



**CENTRAL  
COAST  
PROPERTIES**

### Broker

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## EXECUTIVE SUMMARY

- ◆ FIRST TIME EVER ON THE MARKET
- ◆ Can be purchased together with similar property next door.
- ◆ Prime retail center with frontage exposure to Channel Islands Blvd, a busy corridor running through the cities of Oxnard and Port Hueneme, to the ocean.
- ◆ Unique Spanish Colonial Revival architecture with tile roof accents, arches, and brick façade.
- ◆ Real upside potential with value add.
- ◆ 100% occupied.
- ◆ Extra parking capacity – 6+ per 1,000sf
- ◆ Large monument sign
- ◆ Port Hueneme is adjoined to Oxnard, the most populated city in Ventura County. Situated on the coast between Los Angeles and Santa Barbara.
- ◆ Across from the Naval Base Ventura County with close to 20,000 military & civilian employees.
- ◆ The Port of Hueneme is the only deepwater seaport between Los Angeles & San Francisco Bay.
- ◆ In close proximity to Channel Islands Harbor with over 2,500 boat vessels, full-service marinas, parks, restaurants, hotels, & water activities.

## PROPERTY SUMMARY

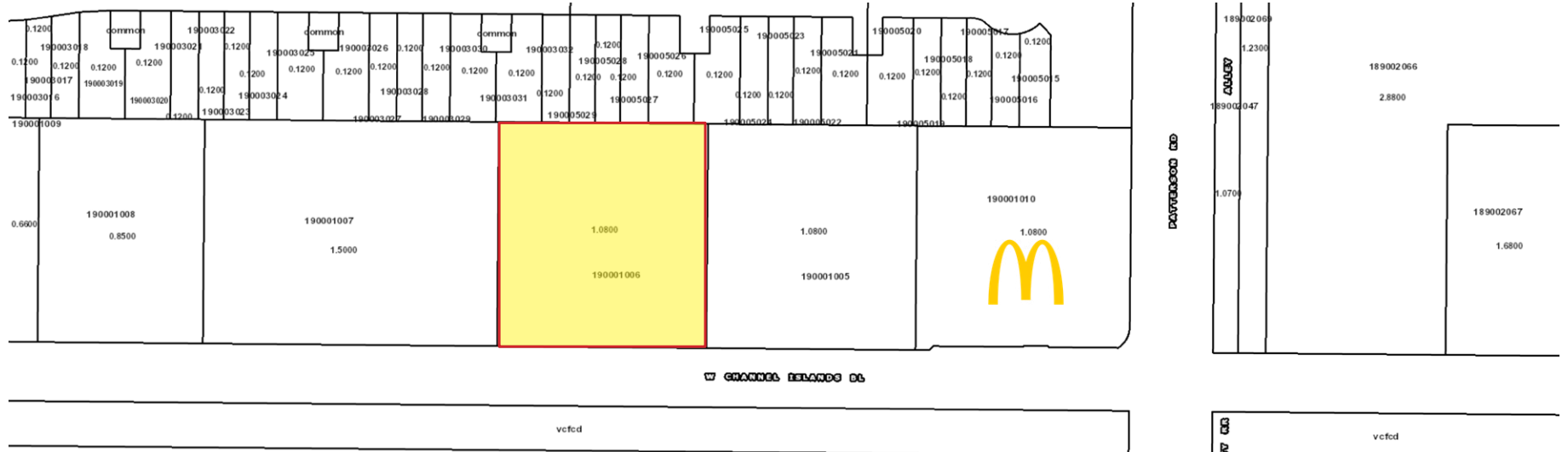
Price	<b>\$3,400,000</b>
Sale Type	<b>Multi-tenant Retail-NNN</b>
Proforma NOI	<b>\$167,974</b>
Cap Rate	<b>4.94%</b>
Price Per SF	<b>\$298</b>
Occupancy	<b>100%</b>
Property type	<b>Retail</b>
Property Subtype	<b>Retail-Strip</b>
Building Size	<b>11,412 per Leases</b>
Building Class	<b>A</b>
Year Built	<b>1977</b>
Building Height	<b>1 Story</b>
Land Acres	<b>1.08 AC</b>
Zoning	<b>C-1, Port Hueneme</b>

*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

Naval Base  
Ventura County

Channel Islands  
Harbor

Oxnard State  
Beach Park



**BIG LOTS!** **ups** **ROSS**  
DRESS FOR LESS  
**goodwill** **TACO BELL** **SALLY** **Carl's Jr.**  
BEAUTY SUPPLY T-Mobile See's CANDIES  
**CVS** **Starbucks** **PANDA EXPRESS** **RITE**  
pharmacy CHINESE KITCHEN AID  
**petco** **DOLLAR TREE** **IHOP** **Ralphs**

Seabee Golf Course

Sunkist Elementary  
School



**Car's Jr.** **BRAKE**  
MASTERS  
**Pollo Loco**  
**CARNITAS**  
Mi Rancho  
**Community Memorial**  
HEALTHCARE



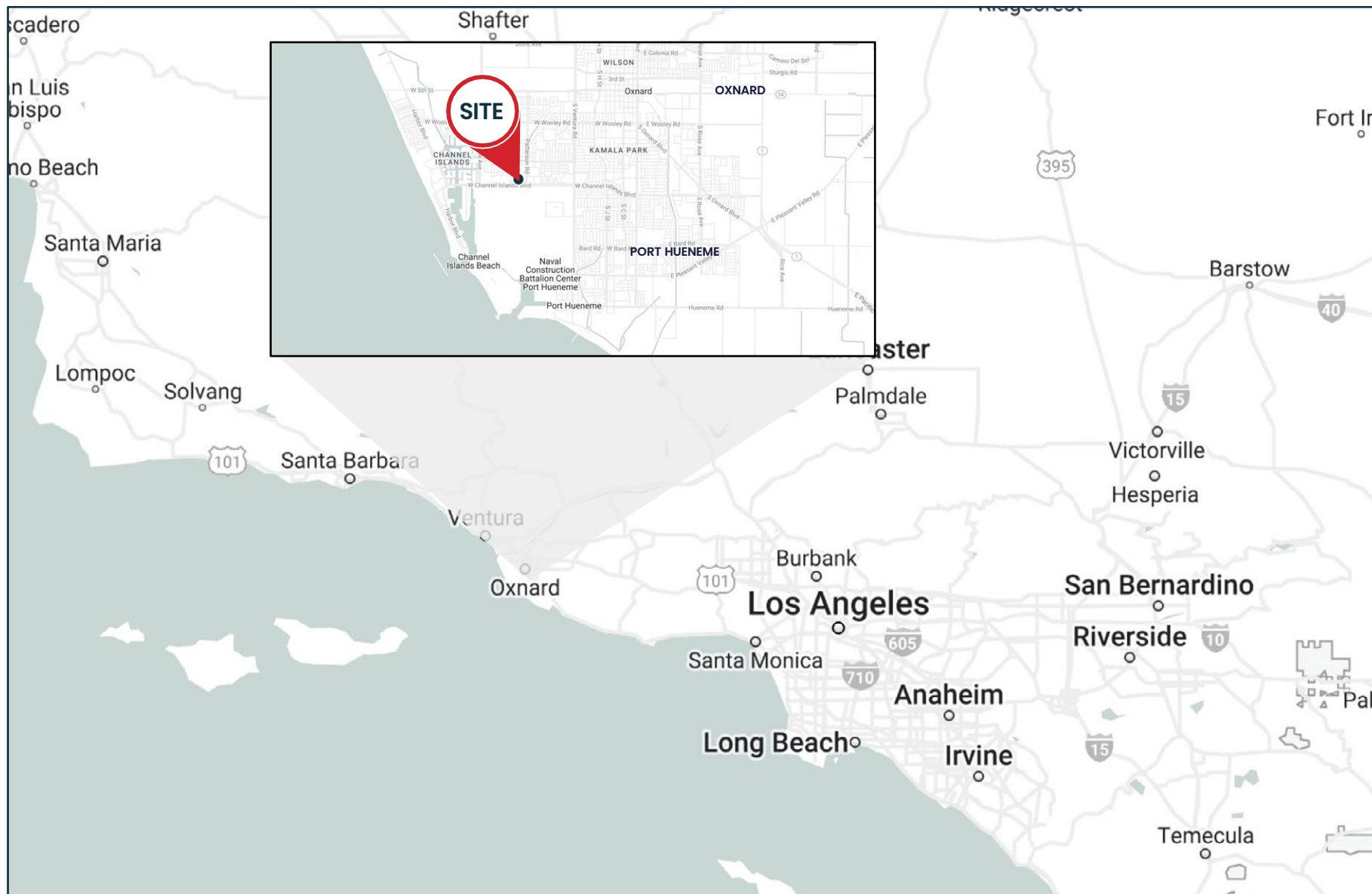
**Walmart** **TACO BELL** **cricket**  
**DOLLAR TREE** **DISCOUNTS** **GROCERS.**



**HARBOR** **O'Reilly** **AUTO PARTS.**  
FREIGHT TOOLS PROFESSIONAL. FAIRER. PEOPLE.  
**WING STOP** **UNITED STATES** **Pizza**  
POSTAL SERVICE HUT



# AREA MAP



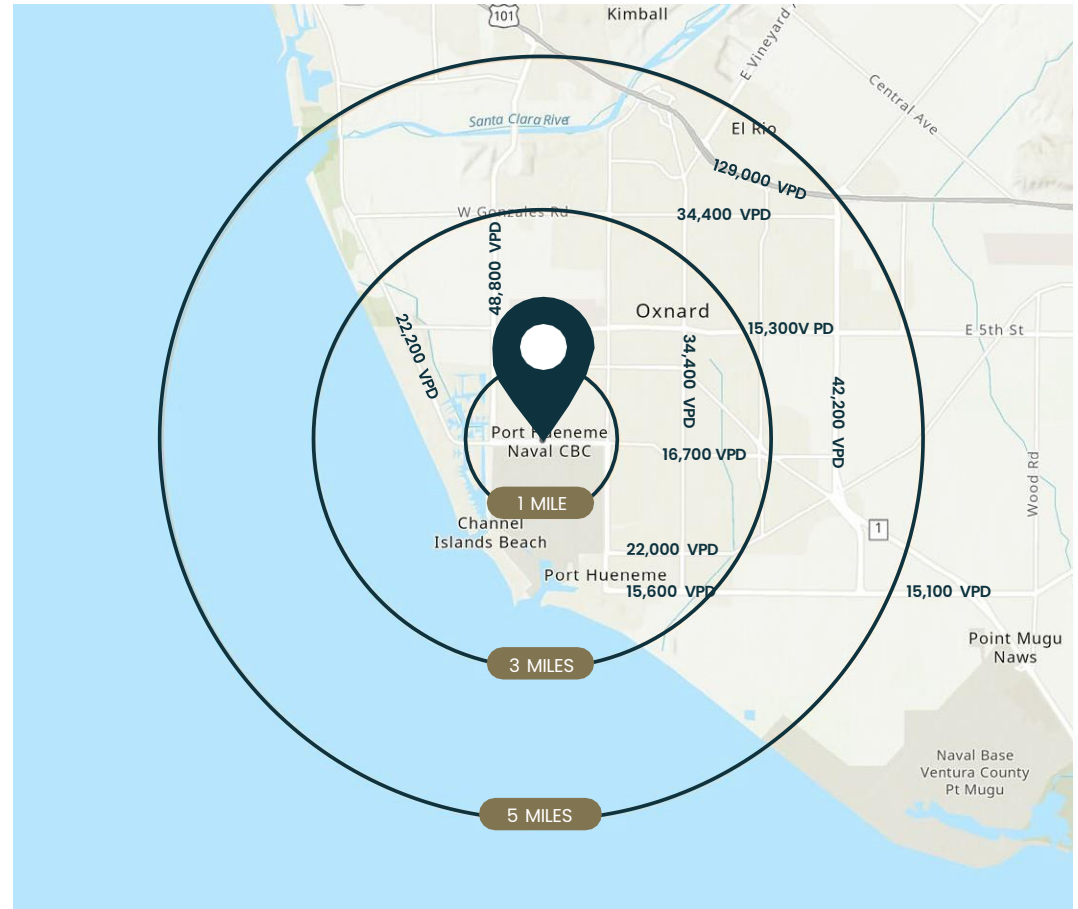
# DEMOGRAPHICS

## 2022 Summary

	1 Mile	3 Mile	5 Mile
Population	19,442	144,362	222,603
Households	6,543	40,135	61,123
Families	4,313	30,573	47,703
Average Household Size	2.94	3.55	3.60
Owner Occupied Housing Units	3,551	20,239	32,624
Renter Occupied Housing Units	2,992	19,895	28,499
Median Age	36.4	32.4	32.4
Median Household Income	\$81,908	\$78,924	\$82,518
Average Household Income	\$103,497	\$100,606	\$105,552

## 2027 Summary

	1 Mile	3 Mile	5 Mile
Population	19,081	142,785	221,373
Households	6,443	39,832	60,962
Families	4,243	30,335	47,576
Average Household Size	2.93	3.54	3.59
Owner Occupied Housing Units	3,536	20,361	32,894
Renter Occupied Housing Units	2,907	19,471	28,068
Median Age	37.6	34.2	34.1
Median Household Income	\$96,296	\$92,964	\$97,050
Average Household Income	\$122,096	\$118,321	\$123,920



## Traffic Counts

W Channel Islands Blvd	16,700 VPD	Saviers Rd	34,400 VPD
Harbor Blvd	22,200 VPD	E PACIFIC COAST HWY	42,200 VPD
PATTERSON RD	7,800 VPD	Port Hueneme Rd	15,600 VPD