



Photo edited for illustrative purposes and may not represent the property's actual condition.

*±8,113 SF COMMERCIAL BUILDING*  
**1801 SUNKIST CIRCLE**

OXNARD, CA 93033

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*Exclusively  
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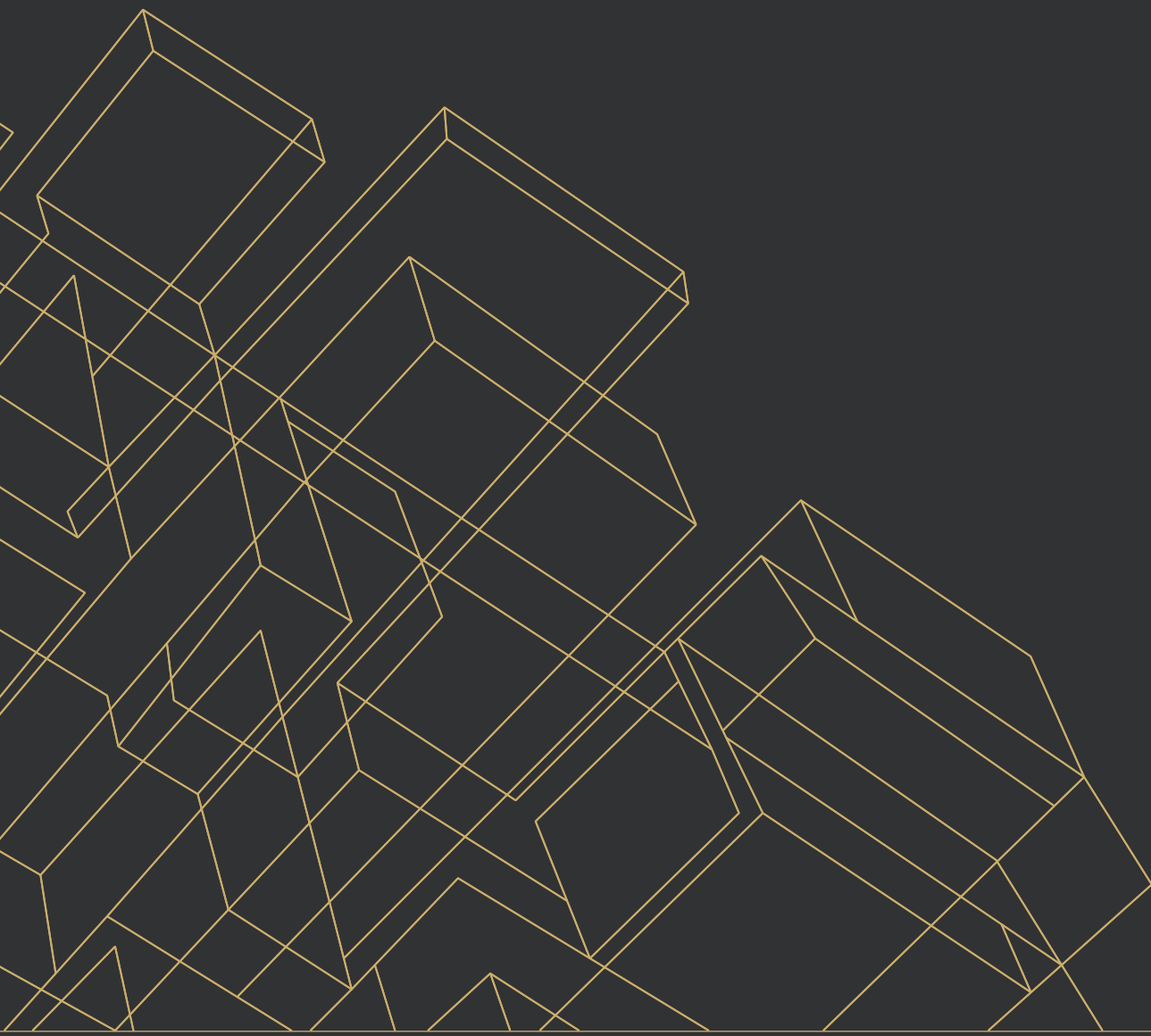
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# EXECUTIVE SUMMARY



# COMMERCIAL BUILDING IN THE HEART OF OXNARD, CA

Kidder Mathews, as exclusive advisor, is pleased to present the rare opportunity to acquire 8,113 square foot commercial property on .29 acres in the heart of Oxnard.

The opportunity offers owner-users the opportunity to lease or purchase a flexible and timeless piece of property to house their automotive, transportation, or manufacturing business.

ADDRESS	1801 Sunkist Circle, Oxnard CA 93033
PURCHASE PRICE	\$1,655,000
RBA	±8,113 SF
PRICE / SF	\$204
LOT SIZE	12,700 SF (.29 AC)
BUILT	1989
ZONING	M-1 PD

8,113

RBA (SF)

M-1 PD

ZONING

1989

YEAR BUILT





# INVESTMENT HIGHLIGHTS

Gated yard

24' 8" clear height

Covered loading

Extensive solar buildout

Concrete block construction

Oversize roll up doors (14'x16')





# PROPERTY OVERVIEW

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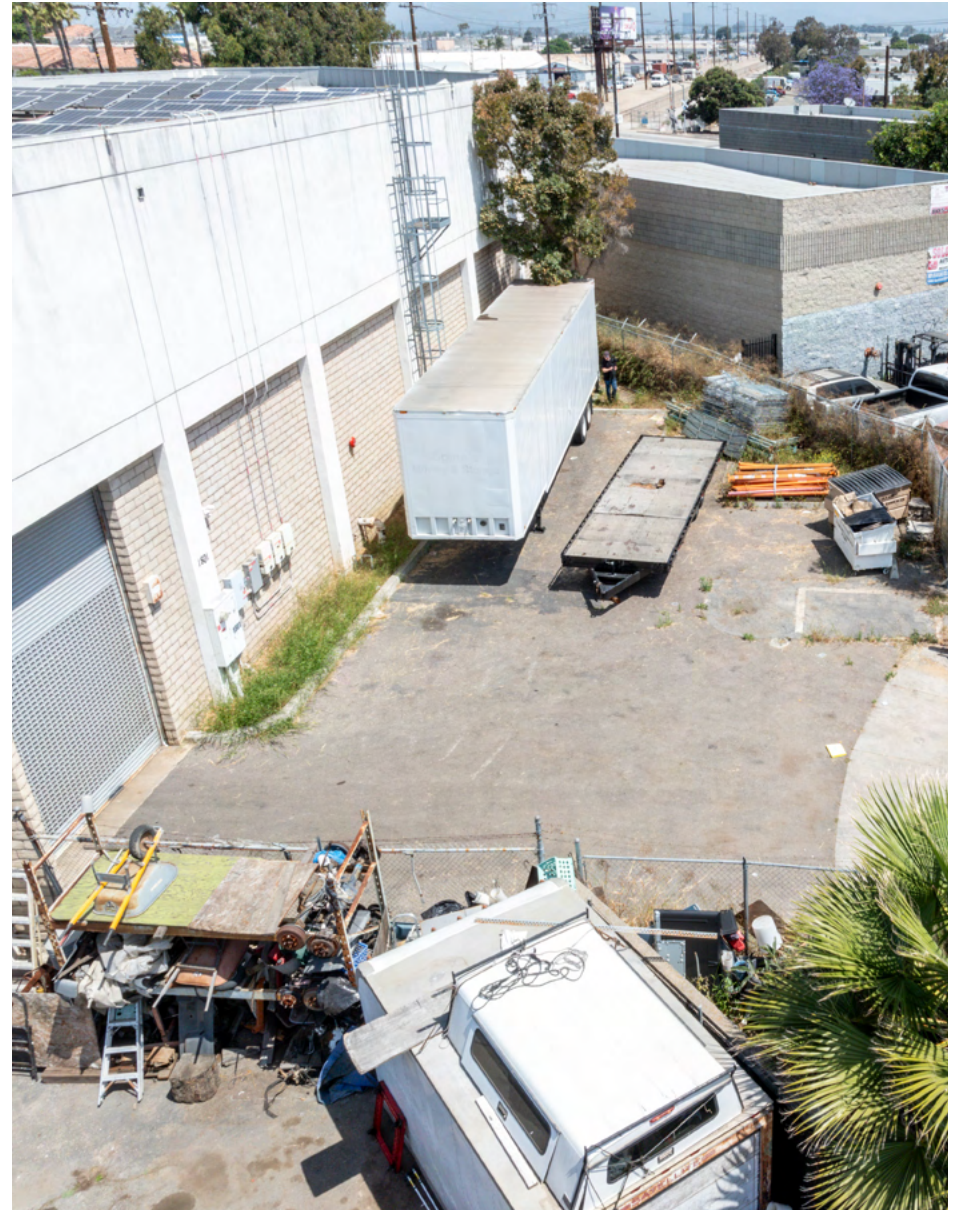
*Section 02*



# PROPERTY INFORMATION

## PROPERTY OVERVIEW

ADDRESS	1801 Sunkist Circle, Oxnard, CA 93033
PURCHASE PRICE	\$1,655,000
RENTABLE BUILDING AREA	±8,113 SF
PRICE / SF	\$204
LOT SIZE	12,700 (.29 AC)
BUILT	1989
ROLL-UP DOORS	Two (14'x16')
POWER	200A 240V 3P
ZONING	M-1 PD
APN	220-0-060-115



## FIRST FLOOR PLAN

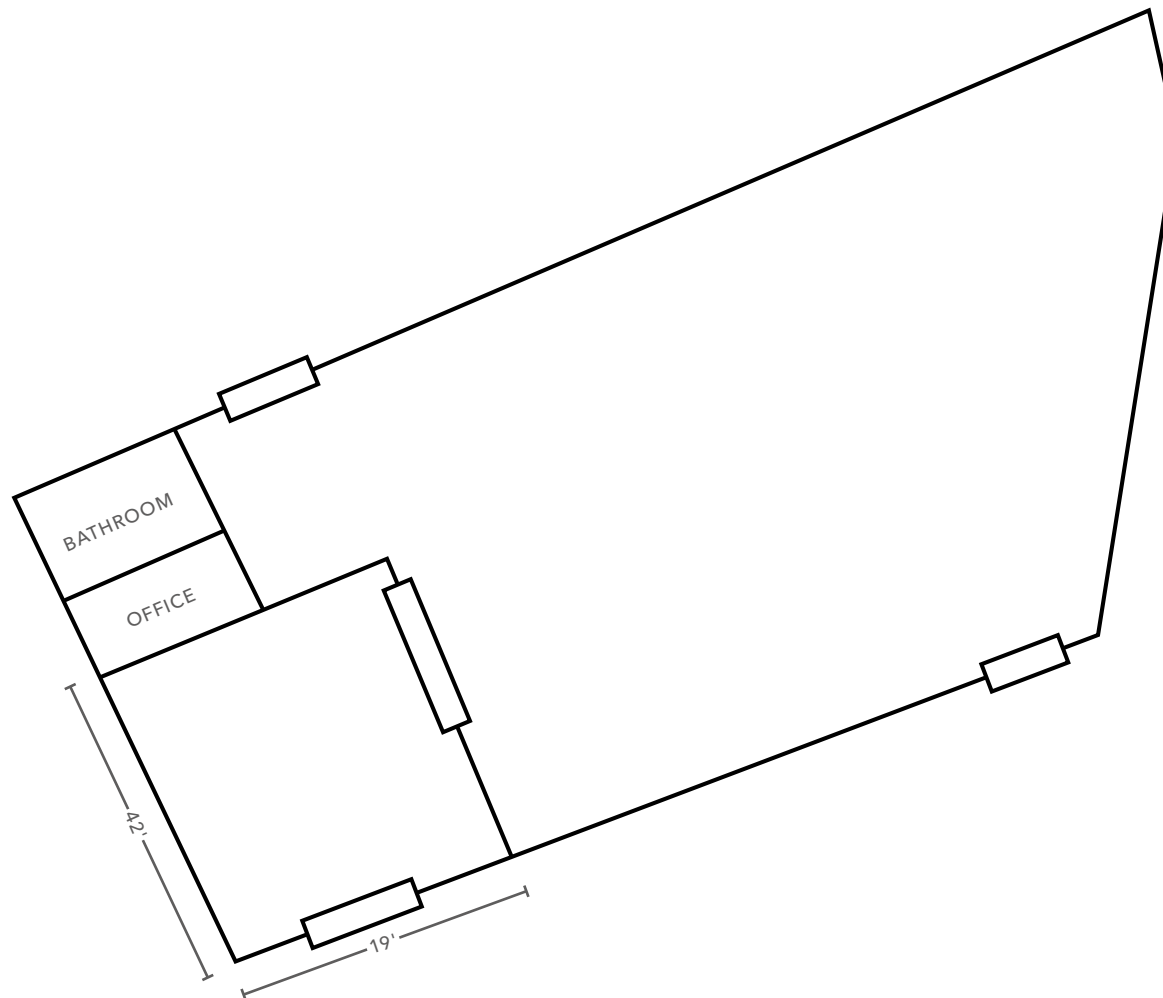






Photo includes conceptual rendering(s) of future potential improvements for illustrative purposes and may not represent the actual condition of the property.



# LOCATION OVERVIEW

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*Section 03*

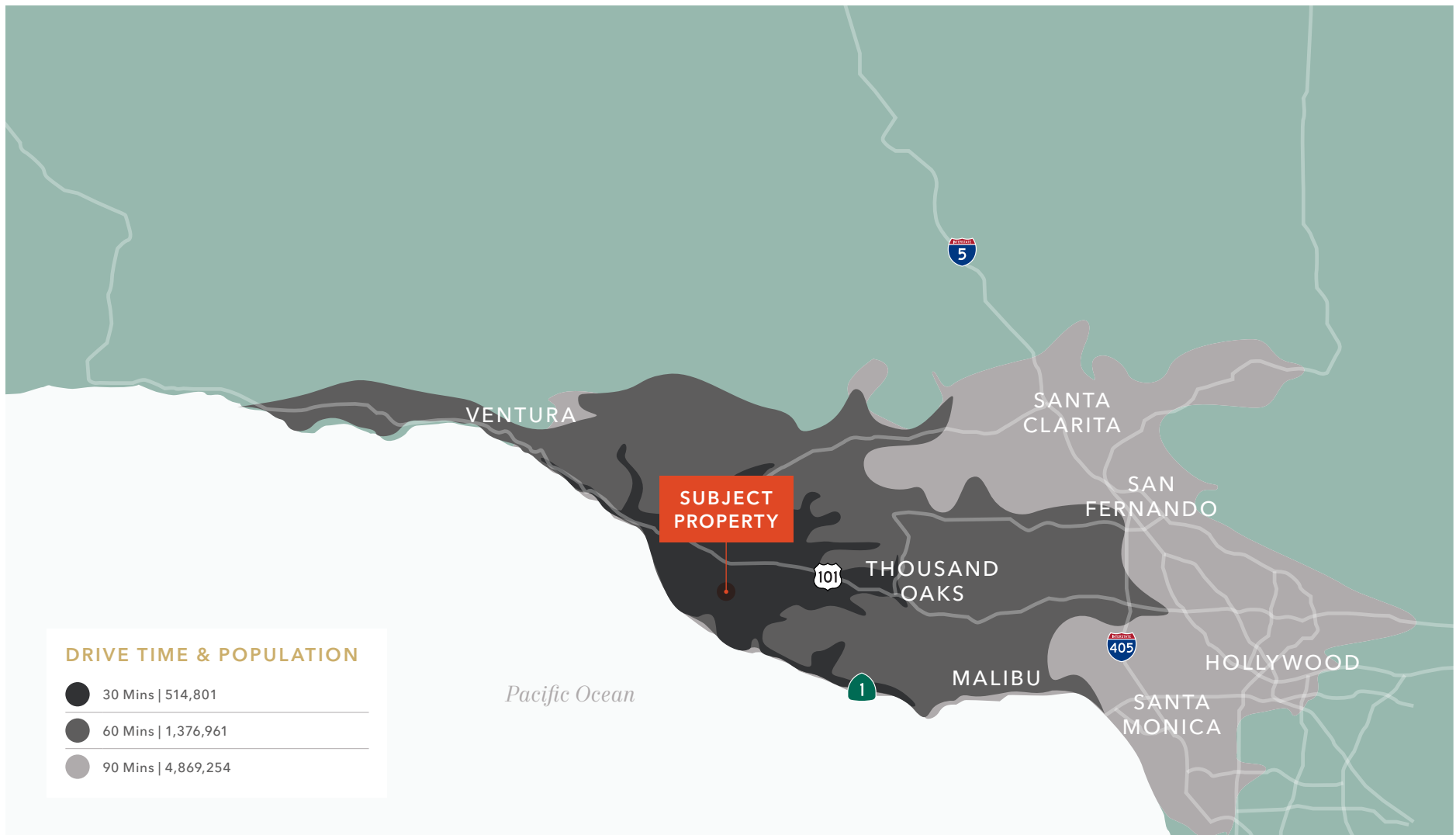


## LOCATION OVERVIEW





## DRIVE TIME MAP







# PROPERTY PHOTOS

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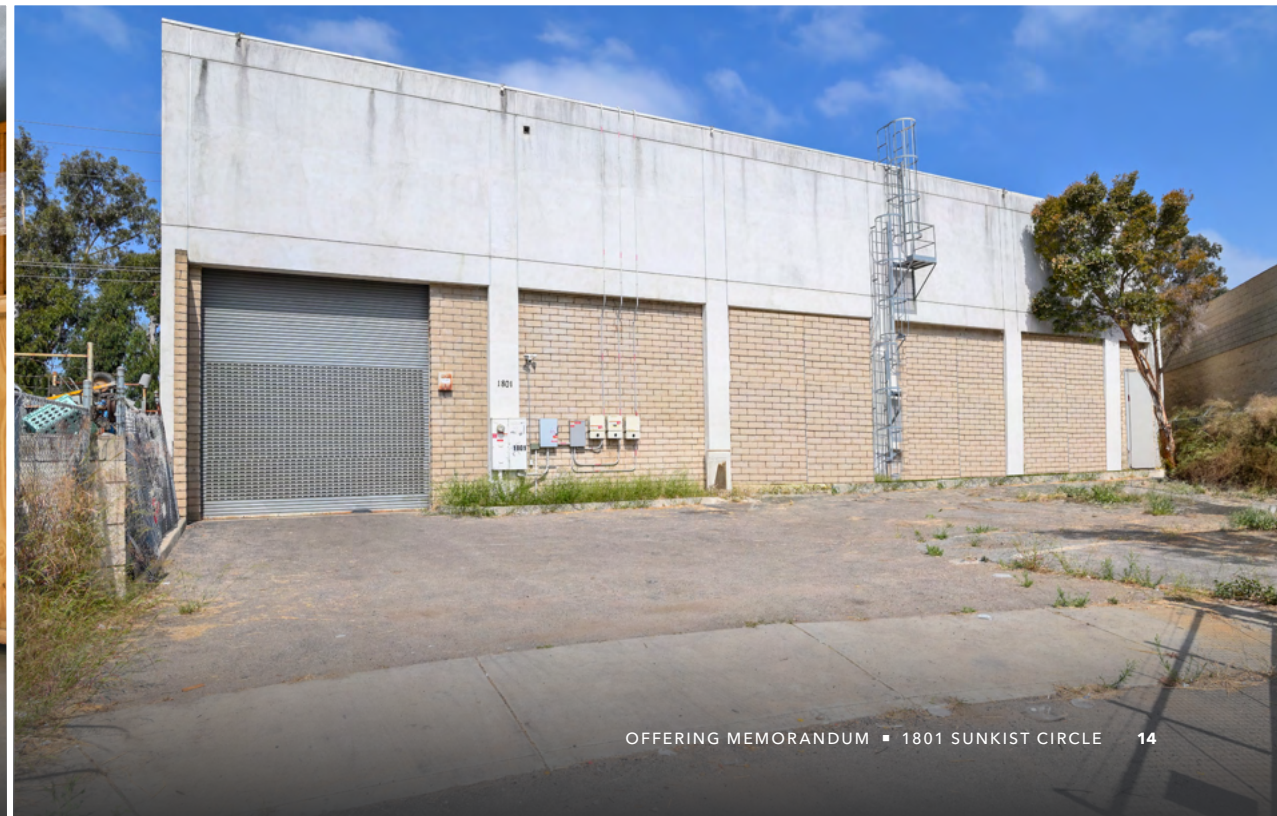
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PROPERTY PHOTOS

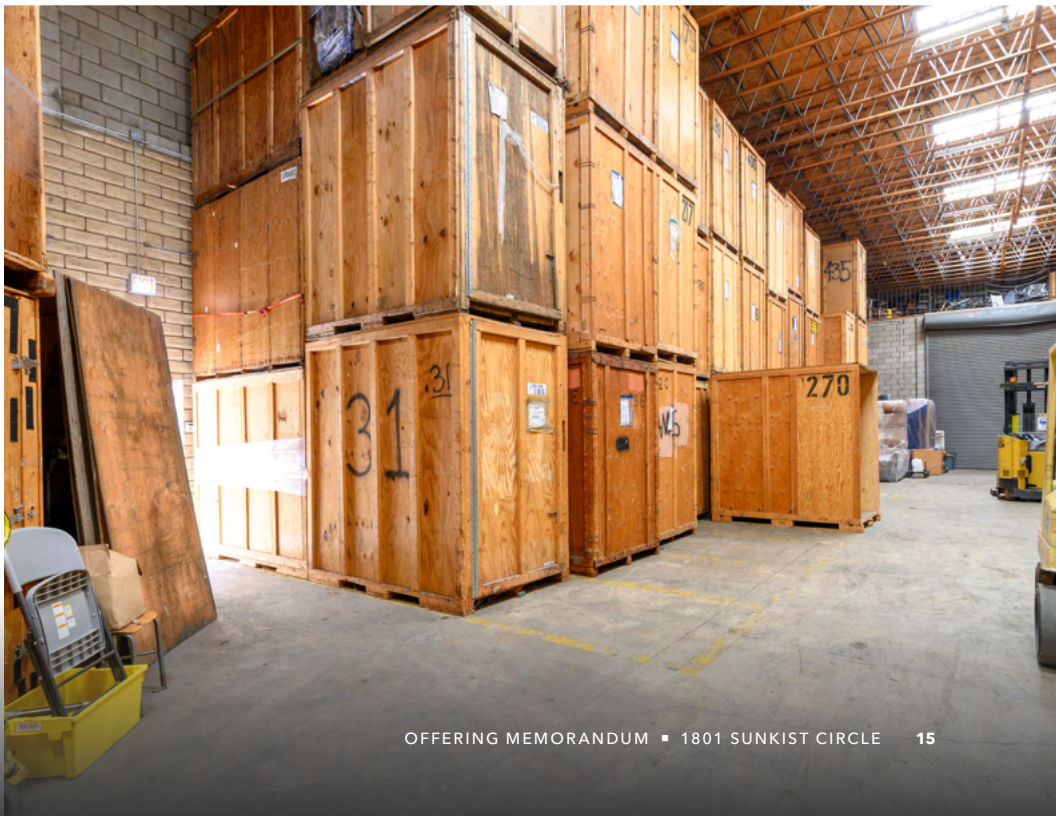


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PROPERTY PHOTOS





PROPERTY PHOTOS

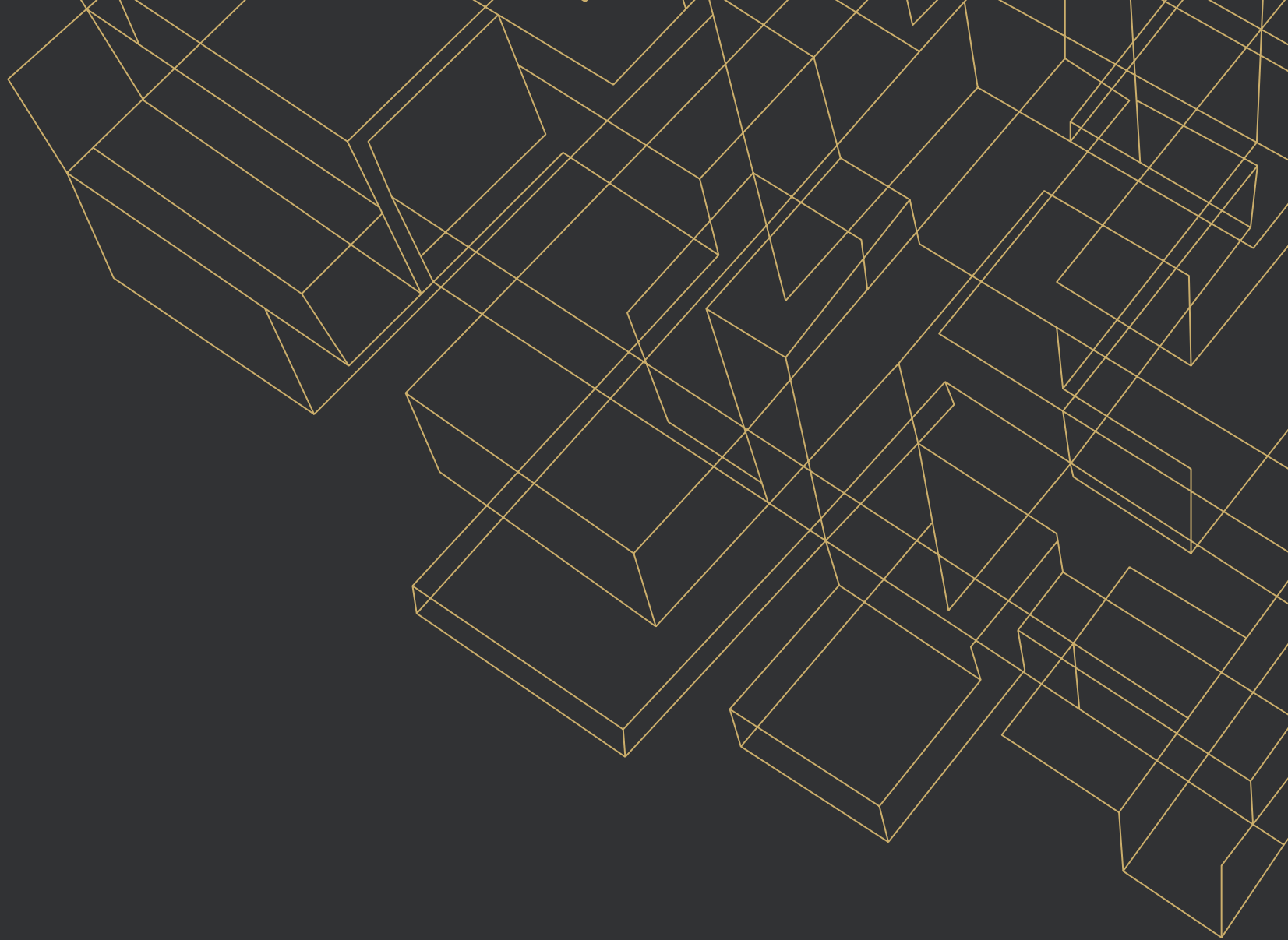


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OFFERING MEMORANDUM ■ 1801 SUNKIST CIRCLE 16





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