

OFFERING MEMORANDUM

677 & 725 PACIFIC AVENUE, OXNARD CA 93030

24,536 SF | MULTI-BUILDING INVESTMENT FOR SALE



MIKE WAX, SIOR

President

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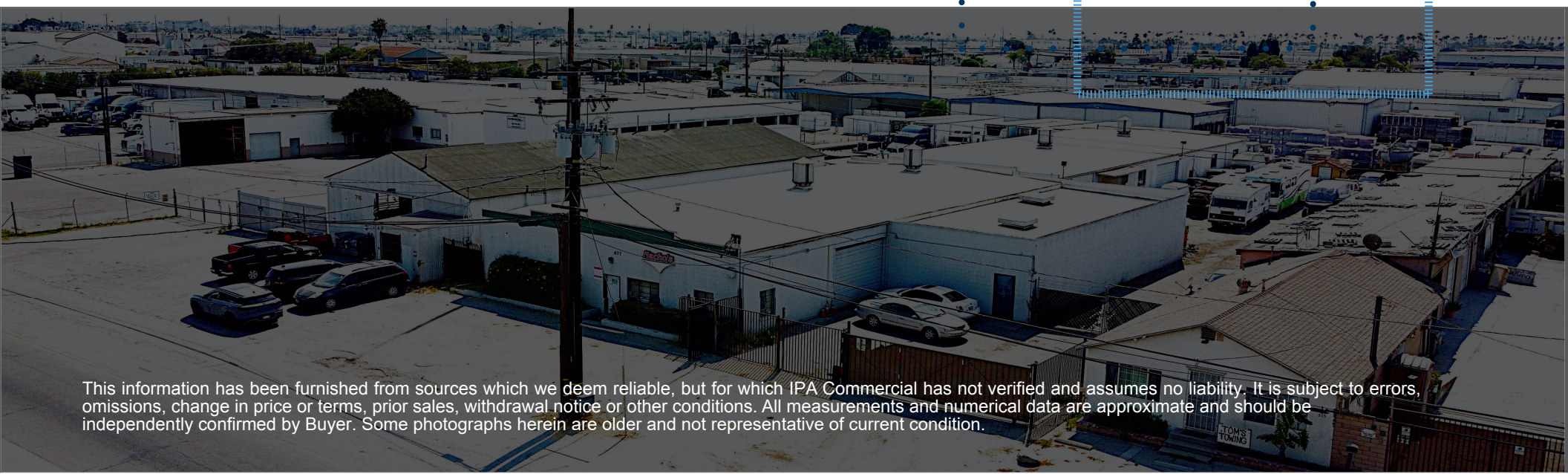
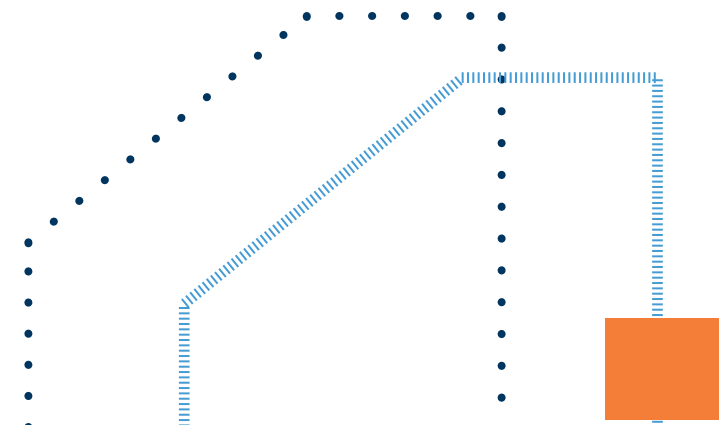
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SECTION 1

EXECUTIVE SUMMARY

IPA Commercial is pleased to present 677 & 725 Pacific Avenue, a centrally located industrial property in Oxnard. The property totals 24,536 square feet on a 1.68-acre U-shaped parcel and offers a desirable mix of in-place income and owner-user potential in a supply-constrained industrial market.

Improved with multiple masonry industrial buildings constructed in the 1950s, the property is designed for heavy industrial use and benefits from M-2 Industrial zoning, allowing a wide range of uses and extensive fenced yard areas, a hard-to-find feature in Southern California. The site is well suited for towing, contractor, agricultural-related, fabrication, and other equipment or yard intensive operations.

677 Pacific Avenue is occupied by a long-term tenant of approximately 23 years, providing stable income and demonstrating the property's long-term functionality. This portion includes three interconnected warehouse buildings with a small office component and fenced yard areas for vehicle storage and operations.

725 Pacific Avenue is vacant and consists of two detached warehouse buildings with multiple grade-level loading doors and adjacent yard space, offering immediate occupancy for an owner-user or repositioning opportunity for an investor.

The property's central Oxnard location provides convenient access to major transportation corridors and the broader Ventura County industrial base. With limited industrial land, restrictive zoning, and sustained demand for yard-oriented facilities, 677 & 725 Pacific Avenue presents a rare opportunity to acquire a versatile industrial asset below replacement cost, with both current income and future upside. The property is also located within a designated Opportunity Zone.

PROPERTY HIGHLIGHTS



Multiple Building Property

- 677 Pacific Leased
- 725 Pacific Vacant



M-2 Industrial Zone Location



24,536 SF Across 4 Buildings



Priced Below Replacement Cost

OFFERING SUMMARY



\$4,450,000
Sale Price



\$181.37
Price PSF



SBA FINANCING
Available



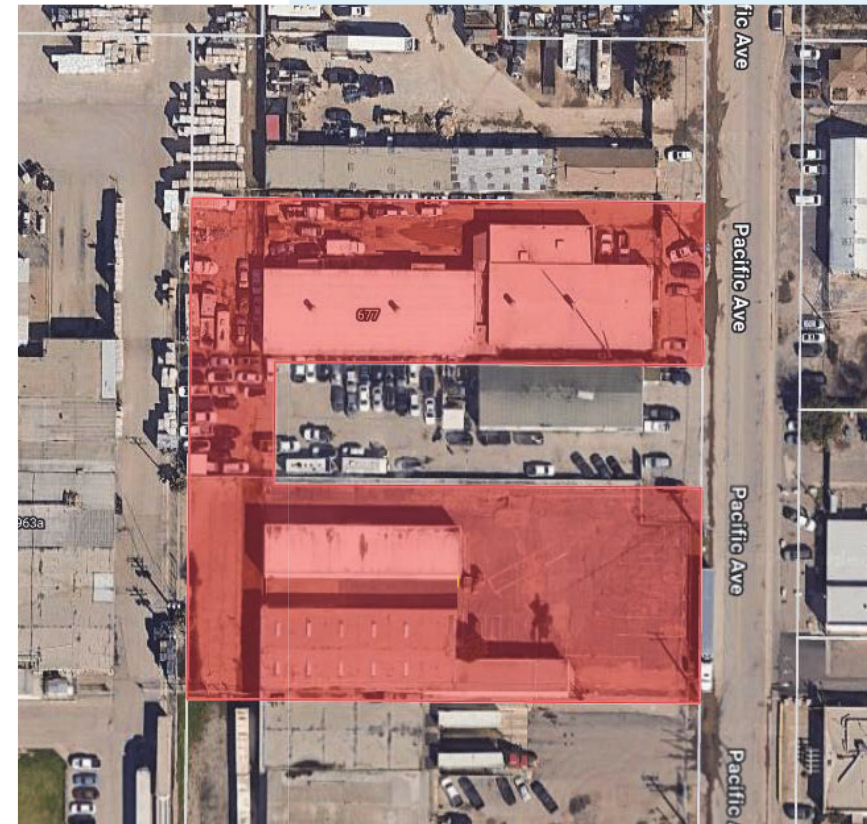
INVESTMENT
Potential

SECTION 2

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

ADDRESS	677 & 725 Pacific Avenue Oxnard, CA 93030
DESCRIPTION	Multi-Building Project - 24,536 SF
BUILDING AREA	- 677 Pacific Ave. - 13,536 SF - 725 Pacific Ave. - 11,000 SF
GROSS LAND AREA	1.68 Acres (73,181 SF)
APN	201-0-240-150
YEAR BUILT	1955
FENCED YARD	Yes
GRADE-LEVEL DOORS	18
CLEAR HEIGHT	12'-16'
ZONING	M-2 industrial zone, City of Oxnard
CONSTRUCTION TYPE	Concrete Block
FIRE SPRINKLERS	None
WATER	City of Oxnard
ELECTRIC SERVICE	Southern California Edison



PROPERTY FEATURES

 24,536 SF of BUILDINGS

 13,536 SF & 11,000 SF UNITS

 1.68 ACRE PARCEL

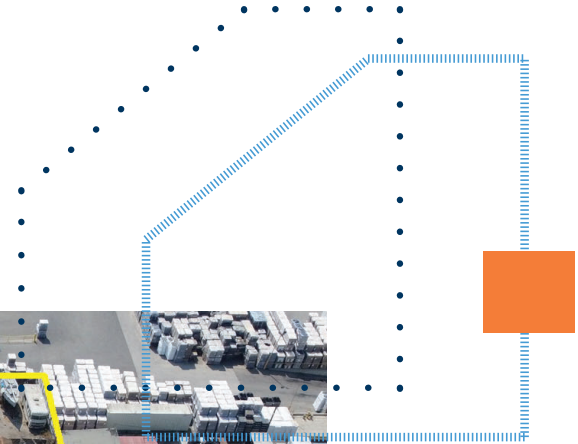
 PARTIALLY LEASED THRU 2028

 ABUNDANT PARKING

 CENTRAL LOCATION

 MULTI-TENANT PROPERTY

 TWO ADDRESSES



SECTION 3

PROPERTY PHOTOS





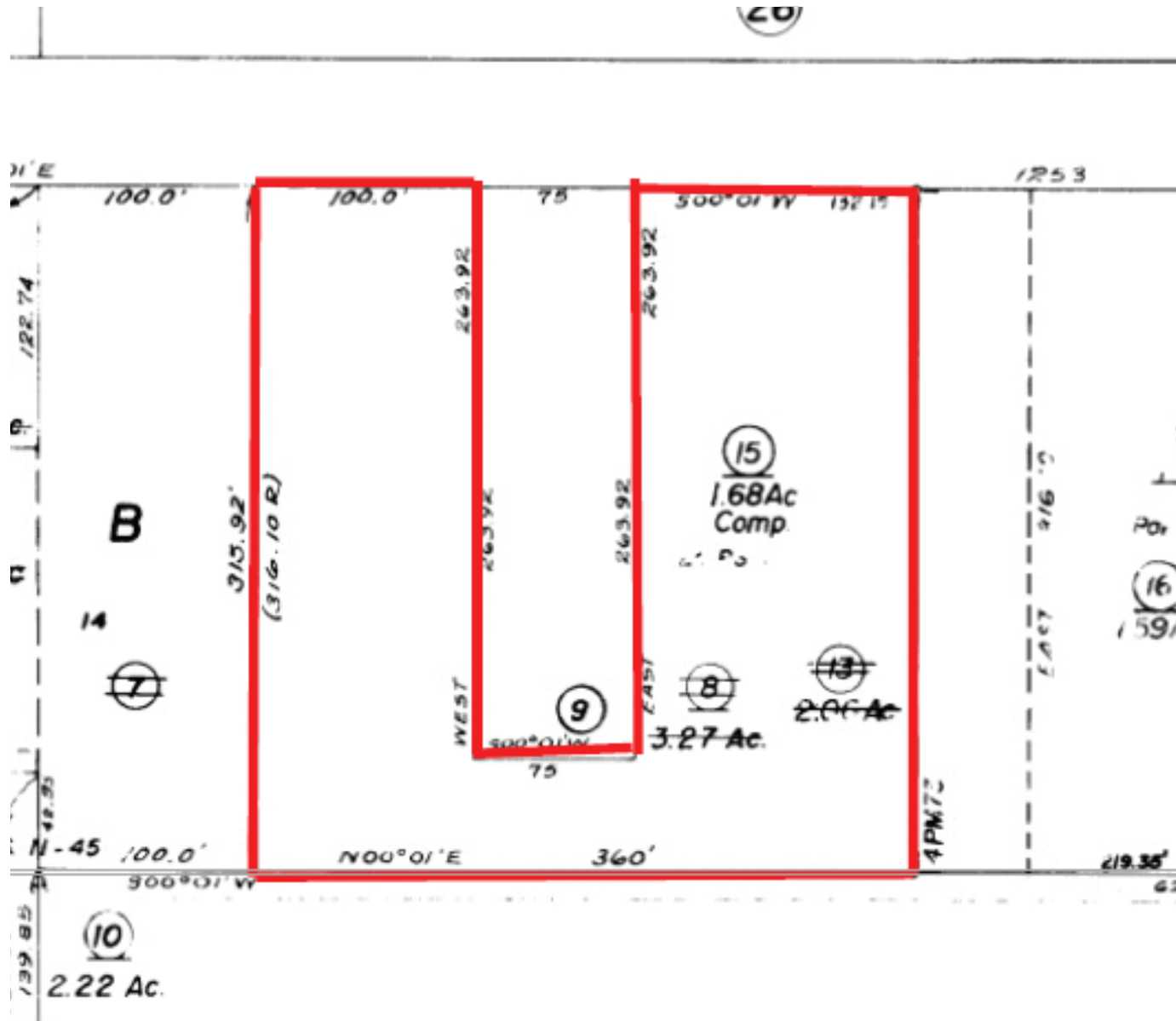




**The rear 52' of the parcel is subject to roadway and rail spur easements.*

SECTION 4

PLAT MAP



SECTION 4

AREA MAP

