95	3.72	3.53
Owner Occupied Housing Units	2,920	27,363	35,506
Renter Occupied Housing Units	4,135	24,925	31,403
Median Age	32.4	34.2	35.0
Median Household Income	\$72,039	\$91,560	\$95,064
Average Household Income	\$95,716	\$113,959	\$118,091

Traffic Counts

Saviers Road	30,100 VPD
Oxnard Blvd	31,000 VPD

