

FOR SALE

Commercial Building

±7,395 SF in Downtown Oxnard

OFFERED AT \$1,550,000

(\$210/SF)

# 400 SOUTH BST

DOWNTOWN OXNARD CALIFORNIA 93030

PRESENTED BY

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400  
SOUTH  
B STREET

## INVESTMENT HIGHLIGHTS

### Building Size

±7,395 SF Plus ±625 SF Patio

### Land Size

±7,000 SF (±0.16 AC)

### Parking

Street + Free Parking Structure Directly Across The Street w/ ±440 Spaces

### APN

202-0-104-165

### Year Built

1974

### Zoning

CBD (Central Business District Zone)

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# Analysis



## Rent Roll

Tenant	Size	Lease Term	Lease Type	Monthly Rent	Annual Rent	Rent/SF (Year & Month)	Rent Increases	Options
Interface Children & Family Services	±7,395 SF Plus ±625 SF Patio	Jan 1, 2025 – Jun 30, 2027	Gross	\$9,324	\$111,888	\$15.13/SF (Month) \$1.26/SF (Year)	Annual CPI Increases Capped at 4%	2 x 2-year options with CPI increases capped at 4%

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# Property Features



- Prime Downtown Oxnard location adjacent to Oxnard City Hall, supporting consistent demand from professional and service-oriented users.
- Next to retail and entertainment tenants, including Plaza Stadium Cinemas 14 and Centennial Plaza (Starbucks, Subway, Cold Stone Creamery, and more).
- Walkable downtown core with access to transit, dining, and public services, in an area with limited new office supply.
- Beneficiary of nearby residential growth, with ±400 multifamily units planned or underway within 1 mile.

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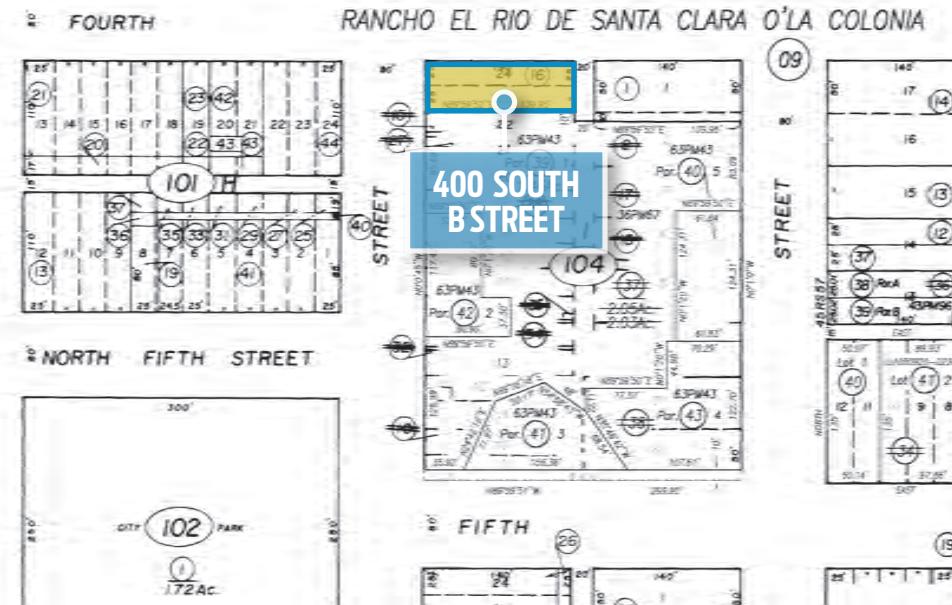
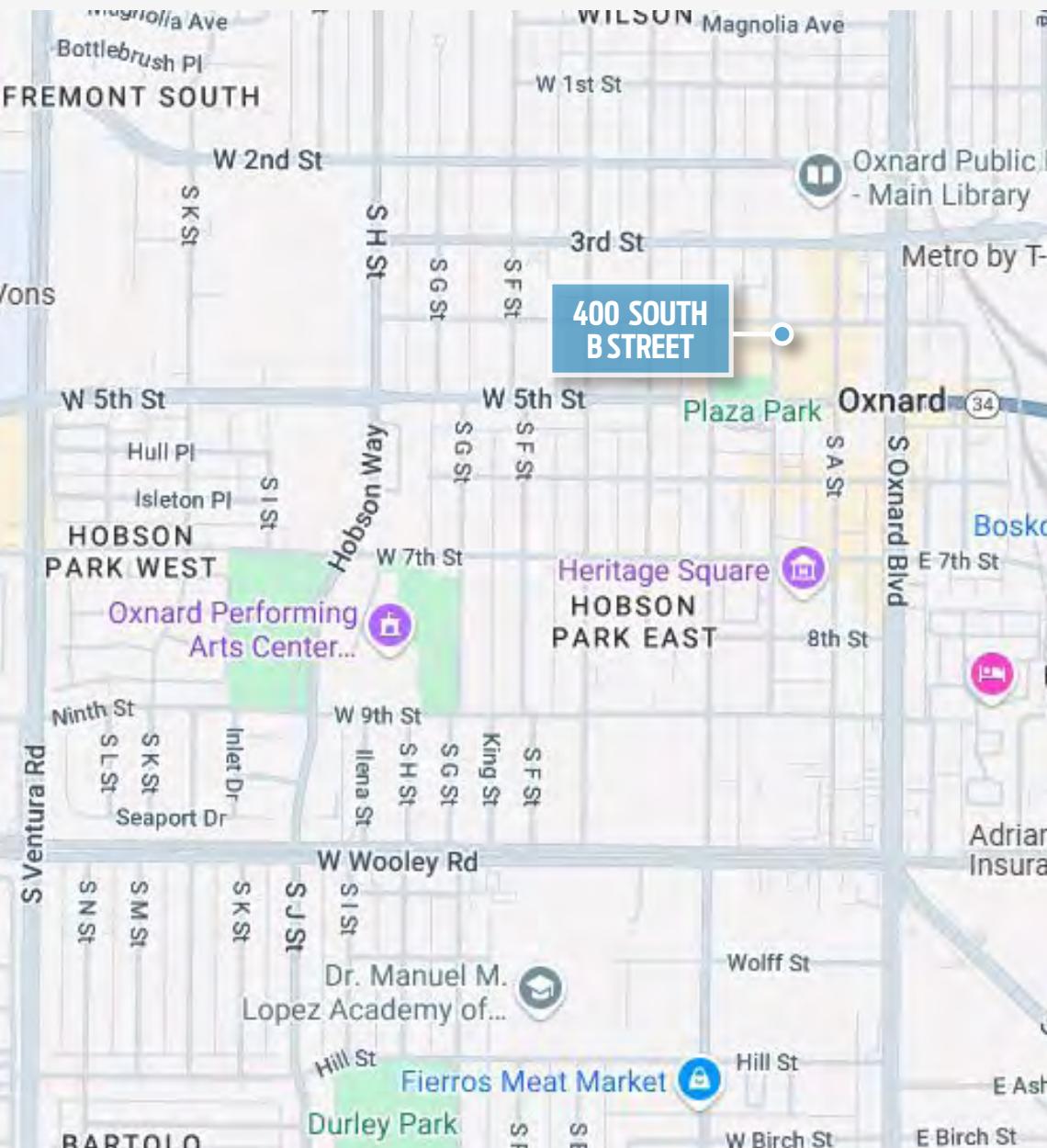
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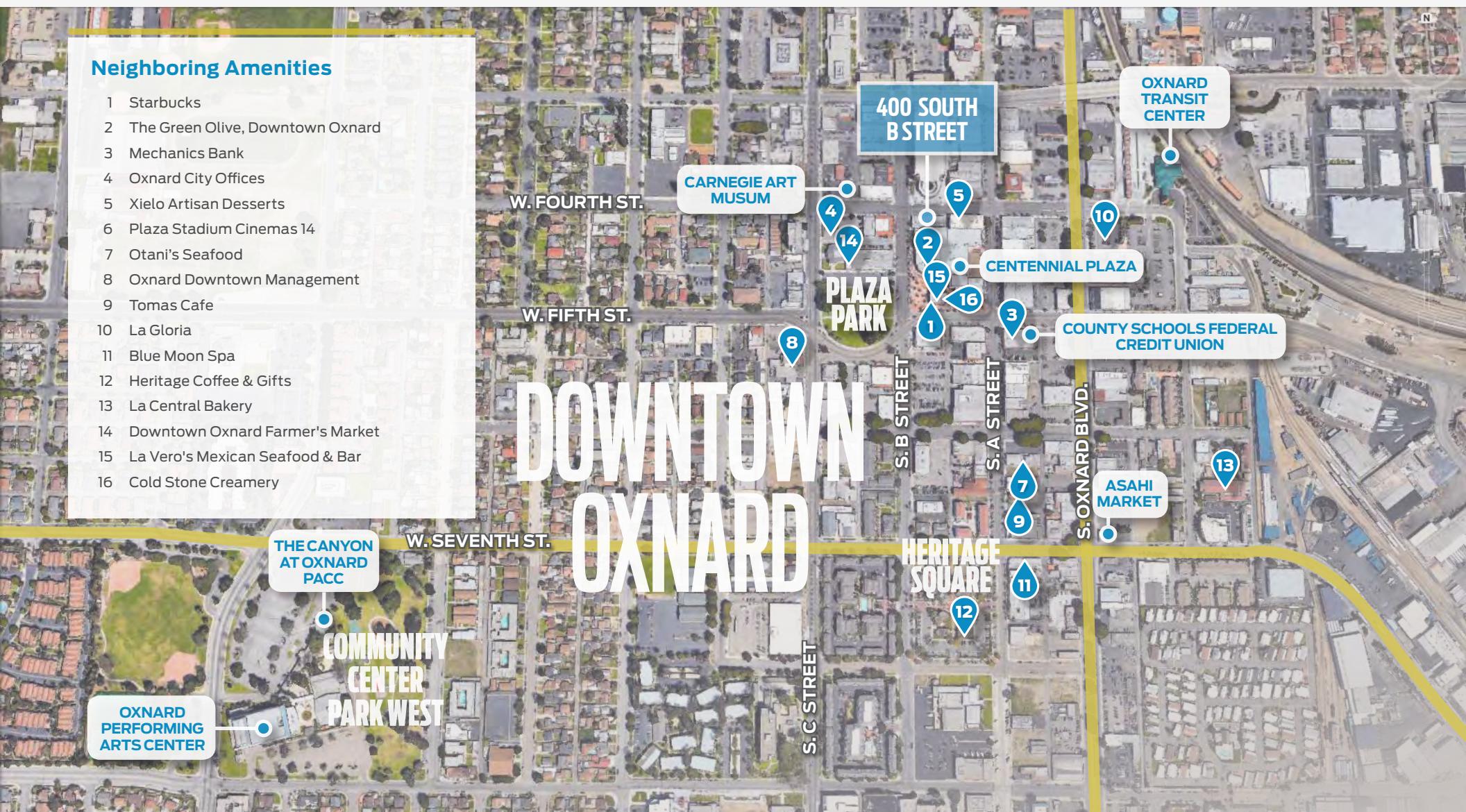
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### Neighboring Amenities

- 1 Starbucks
- 2 The Green Olive, Downtown Oxnard
- 3 Mechanics Bank
- 4 Oxnard City Offices
- 5 Xielo Artisan Desserts
- 6 Plaza Stadium Cinemas 14
- 7 Otani's Seafood
- 8 Oxnard Downtown Management
- 9 Tomas Cafe
- 10 La Gloria
- 11 Blue Moon Spa
- 12 Heritage Coffee & Gifts
- 13 La Central Bakery
- 14 Downtown Oxnard Farmer's Market
- 15 La Vero's Mexican Seafood & Bar
- 16 Cold Stone Creamery



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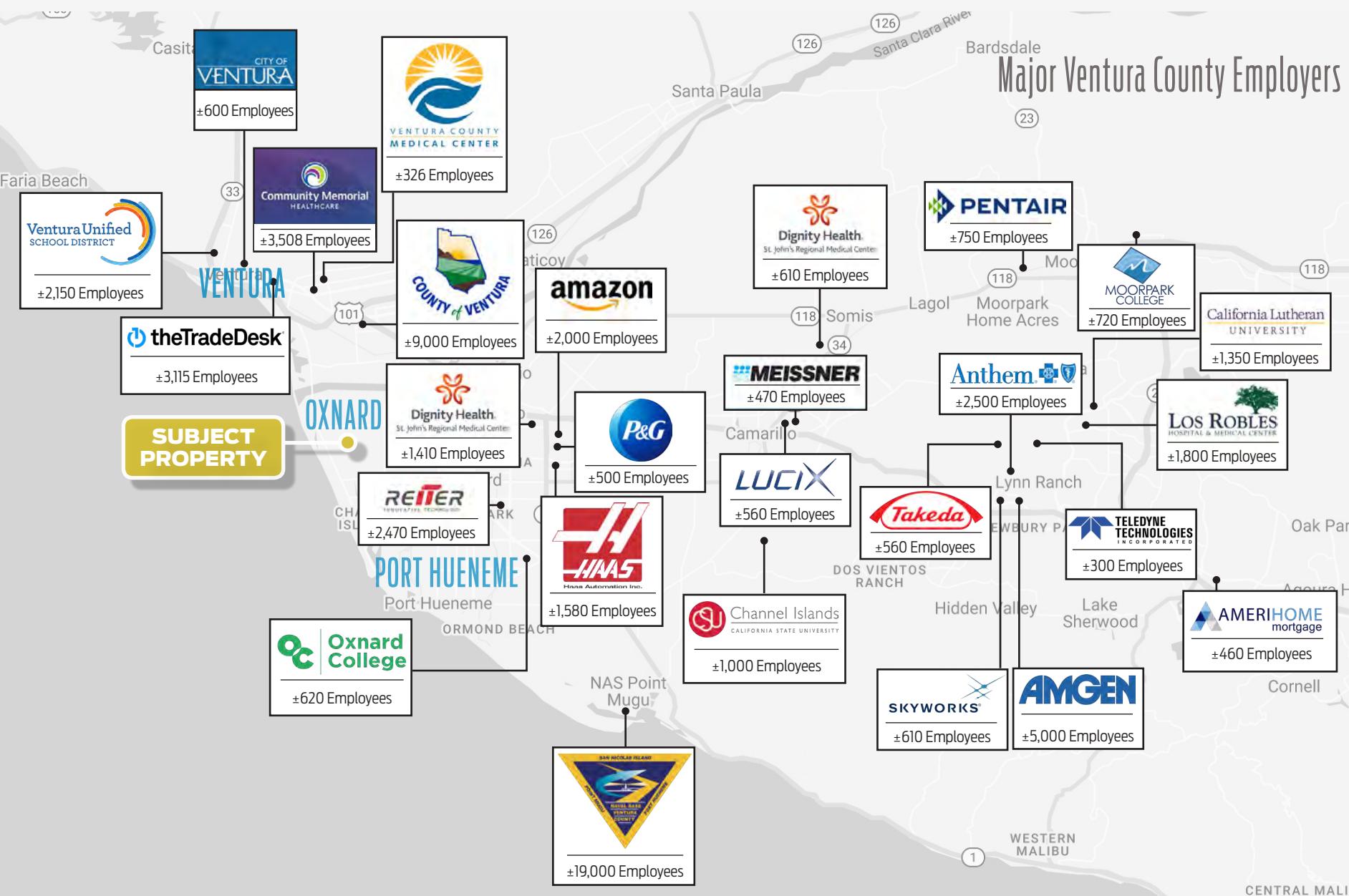
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Situated nearly 60 miles northwest of Los Angeles and just south of Ventura, is the casual seaside town of Oxnard offering a blend of oceanfront recreation, seasonal festivals, delightful strawberries, excellent weather, and tranquil, uncrowded beaches for residents and tourists alike.

Outdoor enthusiasts will appreciate the exceptional surfing, coastal bike paths, hiking trails, kart racing, and whale watching opportunities. Oxnard's Mandalay Bay boasts an array of dining and leisure options, while Channel Islands National Park & Channel Islands National Marine Sanctuary are just a 90-minute boat ride from Oxnard's harbor.

Oxnard's primary employer is the U.S. Navy, supporting over 17,000 employees. The area is also home to numerous well-established employers, including Morgan Stanley, Verizon California, Haas Automation, Fidelity National Title Insurance Co., and DeVry University.

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