

154 E 6TH STREET

OXNARD, CA 93030



\$395,000.00



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PROPERTY VIDEO](#)



PINNACLE
ESTATE PROPERTIES, INC.
COMMERCIAL DIVISION

CONTACT: THE AHEARN GROUP | CA DRE LIC. 01999462 | 805-917-2777

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Please consult your own advisor to fully understand the investment being made.



PROPERTY OVERVIEW

Opportunity to purchase a single-tenant, NNN leased property in historic downtown Oxnard. 154 E 6th street is a stand alone, corner retail property in close proximity to the Oxnard Transit Center and Oxnard's historic Heritage Square. The current tenant, Dulceria Oxxo Time, opened in Fall of 2024 and their lease expires in February 2027.

Property Summary

Building: 1,250 SF+/-

Lot: .09 Acres+/-

Lease Breakdown

Type: NNN

Base Rent: \$1,875/Month

Cap Rate: 5.70%

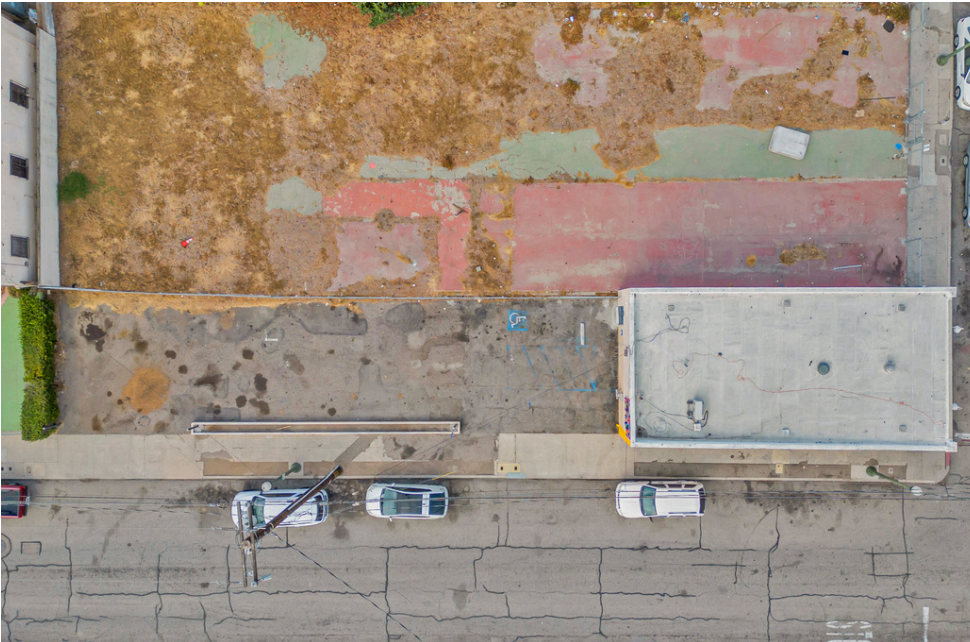
Increases: 3% Annually

Expiration: 02/28/2027

Option: One (1) Three (3) Year



PHOTOS





CONTACT



**THE
AHEARN
GROUP**
YOUR REAL ESTATE FAMILY

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