



SAKIOKA FARMS BUSINESS PARK

HWY 101 X RICE AVE X DEL NORTE BLVD | OXNARD, CA

FOR SALE

UP TO
225 ACRES

Entitled Industrial &
Commercial Land
Opportunity



JANUARY 2026

NEWMARK

OFFERING MEMORANDUM ■

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We will be pleased to discuss the information contained in this memorandum with you further. Should you be interested in this opportunity, we will be able to provide you with more detailed market and financial information. If you do not wish to pursue this opportunity, kindly return this memorandum to Newmark at your earliest convenience or delete the file. Thank you for your interest.



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EXECUTIVE SUMMARY

Sakioka Farms Business Park presents a rare opportunity to acquire a **large-scale, fully entitled land position** in Oxnard, one of **Southern California's most supply-constrained coastal markets**. The offering includes up to **±225 acres of remaining entitled land** within a ±430-acre City-approved master-planned business park, significantly de-risked through an adopted Specific Plan, approved Development Agreement, and subdivision approvals. The remaining land can be acquired as a **single ±225-acre offering or as smaller contiguous areas ranging in size from 0.54 to 100.9 acres**, allowing investors and owner-users to tailor acquisition and development strategies that meet their needs. The site is located in an **Opportunity Zone** and has opportunity for **Foreign Trade Zone designation** (FTZ 205).

Located in Ventura County, part of the larger North Los Angeles market, the project benefits from **immediate access to U.S. Highway 101**, delivering exceptional regional connectivity, visibility, and logistical efficiency, and is further enhanced by proximity to the **Port of Hueneme** and the Greater Los Angeles and Santa Barbara regions. The presence of institutional users, including Amazon, validates the site's infrastructure capacity, functional design, and long-term tenant demand.

The entitlements provide **exceptional flexibility across a broad spectrum of uses**, including **logistics and distribution, cold storage, advanced and light manufacturing, food processing, research and development, life science, office, corporate and industrial campuses, as well as commercial, retail, hotel, and recreation uses**. This diversity allows investors to **adapt development programs to evolving market conditions and tenant requirements**.

With the ability to execute **phased land sales, vertical development, build-to-suit projects, mixed-use business park components, or single-user campus development**, the opportunity offers multiple execution strategies and exit scenarios. Combined with established infrastructure planning, Sakioka Farms Business Park represents a compelling platform for **accelerated delivery, reduced entitlement risk, and long-term value creation** in a freeway-adjacent location where entitled land is increasingly scarce.

The logo for Sakioka Farms Business Park features a stylized 'S' icon composed of three horizontal bars on the left. To the right of the icon, the word 'SAKIOKA' is written in a large, bold, white sans-serif font, and 'FARMS BUSINESS PARK' is written in a smaller, white sans-serif font below it. The entire logo is contained within a white-bordered box with a slight drop shadow.

**SAKIOKA
FARMS BUSINESS PARK**

HWY 101 X RICE AVE X DEL NORTE BLVD | OXNARD, CA



PROPERTY HIGHLIGHTS



Fully Entitled Master-Planned Business Park

An approximately 225 acre portion of the 430 acres Sakioka Farms Business Park, governed by the City-adopted Sakioka Farms Specific Plan, providing clear, predictable development standards and permitted uses.



City-Approved Development Agreement & Subdivision

Entitlements include an approved Development Agreement and Tentative Tract Map allowing subdivision into multiple parcels with established infrastructure planning.



Infrastructure Framework in Place

Master-planned roadways, utilities, drainage, and public improvements are established, reducing entitlement risk and accelerating delivery timelines.



Remaining ±225 Acres Available

Large, contiguous, development-ready land offering flexibility for Industrial, Logistics, Advanced Manufacturing, R&D, Business Research, Commercial, Retail, Hotel, and Office uses.



Proven Location

Unparalleled location with Highway 101 Frontage. Home to major users including Amazon, Arctic Cold and other institutional industrial developments, validating the site's functionality and market demand.



Strategic Oxnard Location

Positioned in Ventura County's premier corridor with access to US-101, Port of Hueneme, Southern California consumer markets, and regional labor force.



Very Limited Developable Land in Ventura County

Extending through 2050, the County's SOAR Ordinance is designed to protect open space, thereby limiting land available for commercial development.



Phased Development Flexibility

Suitable for single-user campus, multi-tenant industrial park, or build-to-suit development, with parcels capable of accommodating large-format users.



Tentative Tract Map

Tract Maps include tremendous flexibility for small to mid-size parcels that can be combined in order to accommodate a variety of layouts to suit most any requirement.

REGIONAL PROXIMITY

Exceptional Highway 101 Frontage & Regional Access

Immediate Access to U.S. Highway 101

Strategically positioned **directly off Highway 101**, the primary coastal transportation corridor linking **Los Angeles, Ventura County, Santa Barbara, and the Central Coast.**

Efficient Connectivity to Major Trade Nodes

Minutes from the **Port of Hueneme**, Southern California's premier deep-water port for automotive, produce, and refrigerated cargo, enabling streamlined import/export operations.

Unmatched Visibility & Accessibility

Highway-adjacent location provides **excellent frontage, visibility, and ingress/egress**, a critical advantage for logistics, distribution, and large-scale industrial users.

Proximity to Regional Population & Labor Base

Immediate access to **Oxnard's skilled workforce** and the broader **Ventura-Los Angeles labor markets**, supporting high-employment industrial and manufacturing uses.

Last-Mile & Regional Distribution Advantage

Highway 101 connectivity allows for **same-day and next-day delivery** throughout Ventura County, the South Coast, and the Greater Los Angeles region.

Strategic Coastal Industrial Corridor

Located within one of Southern California's most **supply-constrained and high-barrier industrial submarkets**, where freeway-adjacent entitled land is increasingly scarce.

TRAFFIC VOLUME



AREA OVERVIEW



Often referred to as the Gateway to the Channel Islands, Oxnard provides a unique blend of vibrant metropolitan living, dining and entertainment located within minutes of the serenity of the sand or the rich and historic downtown. The city is a manufacturing center, surrounded by agricultural land and the Pacific Ocean. Onshore breezes help keep the area cooler in the summer and warmer in the winter than nearby, further inland locations.

Oxnard's economy has grown every year since the national recession ended in 2009. The city's first rate services, competitive business costs and educated labor force make it a desirable place to operate a business.

Port of Hueneme

Fifteen minutes from Sakioka Farms Business Park is the Port of Hueneme, the 4th largest commercial port in California, and the only deep water port between Los Angeles and San Francisco. The Port is a vital economic engine for Ventura County, with \$11.39 billion in goods movement and \$2.2 billion in economic activity. As an uncongested alternative to other west coast ports, the Port of Hueneme is highly efficient, offering shorter sailing times and quicker access to berths.



SAKIOKA FARMS BUSINESS PARK

SANTA BARBARA
38 MIN | 39 MILES

SANTA CLARITA
65 MIN | 53 MILES

PORT HUENEME
15 MIN | 9 MILES

THOUSAND OAKS
20 MIN | 19 MILES

WOODLAND HILLS
35 MIN | 37 MILES

BURBANK AIRPORT
60 MIN | 51 MILES

MALIBU
45 MIN | 35 MILES

DOWNTOWN LA
80 MIN | 58 MILES




















LAX
90 MIN | 58 MILES

PORT OF LA/LB
100 MIN | 79 MILES

2025 REGIONAL DEMOGRAPHICS

Miles Away	Total Population	Median Household Income	Median Disposable Income	Average Household Income	Median Age	Occupation: Business/Financial	Occupation: Production	Age 25+: Bachelor's Degree
25	842,556	\$115,522	\$95,214	\$156,792	40.4	26,900	17,574	146,919
50	4,641,897	\$102,214	\$83,238	\$150,864	39.3	172,904	82,457	1,002,464
70	10,274,652	\$93,161	\$76,700	\$135,055	38.6	316,574	241,301	1,837,990
90	14,830,334	\$95,646	\$78,379	\$135,098	38.3	461,696	351,623	2,591,722

CORPORATE NEIGHBORS

1		Amazon - 3100 Sakioka Dr
2		Arctic Cold - 2600 Sakioka Dr
3		Procter & Gamble Paper Products - 800 Rice Ave
4		Bayer - 2700 Camino del Sol, Oxnard
5		Berry Pack - 301 S. Rose Ave
6		Chiquita - 1440 E. 3rd St
7		Haas Automation - 2800 Sturgis Rd
8		KAS Engineering - 100 N. Elevar St
9		Northrop Grumman Astro Aerospace - 2601 Camino del Sol
10		Olam Group - 3250 Camino del Sol, Oxnard
11		Pacific Beverage Company - 401 N. Del Norte Blvd
12		Parker-Hannifin Corporation - 2340 Eastman Ave
13		PepsiCo - 2100 Eastman Ave
14		PTI Technologies - 501 N. Del Norte Blvd
15		Sunkist - 600 E. 3rd St
16		Terminal Freezers - 908 E. 3rd St
17		Volkswagen Group of America - 201 N. Del Norte Blvd
18		Waterway Plastics - 2200 Sturgis Rd
19		BMW - 5900 Arcturus Ave (8 miles away)



AMENITY RICH AREA



SAKIOKA FARMS BUSINESS PARK

AERIAL OVERVIEW

PARCEL 1

± 100.28 AC



PARCEL 3

± 16.25 AC



PARCEL 7

± 13.19 AC



PARCEL 6

± 33.37 AC



PARCEL 2

± 33.50 AC



PARCEL 4

± 29.31 AC



- Light Industrial (M-1)
- Commercial (C-2)
- Business / Research (BRP)
- Office (C-O & BRP)



SAKIOKA
FARMS BUSINESS PARK

AERIAL OVERVIEW



101

101

PHASE 3

PHASE 3

E GONZALES RD

PHASE 2

DEL NORTE BLVD

PHASE 3

RICE AVE

SAKIOKA DR

PHASE 1

LOS ANGELES — THE NATION'S PREEMINENT INDUSTRIAL MARKET

Comprised of over one billion square feet of inventory, the industrial real estate sector in Los Angeles is a vital and dynamic component of the Southern California economy. As a gateway for global trade, Los Angeles hosts a thriving industrial landscape, characterized by its extensive network of warehouses, distribution centers, manufacturing facilities, and logistics hubs.

- Average asking rents remain elevated, currently at \$1.44/SF/Mo NNN. Los Angeles' asking rents have experienced an impressive 9.9% five year compounded annual growth rate since 2020.
- The market remains severely supply-constrained, boasting the lowest vacancy rate in the country at 4.2%, 330 basis points below the national average. Considering Los Angeles is the country's third largest industrial market (1.07 billion square feet), this figure reinforces the supply-constrained nature of Los Angeles.
- There is currently 4.0 million square feet of industrial product under construction, equivalent to 0.4% of total inventory and down 52% from peak construction volumes in Q3 2023.
- Los Angeles experienced 2.2 million square feet of positive net absorption in Q3 2025, signaling healthy tenant demand. This coupled with a limited supply of industrial space will continue to compress vacancy and promote strong rent growth.

MARKET SNAPSHOT (Q3 2025)

1.07 BSF

Total Inventory

4.2%

Vacancy Rate

4.0 MSF

Under Construction

9.9%

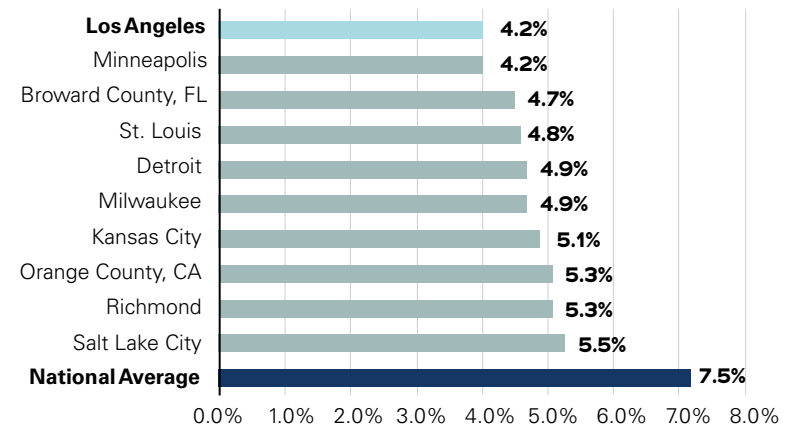
5-Year Compounded Annual
Rent Growth (2020–2025)

\$1.44

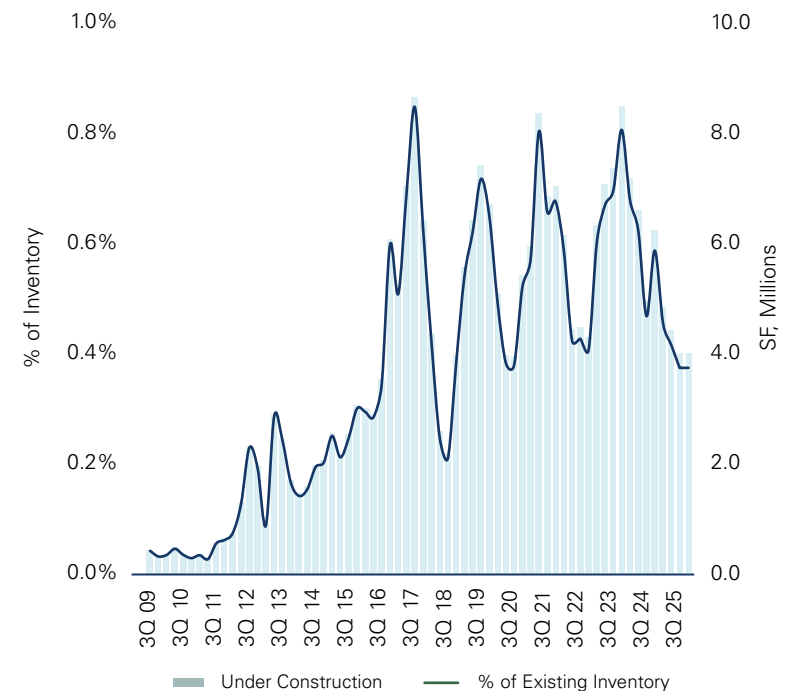
Average Asking Rent (\$/SF/Mo)

TOP 10 U.S. INDUSTRIAL MARKETS (VACANCY)

Total Inventory >100M SF



INDUSTRIAL UNDER CONSTRUCTION AND % OF EXISTING INVENTORY



Source: Newmark Research



HIGH BARRIER-TO-ENTRY NORTH LOS ANGELES SUBMARKET

The North Los Angeles submarket is Los Angeles' second largest submarket by inventory, accounting for 22% of the overall inventory, and one of the most coveted submarkets due to its centralized location, access to skilled labor, and proximity to infrastructure.

North Los Angeles continues to be one of the best performing submarkets in Los Angeles, recording the market's second lowest vacancy rate of 3.4%, 80 basis points below the market average. North Los Angeles has also averaged 289,657 square feet of quarterly net absorption since Q3 2020.

Since Q3 2023, only 2.6 million square feet of industrial space has been delivered, comprising roughly 1% of the overall submarket inventory. Currently there is only 1.4 million square feet under construction, which will continue to enhance the supply and demand imbalance in the region. The dwindling land supply is making it difficult for developers to meet elevated levels of demand, applying upward pressure to rental rates.

237.3 MSF
Total Inventory

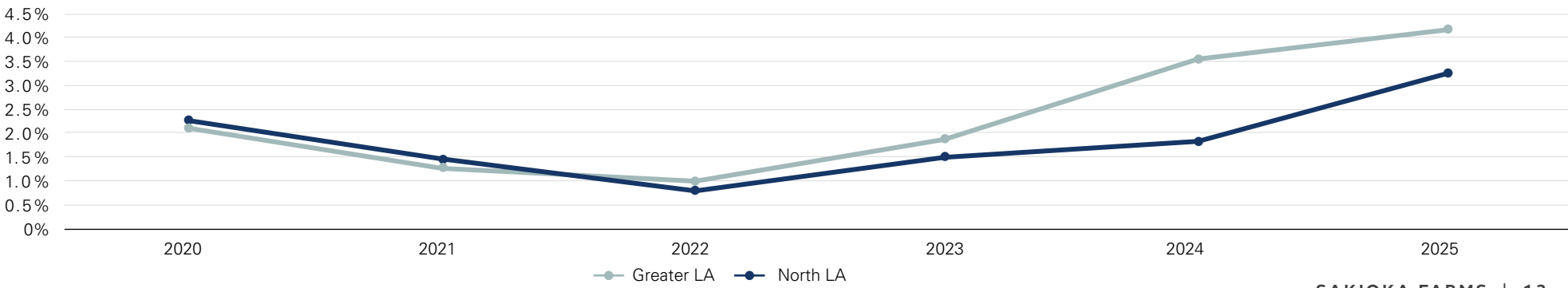
22.2%
% of Los Angeles Inventory

3.4%
Vacancy Rate

1.4 MSF
Under Construction

\$1.49
Avg Asking Rent (\$/SF/Mo)

HISTORICAL VACANCY - GREATER LA VS NORTH LA



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