

CHANNEL ISLANDS BUSINESS CENTER LEASE OR SALE



1690 UNIVERSE CIRCLE, OXNARD, CALIFORNIA



Property Highlights

- Free Standing 2-story Building - 34,000 RSF
- Former Medical Clinic & Trade School Uses
- Turn-Key, Move-In Ready Medical Offices
- Designated Opportunity Zone with Tax Benefits
- Master Planned Channel Islands Business Center
- Close Proximity to Ventura County Navy Bases, St. John's Regional Medical Center, Channel Islands University, Conejo Valley, Malibu and Los Angeles County
- Abundant Parking - 137 Stalls on 2.2 Acres
- Potential Warehouse Area for Two Loading Doors

EXCLUSIVELY
LISTED BY

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

1690 UNIVERSE CIRCLE

OXNARD, CA

EXECUTIVE OVERVIEW

Sale Price:	\$7,500,000 (±\$220 per RSF)
Available Space:	20,000 RSF Ground Floor Medical Offices (59% of building)
Lease Rate:	\$1.50 SF/month (Net)
Building Size:	Approximately 34,000 RSF
Lot Size:	Approximately 95,701 SF (2.2 acres)
APN:	220-0-292-135 County of Ventura
Traffic Count:	±25,200 daily vehicles (Rose Ave)
Zoning:	MLPD Limited Manufacturing Planned Development
Year Built:	1987 Renovated 2016/2017
In-Place Income:	\$232,119 for existing 2 nd floor lease (7/2026 to 6/2027)

PROPERTY OVERVIEW

Available for sale or lease.
Move-in ready or remodel to suit.

LOCATION OVERVIEW

Channel Islands Business Center at Rose Avenue & Emerson Avenue, 3-miles south of the "101" Ventura Freeway. One mile west of Hwy "1"/Rice Avenue.



1690 UNIVERSE CIRCLE

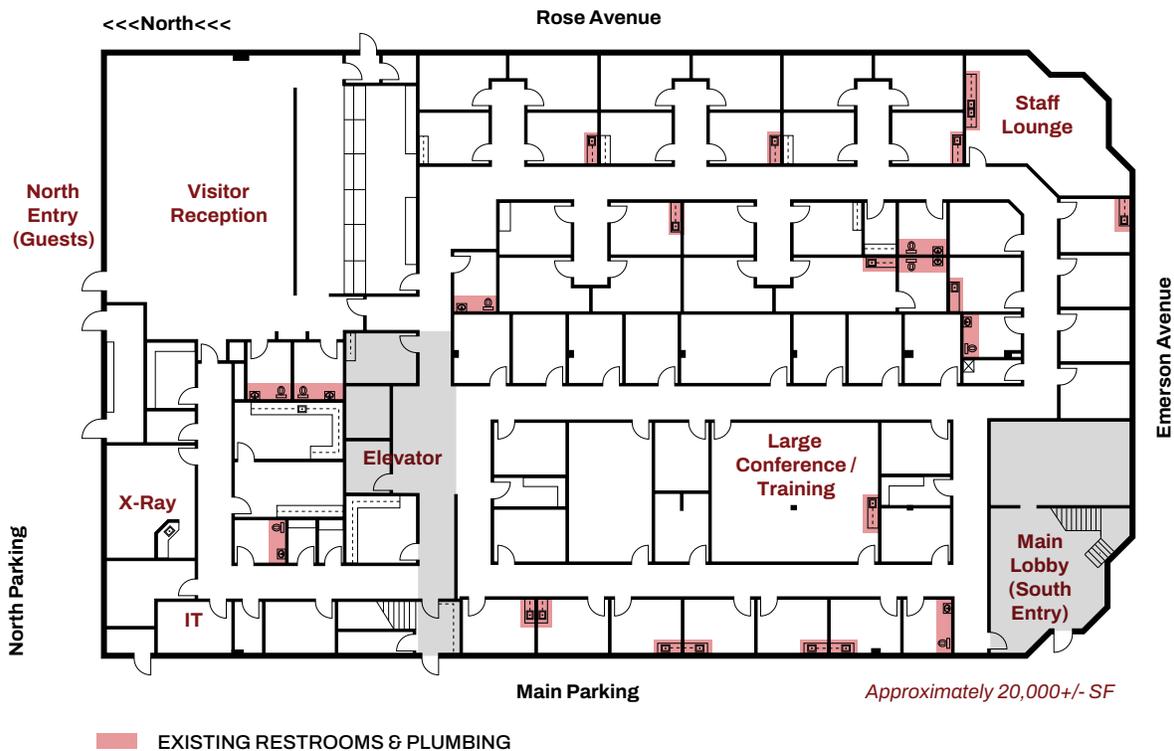
OXNARD, CA

SITE PLAN

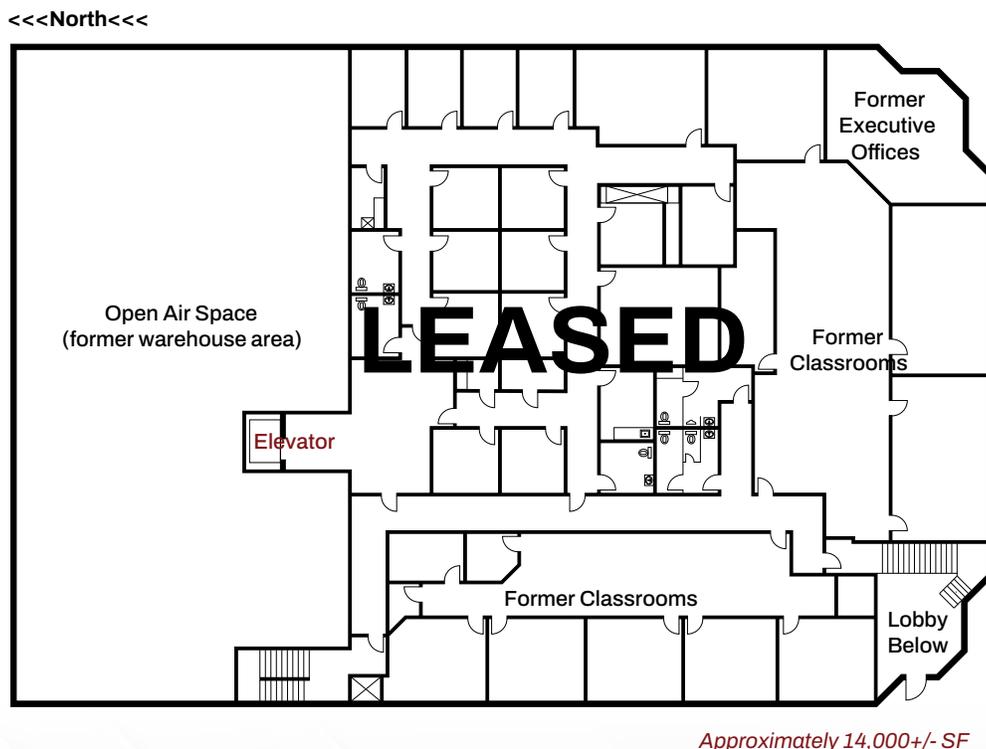


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FIRST FLOOR - AVAILABLE



SECOND FLOOR - LEASED



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PROPERTY PHOTOS



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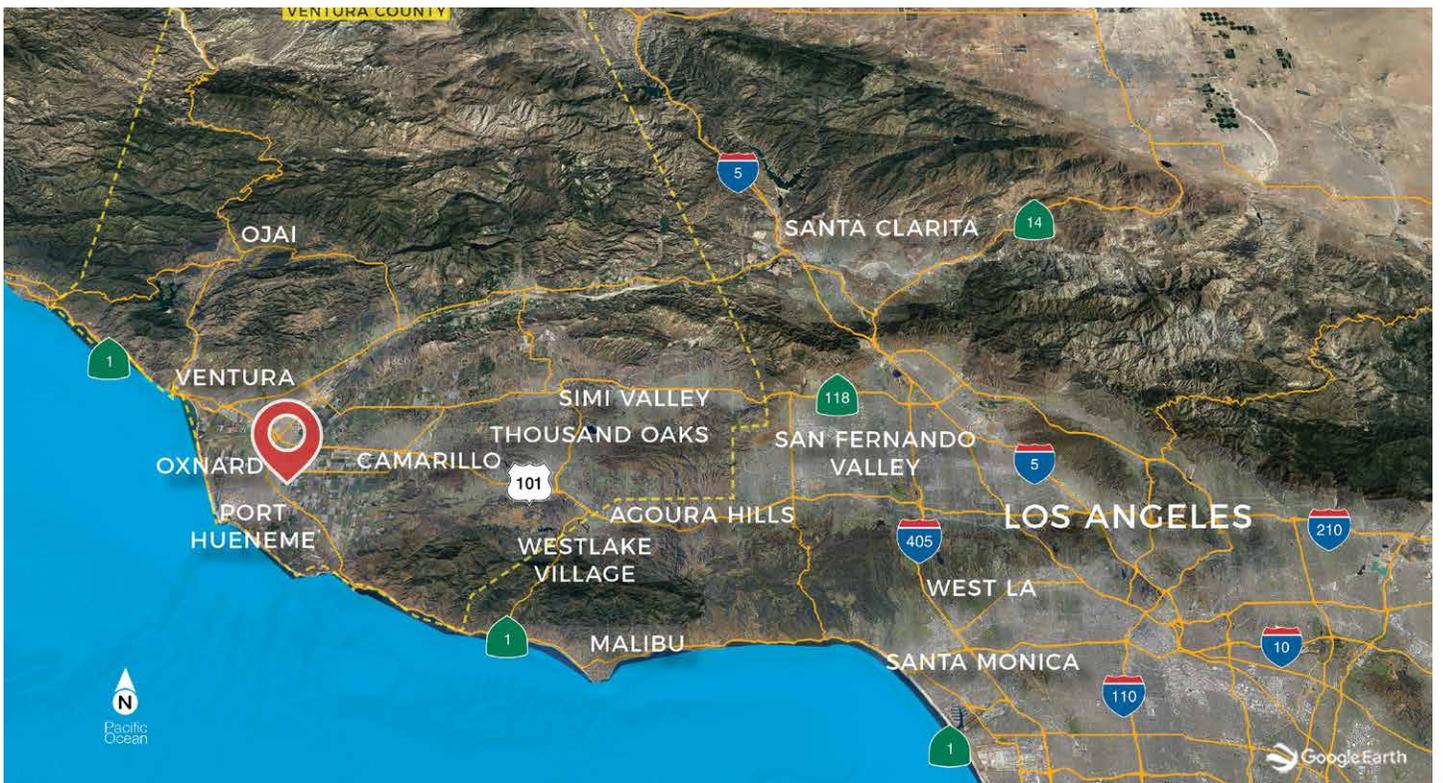
AERIAL PHOTOS



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LOCATION MAPS



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