

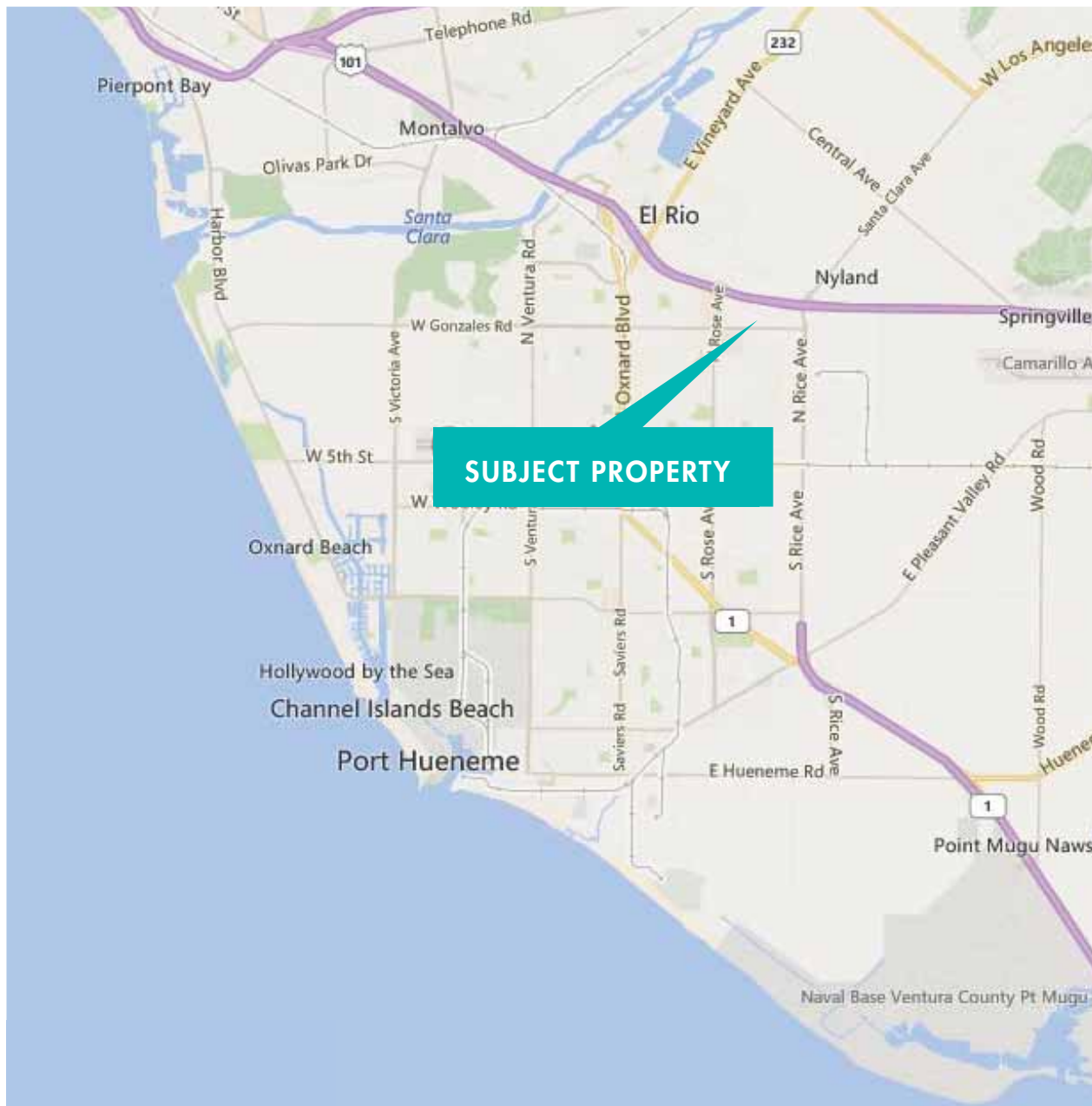
FOR
SALE

Outlet Center Drive
Oxnard, CA 93036



OUTLET CENTER DRIVE
OXNARD, CA 93036

11.84 acre vacant land located in between two major
offramps of the Ventura (101) freeway.
(BRP Zoning)



INVESTMENT HIGHLIGHTS:

Oxnard, located along the Coast of Southern California, is the 19th most populous city in California and the most populous in Ventura County. The city lies approximately 35 miles west of Los Angeles. Oxnard is considered part of the larger Greater Los Angeles Area or Southland. A region sprawling over five Southern California counties namely Los Angeles, Orange, San Bernardino, Riverside, and Ventura counties. Throughout the 20th century, it was one of the fastest-growing regions in the United States. The population of Oxnard is 203,585 according to the city's 2012 financial report. In 2013, Oxnard was ranked as one of the safest cities in America with violent crime rates well below the national average.

Oxnard was incorporated in 1903 and is located on the western edge of the fertile Oxnard Plain, sitting adjacent to an agricultural center of strawberries and lima beans. Oxnard is one of the key manufacturing centers in the Greater Los Angeles Area and is located next to the Port of Hueneme. Other key industries driving Oxnard's economy include finance, transportation, the high tech industry, and energy, particularly petroleum.

This 11.84 acre vacant land has approximately 517 feet of freeway frontage between Rice and Rose Avenues which are major off ramps to the (101) Ventura Freeway and has a daily traffic count of approximately 130,000 cars.

Nearby amenities include the Palms Shopping Center, Best Buy, Carmax, Sam's Club, a Hilton Hotel, several large office projects and a large hospital complex.

THE OFFERING

The site is zoned BRP and offers excellent access and visibility from the Ventura (101) Freeway. Nearby retail amenities include The Palms Shopping Center, Best Buy, Carmax and Sam's Club. The property has approximately 517 feet of freeway frontage between Rice and Rose Avenue which are major off ramps to the (101)

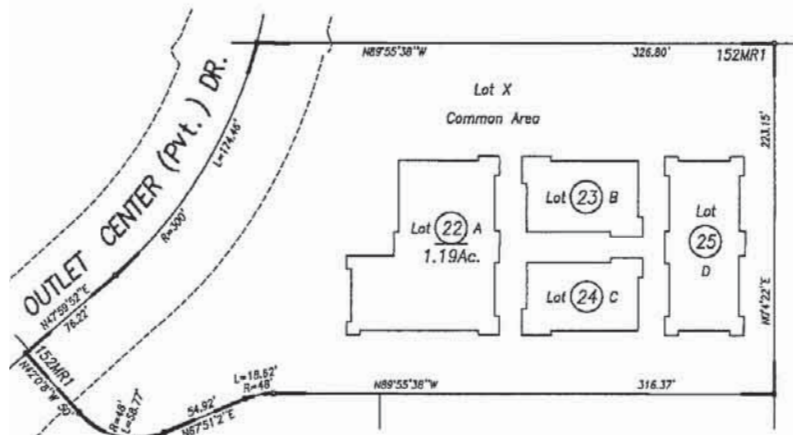
PARCEL MAP

RANCHO EL RIO DE SANTA CLARA O'LA COLONIA PORTION SUBDIVISIONS 26 & 27

Tax Rate Area
03234

213-09

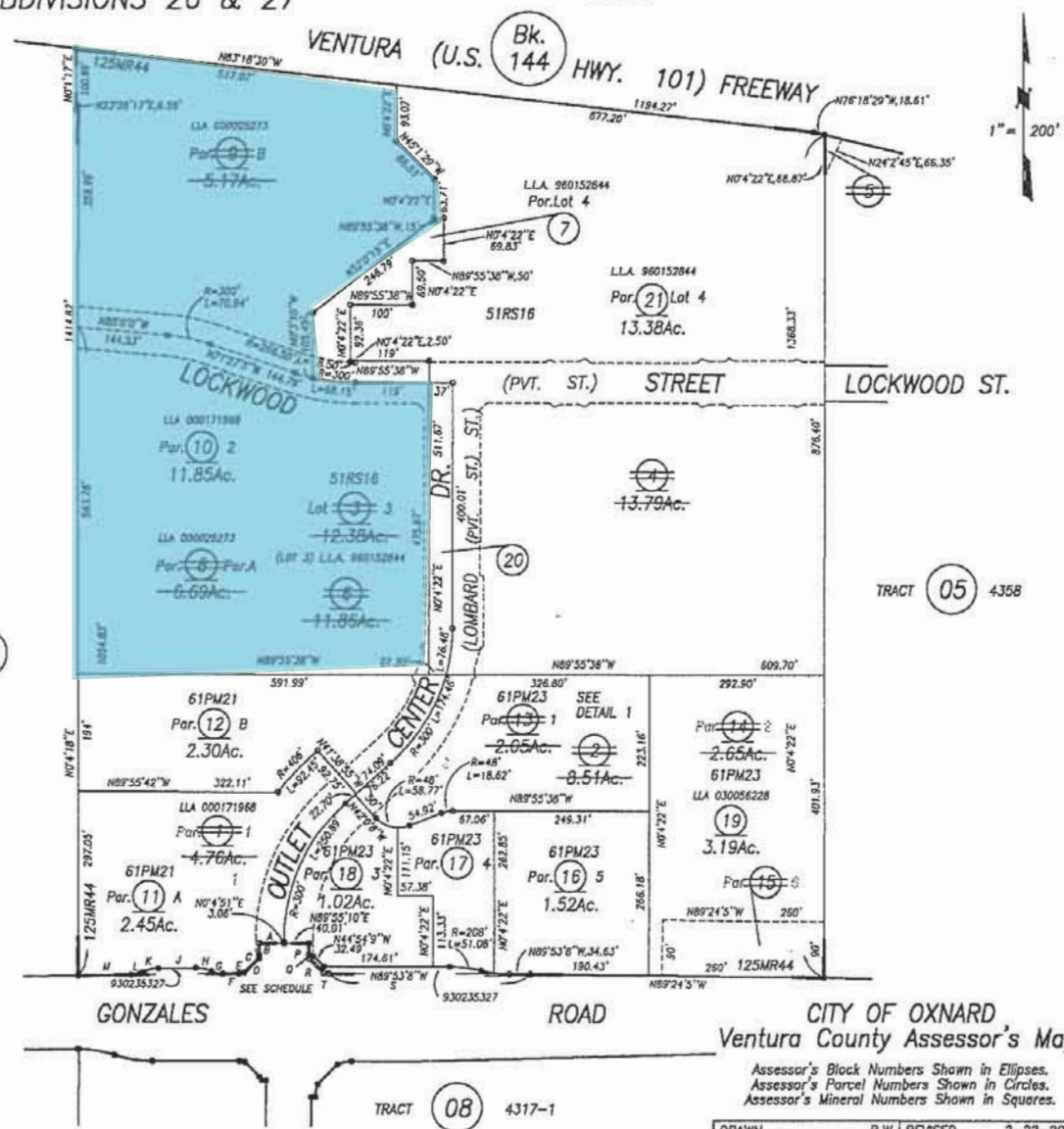
DETAIL 1
Scale 1"=80'



Note: For C.C.&R.'s pertaining to Tract 5481,
see Doc. No. 050505-0109718 of Official Records

COURSE SCHEDULE		
A	N89°55'10"E	39.95'
B	N0°4'50"E	17.66'
C	R=33'	L=7.21'
D	N44°33'42"E	33.02'
E	R=32'	L=8.61'
F	N89°13'48"E	25.06'
G	R=42'	L=18.94'
H	R=58'	L=26.16'
J	N89°13'48"E	80'
K	R=58'	L=26.16'
L	R=42'	L=18.94'
M	N89°13'48"E	85.29'
N	N89°13'48"E	147.18'
P	N0°4'50"E	14.77'
Q	R=33'	L=7.50'
R	N44°54'9"W	32.49'
S	N89°53'8"W	323.49'
T	R=32'	L=8.95'

Tract 5481, M.R. Bk.152, Pg.1
Tract 4881, M.R. Bk.125, Pg.44
Rancho El Rio De Santa Clara O'la Colonia, M.R. Bk.1A, Pg.9



CITY OF OXNARD,
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses,
Assessor's Parcel Numbers Shown in Circles,
Assessor's Mineral Numbers Shown in Squares.

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE
DO NOT NECESSARILY CONSTITUTE LEGAL LOTS.
CHECK WITH COUNTY SURVEYOR'S OFFICE OR
PLANNING DIVISION TO VERIFY.

DRAWN	B.W.	REVISED	2-22-2006
REDRAWN		CREATED	1-18-1994
INKED		PLOTTED	EFFECTIVE 94-95 ROLL
		PREVIOUS	Bk. 213, Portion Pg. 04
		Compiled By	Ventura County Assessor's Office

EXCLUSIVE ADVISERS

ROBERT GRIFFITH

Executive Managing Director
949.608.2091
rgriffith@ngkf.com
CA Lic. #00816302

RICK SHECKTER

Executive Managing Director
562.364.2015
rsheckter@ngkf.com
CA Lic. #00893271