

FOR SALE AND FOR LEASE

OWNER/USER - ABC TYPE 47 LICENSED BAR & RESTAURANT



1740 VENTURA BLVD
OXNARD, CALIFORNIA

CIRE | Partners
COMMERCIAL INVESTMENT REAL ESTATE

TABLE OF CONTENTS

Property Details

3

Digital Billboard

4

Highlights

5

Site Plan

6

Overhead Photo

7

Property Photos

8

Aerial Photos

9-11

Aerial Map

12

Regional Map

13

Demographics

14

Market Overview

15

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PROPERTY DETAILS

GENERAL SUMMARY

| | |
|------------------------|---|
| Address | 1740 Ventura Blvd, Oxnard, CA 93036 |
| APN | 144-0-134-095 |
| Building Size | ±8,356 SF |
| Parcel Size | ±1.32 AC (±57,667 SF) |
| Year Built / Remodeled | 1992 / 2024 |
| Parking | ±34 Spaces (4.06 per 1,000 SF) |
| Zoning | C2 (General Commercial) |
| Ownership | Fee Simple - Land & Building |
| Traffic Counts | Ventura Blvd: ±39,401 ADT N Rose Ave: ±41,107 ADT Highway 101/Ventura Fwy: ±142,803 ADT |

PURCHASE PRICE
\$7,200,000

LEASE RATE
\$30K/Mo NNN



DIGITAL BILLBOARD STRUCTURE

OVERVIEW

| | |
|--------------------|---|
| Orientation | Double-sided sign fronting US-101 (±142,803 AADT) |
| Approx. Dimensions | ±17 ft × 33 ft per Face (±561 SF each; ±1,122 SF total) |
| Mounting | Single Steel Monopole Structure |
| Total Height | Approximately ~70–75 feet |
| Visibility | Exceptional – Freeway-facing; visible from both US-101 directions |
| Monthly Rent | \$7,950/month |
| *Annual Income | \$95,400/year |
| Lease Commencement | August 30, 1990 |
| Lease Expiration | Through August 29, 2030 |
| Renewal Options | None |
| Rent Increases | CPI-based annually from 2025 (max 2.5%) |

**Pro Forma Net Operating Income (NOI): ~\$334,000/year*

**Estimate based on Appraisal dated April 17, 2023, reflecting stabilized income and value under a hypothetical post-lease operator agreement. Buyer to independently verify all assumptions, market conditions, and lease documents.*



INVESTMENT HIGHLIGHTS

FREESTANDING RESTAURANT BUILDING WITH AMPLE PARKING

Approximately 8,356 SF building with full kitchen infrastructure, walk-in cooler/freezer, restrooms, built-in bar and ample parking.

IDEAL FOR RESTAURANT, BREWERY, OR EVENT USE

Turnkey infrastructure supports food, beverage, and hospitality concepts with minimal conversion needed.

FULLY BUILT-OUT WITH TYPE 47 INFRASTRUCTURE

Second-generation restaurant with Type 47 liquor license eligibility, patio seating, and recent upgrades.

HIGH-TRAFFIC CORRIDOR NEAR HIGHWAY 101

Positioned just off the Highway 101 with visibility to Ventura Blvd, benefiting from regional access and strong daily car counts.

BELOW MARKET RENT FREEWAY DIGITAL BILLBOARD INCOME

Equipped with fully constructed double-sided digital billboard featuring $\pm 1,122$ SF of total display area, mounted on a single steel monopole with exceptional visibility in both directions, facing US-101 ($\pm 142,803$ AADT), currently leased to Oxnard Auto Center Association through August 2030 generating \$7,950/month with CPI increases (capped at 2.5%).

DENSE SURROUNDING RETAIL

Located close by The Rose, The Esplanade, and The Collection shopping centers, situated well within Oxnard's dominant shopping zone.

STRONG LOCAL DEMOGRAPHICS

268,000+ residents within 5 miles with Average Household Incomes over \$125,607.



SITE PLAN



Ventura Blvd ±39,401 ADT

**SUBJECT
PROPERTY**

**DIGITAL
BILLBOARD**



±142,803 ADT

SITE PLAN

Ventura Blvd ±39,401 ADT

US 101 ±142,803 ADT

PROPERTY PHOTOS



AERIAL PHOTO



AERIAL PHOTO

RIO DEL VALLE
JUNIOR HIGH
±612 STUDENTS



DESIGN
WITHIN
REACH

FLOOR
DECOR



ASHLEY

DAISO

Marshalls



SHERWIN
WILLIAMS

DIGITAL
BILLBOARD

Ventura Blvd ±39,401 ADT

SUBJECT
PROPERTY



±142,803 ADT

SEAFOOD CITY
SUPERMARKET

AERIAL PHOTO



RIO REAL
ELEMENTARY
±682 STUDENTS



N Rose Ave ±41,107 ADT



SUBJECT
PROPERTY

BEST
BUY



SEAFOOD CITY
SUPERMARKET



ASHLEY

US
101

DIGITAL
BILLBOARD



SHERWIN
WILLIAMS

Marshalls

DAISO

AERIAL MAP



RIO VISTA
MIDDLE SCHOOL
±671 STUDENTS

CALVARY
CHRISTIAN SCHOOL
±450 STUDENTS

THE COLLECTION AT RIVERPARK
±750K SF GLA | 10.4M ANNUAL VISITS | TOP 1%

24 FITNESS sleep **number.**
WHOLE FOODS **H&M** **Victoria's Secret** **ROAD RUNNER SPORTS**
claire's **PACSUN** **PANDORA**
The Cheesecake Factory **VANS** **ULTA** **Red Robin**
Panera **FIVE GUYS** **Yard House**

RIO PLAZA
ELEMENTARY
±455 STUDENTS

ESPLANADE SHOPPING CENTER
±1.8M SF | 7.5M ANNUAL VISITS | TOP 2%

Walmart **WORLD MARKET**
Rack **Bath & Body Works** **BJS** **Starbucks** **B**
DICK'S **BOB'S** **five BELOW** **IN-N-OUT**
SPORTING GOODS **FURNITURE** **BURGER**
STAPLES **TILLYS**

RIO DEL VALLE
JR HIGH SCHOOL
±612 STUDENTS

Ashley **FLOOR DECOR**
GMC **DAISO**
SHERWIN WILLIAMS **Guitar Center** **Olive Garden**
Mazda **Marshall's**

RIO REAL
ELEMENTARY
±753 STUDENTS

SUBJECT PROPERTY

SHOPPING AT THE ROSE
±280.6K SF | 11.8M ANNUAL VISITS | TOP 1%

Walmart **VONS** **ROSS**
PETSMART **TURNER'S** **DQ**
sam's club **HOBBY LOBBY** **SALLY BEAUTY** **Cane's**
GameStop **GNC** **SUBWAY**

PACIFICA
HIGH SCHOOL
±2,928 STUDENTS

ROSE RANGH
SHOPPING CENTER
±77,100 SF | 2.1M ANNUAL VISITS

W **ALDI** **WELLS FARGO**
HOOK BURGER **SHARKY'S**
Urbane Cafe **Spectrum**

FREMONT ACADEMY
OF ENVIRONMENTAL SCIENCE
±700 STUDENTS

Golden State
AUTO LIQUIDATORS

Dignity Health
±265 BEDS

amazon

REGIONAL MAP



DEMOGRAPHICS

| Population | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|--------|---------|---------|
| Population (2025) | 17,309 | 107,261 | 268,465 |
| Projected Population (2030) | 17,379 | 108,522 | 267,928 |
| Median Age (2025) | 34.1 | 34.3 | 36.2 |
| Wealth Index (2025) | 107 | 98 | 108 |

| Average Income | 1 Mile | 3 Miles | 5 Miles |
|---|-----------|-----------|-----------|
| Average Household Income (2025) | \$128,499 | \$120,390 | \$125,607 |
| Projected Average Household Income (2030) | \$142,407 | \$134,048 | \$139,718 |
| Projected Annual Growth (2025-2030) | 2.08% | 2.17% | 2.15% |

| Median Income | 1 Mile | 3 Miles | 5 Miles |
|--|-----------|-----------|-----------|
| Medium Household Income (2025) | \$105,387 | \$100,262 | \$101,501 |
| Projected Median Household Income (2030) | \$120,520 | \$111,115 | \$113,852 |
| Projected Annual Growth (2025-2030) | 2.72% | 2.08% | 2.32% |

| Households | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------------|--------|---------|---------|
| Households (2025) | 4,524 | 30,397 | 78,948 |
| Projected Households (2030) | 4,582 | 31,163 | 79,644 |
| Projected Annual Growth (2025-2030) | 0.26% | 0.50% | 0.18% |
| Average Household Size (2025) | 3.82 | 3.49 | 3.36 |

OXNARD, CA



2.8%

Greatest Gen
Born in 1945/Earlier



14.7%

Baby Boomer
Born in 1946 to 1964



18.2%

Generation X
Born in 1965 to 1980



26.6%

Millennial
Born in 1981 to 1998



26.6%

Generation Z
Born in 1999 to 2016



11.1%

Alpha
Born in 2017 to Present

MARKET OVERVIEW

Oxnard, CA

Oxnard, California, is a thriving coastal city located in Ventura County, approximately 60 miles northwest of Los Angeles. Known for its beautiful beaches, rich agricultural heritage, and diverse community, Oxnard offers a unique blend of natural beauty and economic opportunity. Its strategic location along the Pacific Coast and proximity to major highways, ports, and railways makes it an important regional hub for commerce and transportation.

The city's economy is broad and dynamic, anchored by key sectors such as agriculture, manufacturing, logistics, retail, and tourism. As one of California's leading strawberry producers, Oxnard has a strong agricultural base supported by fertile farmland and a temperate climate. Additionally, the Port of Hueneme, located adjacent to the city, serves as a vital international trade gateway for automobiles, fresh produce, and various commercial goods. This logistical advantage fuels job growth and business development in the region.

Oxnard's retail and commercial real estate sectors have seen steady growth, with a mix of national retailers, local businesses, and service providers occupying a variety of shopping centers and commercial corridors. The city's evolving downtown district, coupled with strong consumer demand, has encouraged new investment and redevelopment, including mixed-use projects and lifestyle centers that enhance community engagement and economic activity.

Residential neighborhoods in Oxnard range from charming coastal communities like Silver Strand and Mandalay Bay to more traditional suburban areas and modern housing developments. The city offers a wide array of housing options, from single-family homes to multifamily residences, accommodating a growing and diverse population. Community planning efforts emphasize smart growth, sustainability, and access to open space, enhancing the city's livability.

Culturally rich and inclusive, Oxnard hosts numerous festivals, concerts, and events that reflect its multicultural heritage and community pride. The city supports an active arts scene through museums, galleries, and performing arts venues. Public amenities, including libraries, community centers, and educational institutions, contribute to a well-rounded civic environment.



- Most populous city in Ventura County with over 201,000 residents
- Near the Port of Hueneme, generating \$1.7B in annual economic activity
- Hosts the annual California Strawberry Festival, attracting thousands of visitors
- Centrally located along U.S. Route 101 with access to Los Angeles and Santa Barbara



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