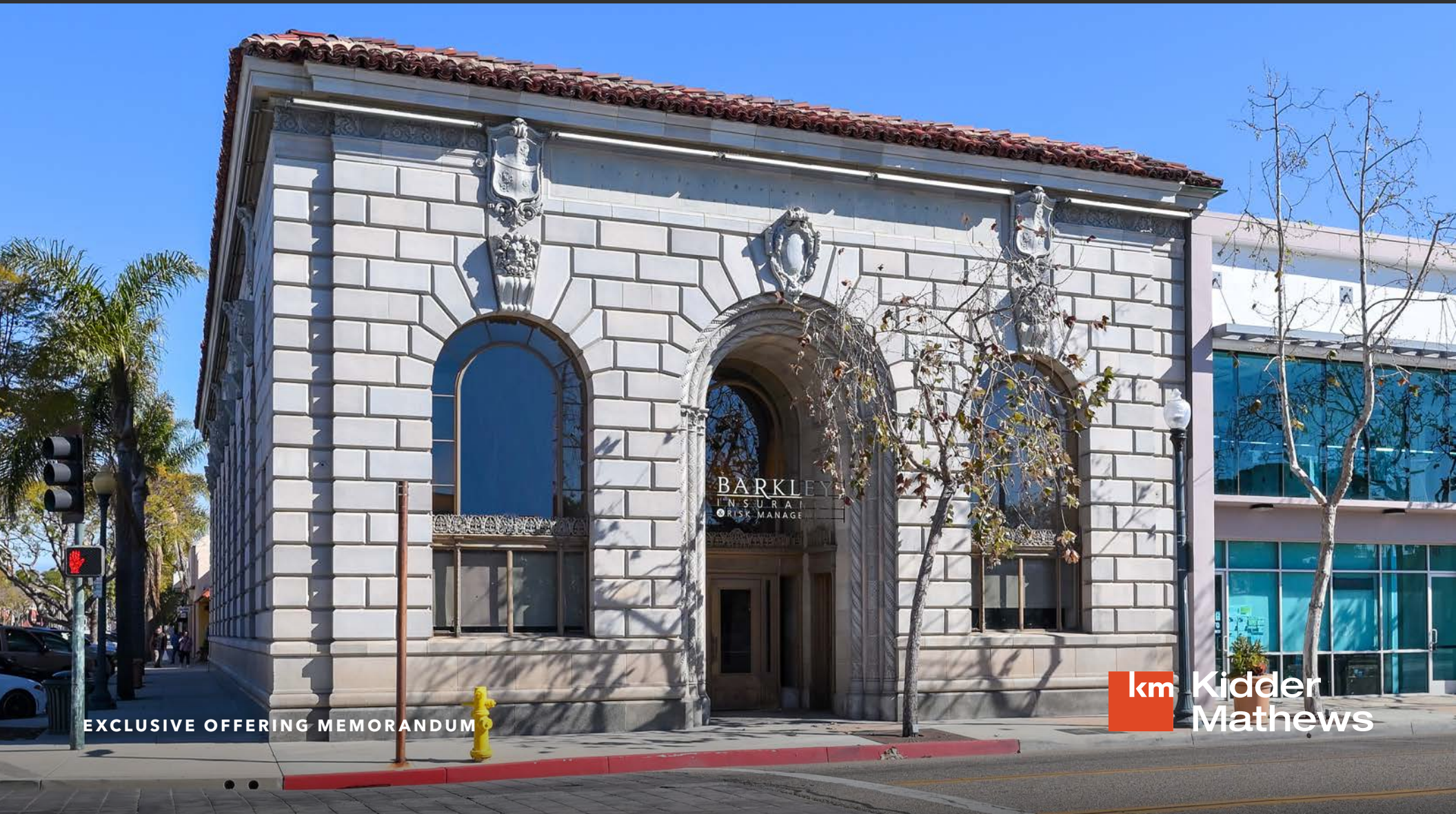


For Sale or Lease Classical Beaux Arts Retail/Office Building

143 W 5TH ST | OXNARD, CA 93030 | **SIX MONTHS HALF RENT ON NEW 5-YEAR LEASE**



EXCLUSIVE OFFERING MEMORANDUM

km Kidder
Mathews



EXCLUSIVELY LISTED BY

JEFFREY CROCKER

First Vice President

805.626.6550

jeffrey.crocker@kidder.com

LIC N° 01457097

BENTLEY MCKEAN, ccim

Vice President

805.626.7120

bentley.mckean@kidder.com

LIC N° 02080641

KIDDER.COM

km Kidder Mathews

The information contained in the following is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure and/or Offering Memorandum has been issued by Kidder Mathews of California, Inc. ("Kidder Mathews") and approved by its client. It has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Prospective purchasers are urged to inspect the Property and conduct all due diligence required to make an informed decision including the market and surrounding competitive environment. Any financial projections and/or conclusions are provided strictly for reference purposes and have been developed based upon assumptions. Kidder Mathews does not intend for any prospective purchasers to rely on the information contained herein to make a purchase decision.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Kidder Mathews makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify the information set forth herein. References to square footage or age are approximate. Photographs of the Property provided herein may be enhanced, yet no modifications to the structure of the Property have been made.

PROPERTY OVERVIEW

TOTAL BUILDING SF	9,515
GROUND FLOOR SF	6,750
MEZZANINE SF	2,765
YEAR BUILT	1927
YEAR RENOVATED	2013
LEASE PRICING	\$1.50/SF/NNN
SALE PRICE	\$2,595,000
PRICE / SF	\$273
NOTES	Six Months Half Rent On New 5-Year Lease

PROPERTY FEATURES

DIVISIBLE (upstairs / downstairs)

HEART of downtown

BEAUTIFUL architecture and renovations

MULTIPLE executive offices

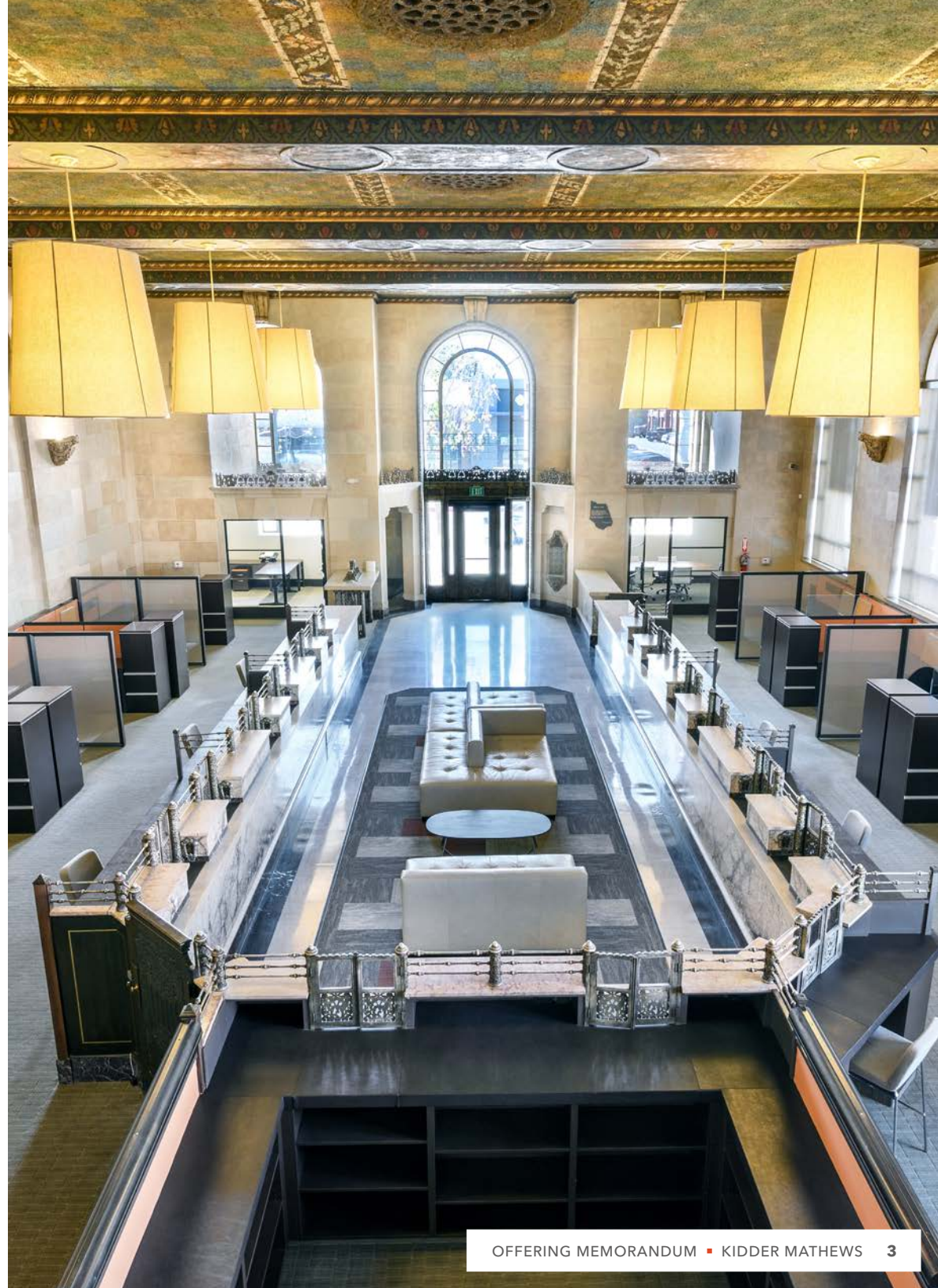
TWO conference rooms

TWO break rooms with kitchens

THREE industrial sized bank vaults

ABUNDANT free parking nearby

BELOW replacement cost



ALLOWABLE USES

ZONING: DOWNTOWN CORE OXNARD (DT-C)

Community assembly

Health and exercise center / spa

Museum, art gallery

Office: financial, professional, government, administrative

Office, medical

Eating and drinking establishment

Retail

Services, administrative and professional, business support

Services, personal

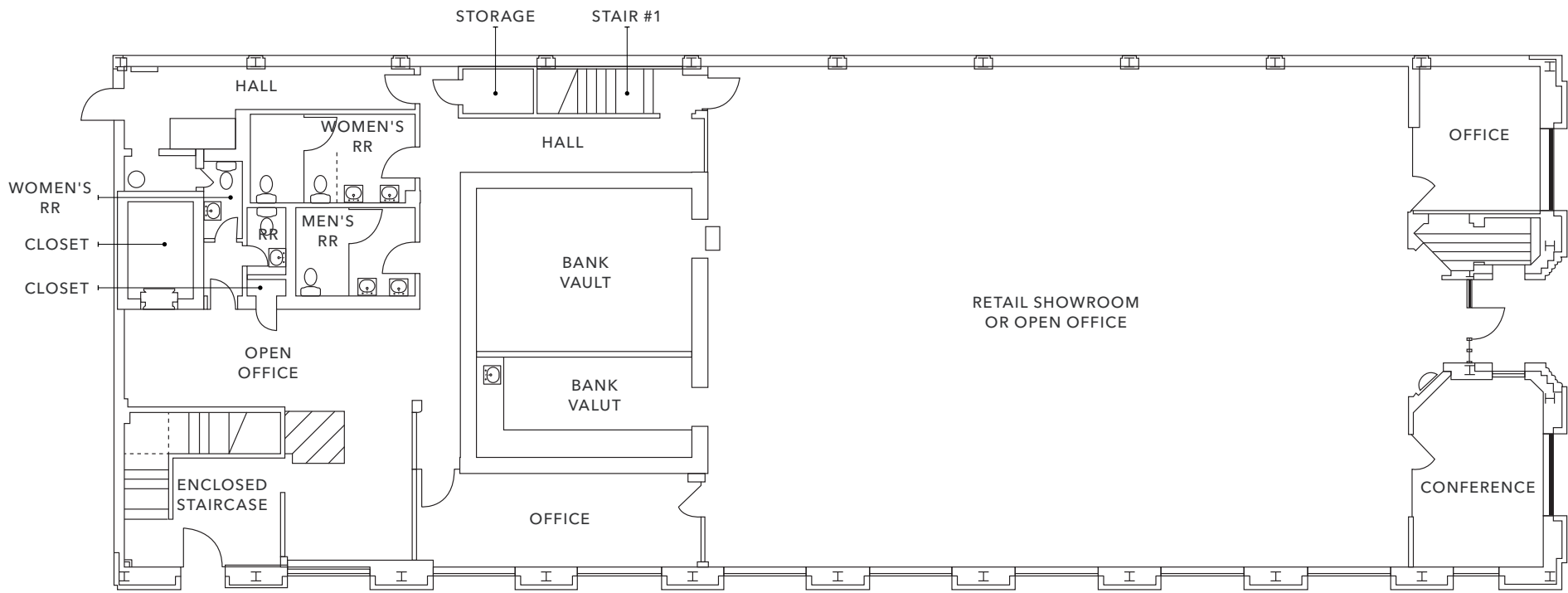
Studio: art, music, dance

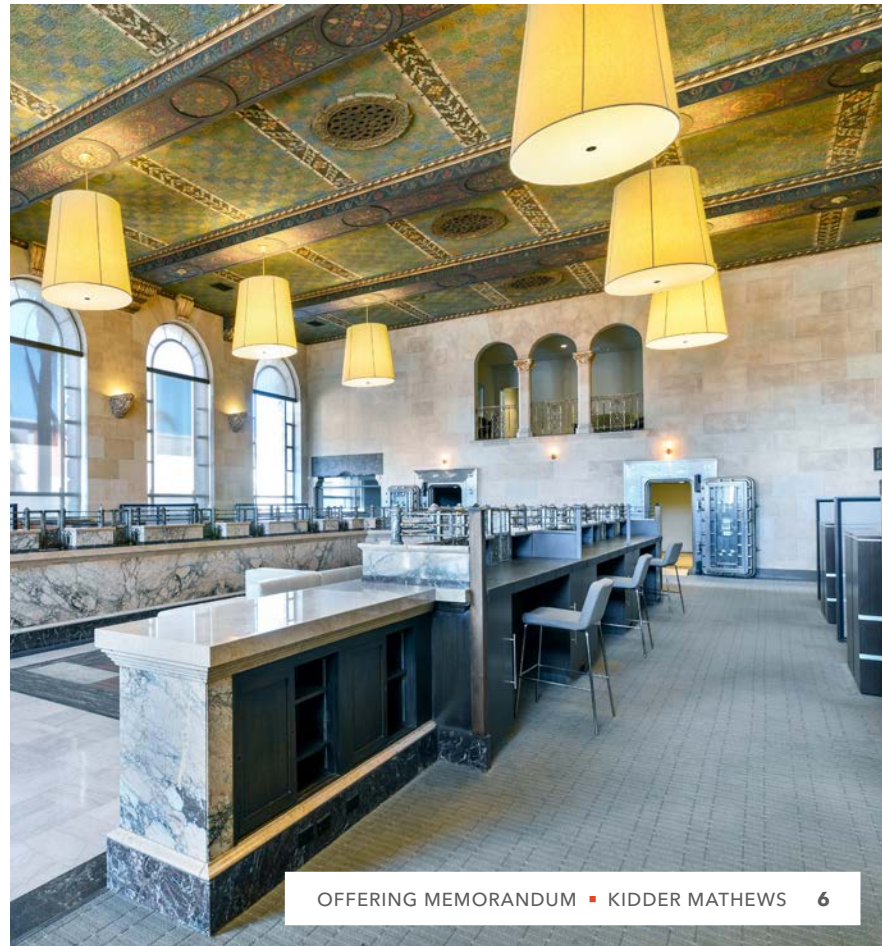
→ FULL LIST OF ALLOWABLE USES





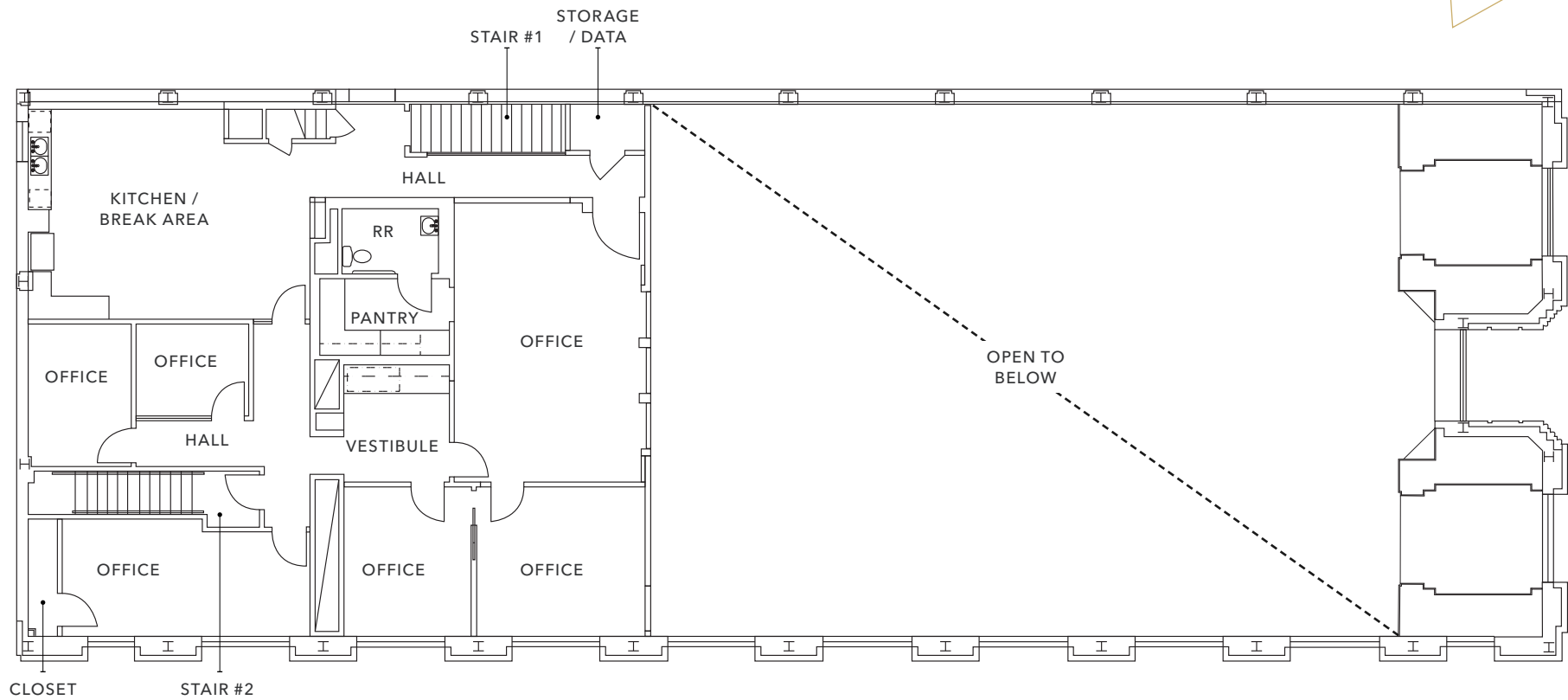
1ST FLOOR SITE PLAN

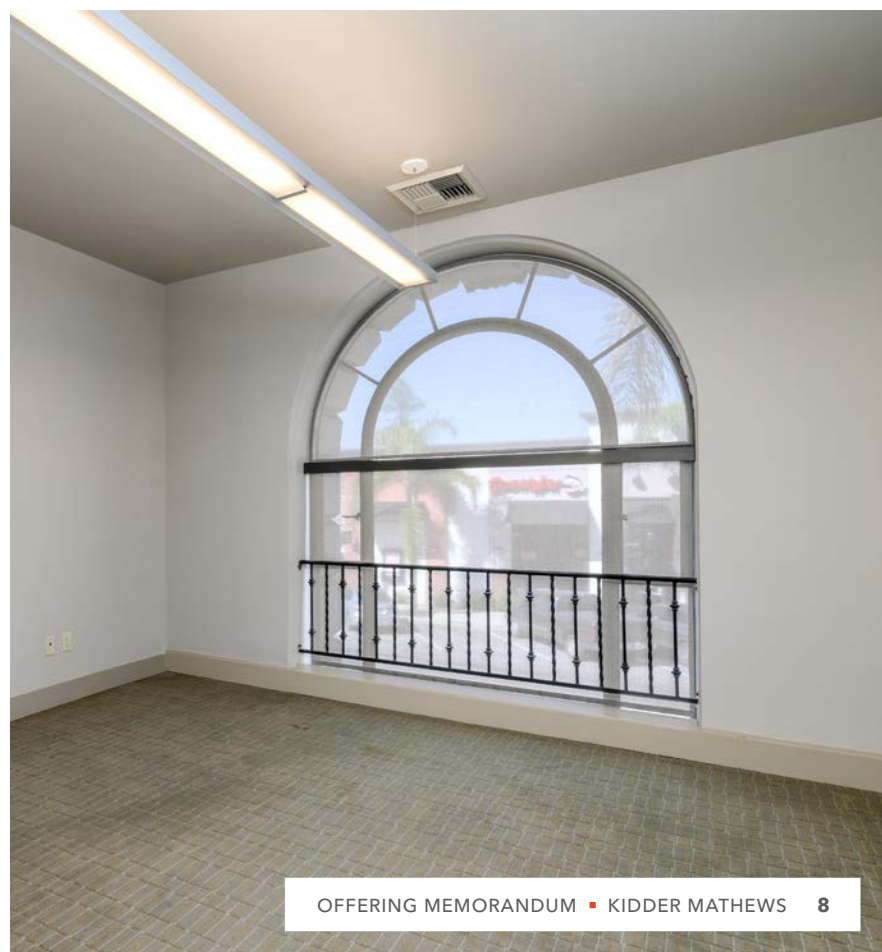


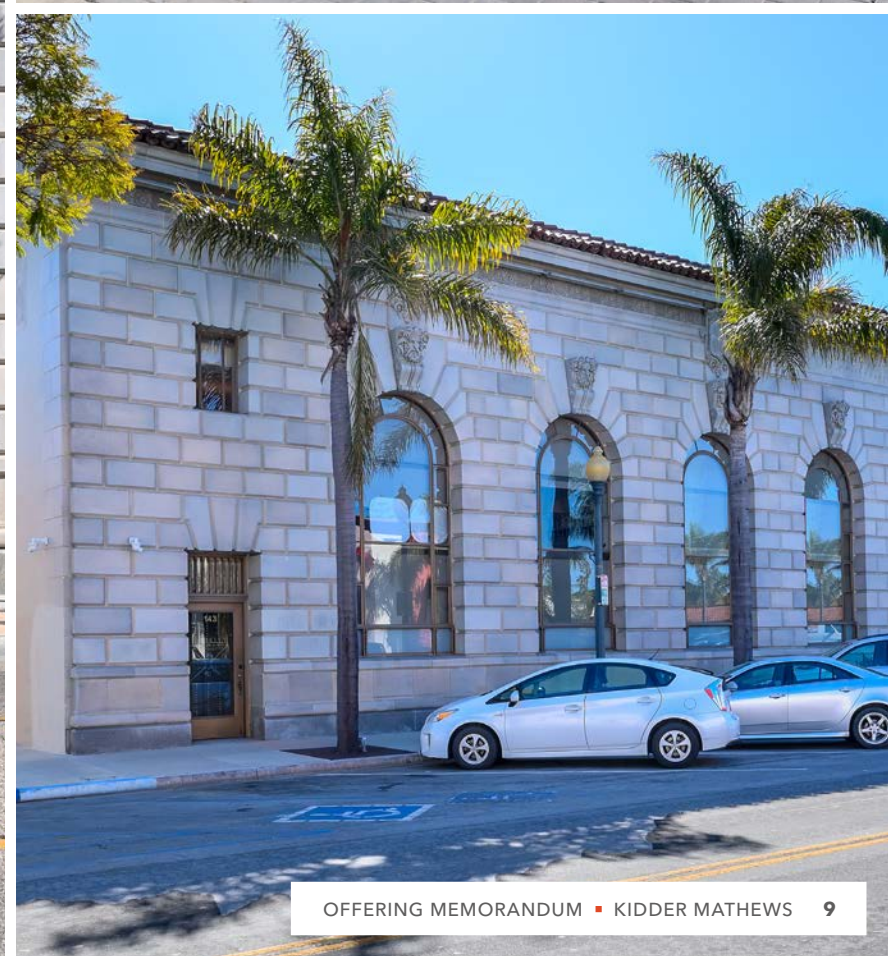




2ND FLOOR SITE PLAN









W 3RD ST

OXNARD CITY HALL

CENTENNIAL PLAZA



OAXACO

RUBY'S CAFE

OXNARD TRANSIT CENTER

W 4TH ST

TACOS LA BONITA

LA GLORIA

14,500 VPD

33,500 VPD

W 5TH ST

PLAZA PARK

CARNITAS EL REY

EL TACO DE MEXICO

LA PLACITA

BUDDY BURGERS

W 6TH ST

OTANI'S SEAFOOD

TOMAS CAFE

City Parking

PROPERTY OVERVIEW

HISTORY OF 143 W. 5TH STREET / BANK OF A. LEVY

Achille Levy, a Hueneme grain and bean broker, established the Bank of A. Levy in Oxnard in 1898. This building is the third and most elaborate building the bank owners constructed on Fifth Street in 1927. Levy hired the reputable Los Angeles architectural firm of Morgan, Walls and Clements to design an elaborate Beaux Arts Classical style building to occupy the prominent corner of A and Fifth streets. Levy's banking success led him to establish branch banks throughout Ventura County, with this building serving as the main headquarters. The Bank of A. Levy was sold to First Interstate Bank in 1995, which was then acquired by Wells Fargo Bank.

Morgan, Walls and Clements was one of the longest continuously operating architectural firm in Los Angeles. Known principally during the 1920s as the designers of prominent commercial, industrial, public buildings and theaters in historical styles, few architects in the region could match Morgan, Walls and Clements' reputation and experience, particularly where historic revival architecture and large-scale projects were concerned. The firm was also notably experienced in the application of reinforced concrete building techniques, still a relatively new and untested method of construction in the 1920s.

The building appears eligible for listing on the NRHP and CRHR under Criterion A (history), Criterion B (individual) and Criterion C (architecture). The bank played an important role in financing the development of agriculture and the city's economic

development. Achille Levy was a major banking figure in Ventura County. The building as designed by the prominent Los Angeles firm of Morgan, Walls and Clement is a fully-realized monumental classical design from the 1920s, one of the few buildings of this type and period remaining in downtown Oxnard. The Ventura County Cultural Heritage Board designated the building Ventura County Landmark #56 in 1979

(STATE OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION).

ABOUT THE BUILDING ARCHITECTURE

This commercial building is designed in the Beaux Arts style. The building has a simple rectangular plan and rises one-and-one-half stories tall. The building is composed in a classical three-tiered pattern. Two wide smooth stone courses define the building's foundation. The body of the walls are clad with square-cut dressed stone. Curved stone beltcourses ring the cornice line. The low-pitch hipped roof is covered with red clay tile. Located on a corner parcel, the building has two street-facing elevations. The entrance façade is three bays wide; the secondary street elevation is nine bays deep. The entrance is recessed behind a nearly full-height archway with carved stone pilasters and a cartouche keystone. The flanking bays on the short façade and all but the two outermost bays on the long facade are filled with a single tall arched window. The stonework flares around the top of the arch; a keystone with a carved face tops each arch. Each window consists of a large single-pane archtop

window with smaller horizontal panes that trace the outside line of the arch. The two outer bays on the long façade have two small rectangular windows arranged vertically within each bay. The condition of the building is excellent

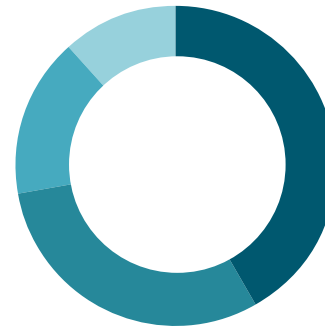
(STATE OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION).

DEMOGRAPHICS



OXNARD, CA

256,448	71,888
POPULATION (5 MILE RADIUS)	HOUSEHOLDS (5 MILE RADIUS)
\$83,372	32.8
MEDIAN HH INCOME (5 MILE RADIUS)	MEDIAN AGE (5 MILE RADIUS)

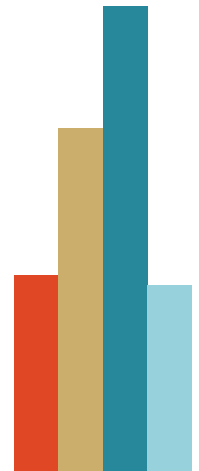


EMPLOYMENT

36.1%	16.8%
BLUE COLLAR	SERVICES
47.1%	5.1%
WHITE COLLAR	UNEMPLOYMENT

INCOME BY HOUSEHOLD

16.7%
\$0-35K
29.1%
\$35-75K
38.3%
\$75-150K
15.9%
\$150K+







EXCLUSIVELY LISTED BY

JEFFREY CROCKER

First Vice President

805.626.6550

jeffrey.crocker@kidder.com

LIC N° 01457097

BENTLEY MCKEAN, CCIM

Vice President

805.626.7120

bentley.mckean@kidder.com

LIC N° 02080641

KIDDER MATHEWS 15260 VENTURA BLVD | SUITE 1440, SHERMAN OAKS, CA

