



# INDUSTRIAL CONDOMINIUMS

2301 SANTIAGO CT  
1400 GRAVES AVE

OXNARD, CA 93030



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# HIGHLIGHTS

02

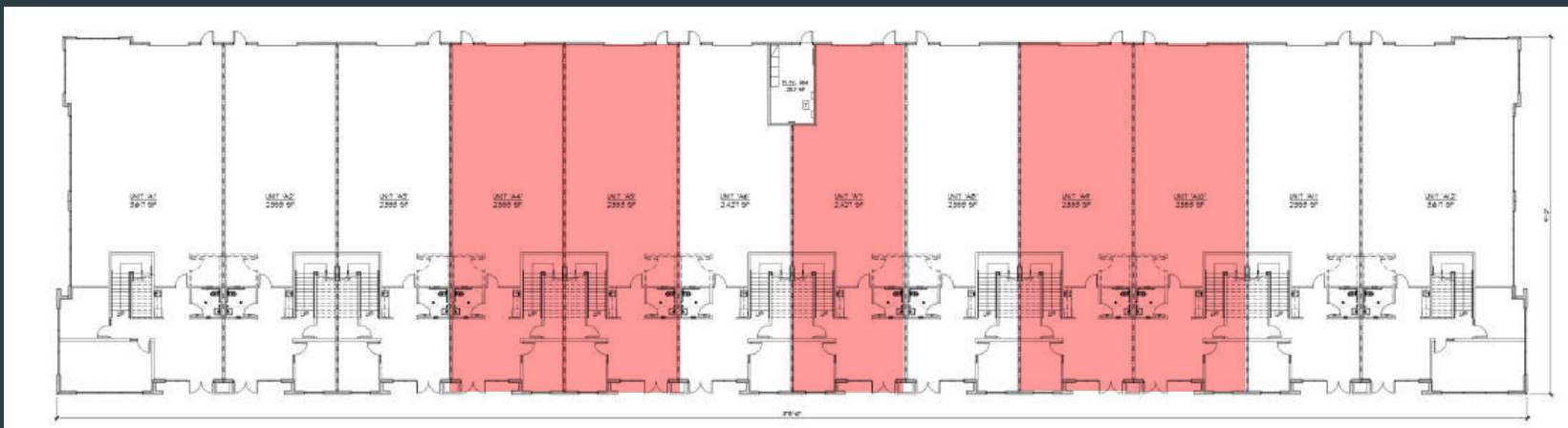
- Brand New Class-A Construction Industrial Condominium Project
- Within Opportunity Zone which allows capital gains tax deferral
- Impressive Clearance Heights
- Energy Efficient project meeting current codes requirements
- Truck Court: 50 ft.
- High image with great curb appeal
- Versatile warehouse space with mezzanine office in select units
- ADA Compliant Restrooms

# AVAILABILITIES

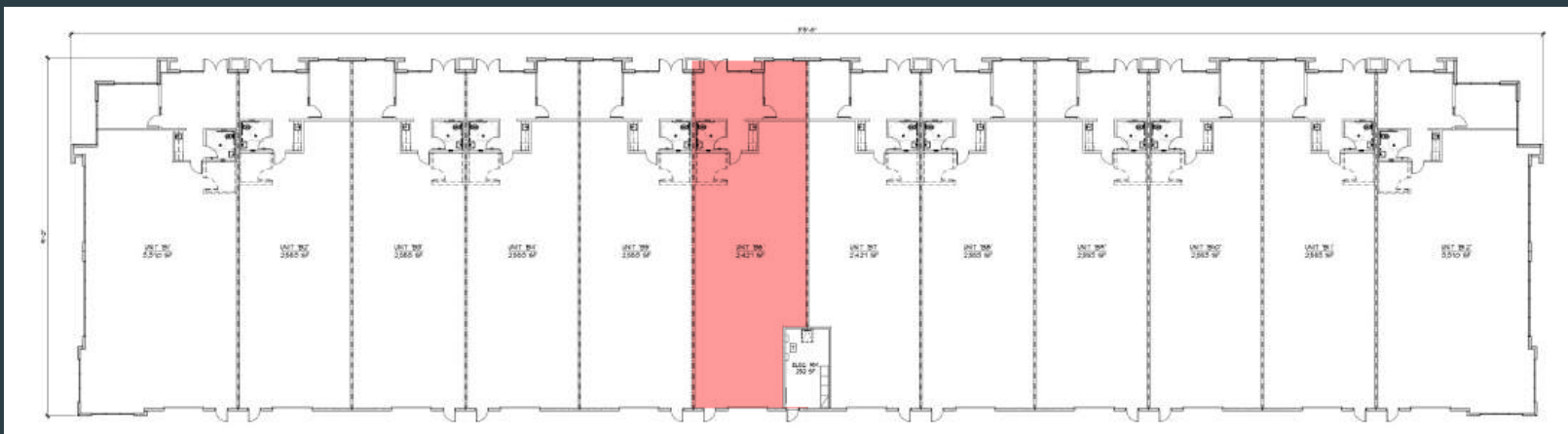
1400 GRAVES AVE

03

Address	Unit	Total Size	Warehouse SF	Office SF	Clear Height	Power	Offering Price (PSF)	Offering Price Total
1400 Graves Ave	A	4,746	2,418	2,328	24 FT	200 AMPS	SOLD	SOLD
1400 Graves Ave	B	3,284	1,717	1,567	24 FT	200 AMPS	SOLD	SOLD
1400 Graves Ave	C	3,284	1,717	1,567	24 FT	200 AMPS	SOLD	SOLD
1400 Graves Ave	D	3,284	1,717	1,567	24 FT	200 AMPS	\$360.00	\$1,182,240.00
1400 Graves Ave	E	3,284	1,717	1,567	24 FT	200 AMPS	\$360.00	\$1,182,240.00
1400 Graves Ave	F	3,151	1,591	1,560	24 FT	200 AMPS	LEASED	LEASED
1400 Graves Ave	G	3,151	1,591	1,560	24 FT	200 AMPS	\$360.00	\$1,134,360.00
1400 Graves Ave	H	3,284	1,717	1,567	24 FT	200 AMPS	LEASED	LEASED
1400 Graves Ave	I/J	6,568	3,434	3,134	24 FT	400 AMPS	\$360.00	\$2,364,480.00
1400 Graves Ave	K	3,284	1,717	1,567	24 FT	200 AMPS	SOLD	SOLD
1400 Graves Ave	L	4,708	2,418	2,290	24 FT	200 AMPS	LEASED	LEASED

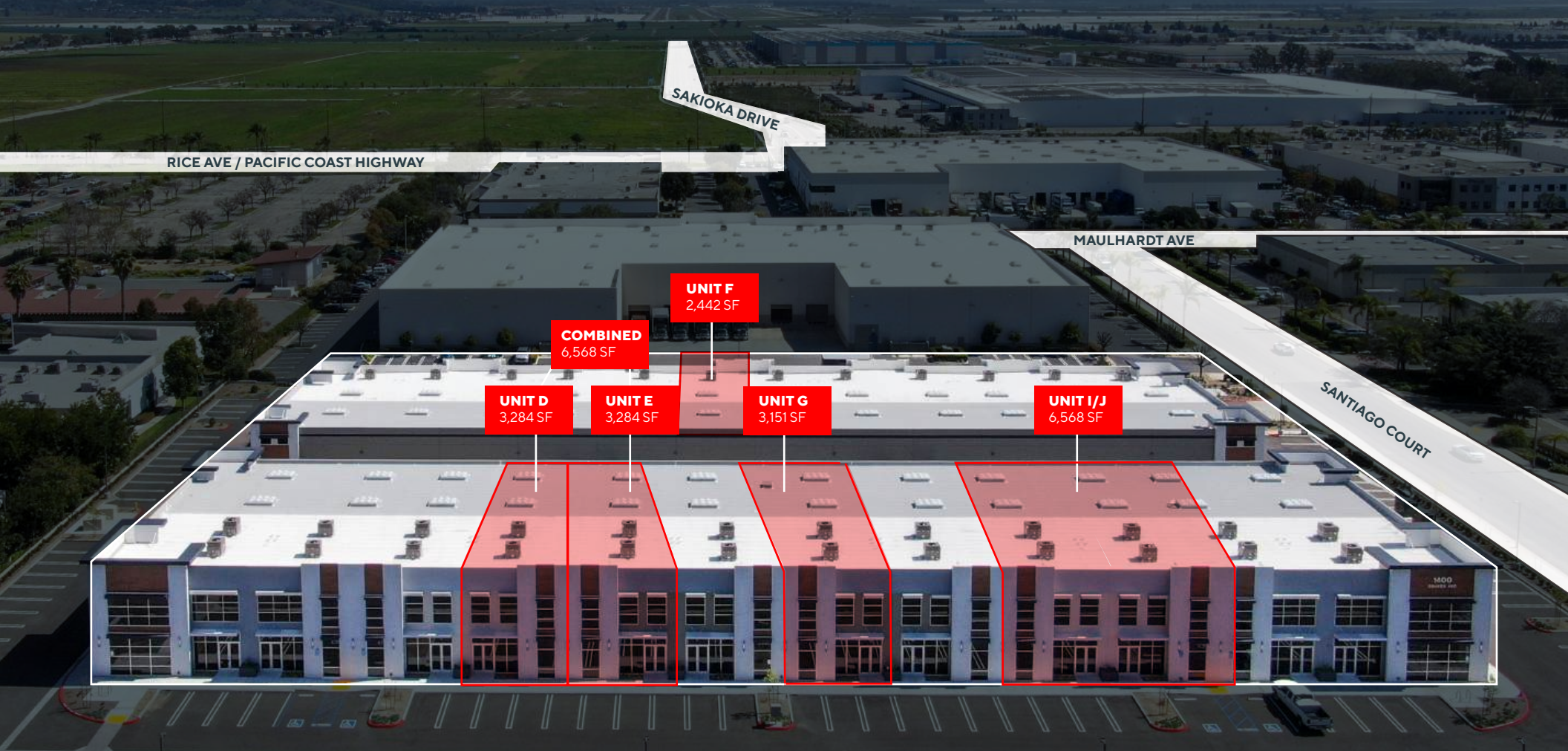


Address	Unit	Total Size	Warehouse SF	Office SF	Clear Height	Power	Offering Price (PSF)	Offering Price Total
2301 Santiago Court	A	3,400	2,826	574	18 FT	200 AMPS	SOLD	SOLD
2301 Santiago Court	B	2,576	2,103	473	18 FT	200 AMPS	LEASED	LEASED
2301 Santiago Court	C	2,576	2,103	473	18 FT	200 AMPS	SOLD	SOLD
2301 Santiago Court	D	2,576	2,103	473	18 FT	200 AMPS	SOLD	SOLD
2301 Santiago Court	E	2,576	2,103	473	18 FT	200 AMPS	SOLD	SOLD
<b>2301 Santiago Court</b>	<b>F</b>	<b>2,442</b>	<b>1,969</b>	<b>473</b>	<b>18 FT</b>	<b>200 AMPS</b>	<b>\$395.00</b>	<b>\$964,590.00</b>
2301 Santiago Court	G	2,442	1,969	473	18 FT	200 AMPS	LEASED	LEASED
2301 Santiago Court	H	2,576	2,103	473	18 FT	200 AMPS	SOLD	SOLD
2301 Santiago Court	I	2,576	2,103	473	18 FT	200 AMPS	SOLD	SOLD
2301 Santiago Court	J	2,576	2,103	473	18 FT	200 AMPS	SOLD	SOLD
2301 Santiago Court	K	2,576	2,103	473	18 FT	200 AMPS	IN ESCROW	IN ESCROW
2301 Santiago Court	L	3,361	2,787	574	18 FT	200 AMPS	SOLD	SOLD



# AVAILABILITIES

05



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## Santiago Business Park

**1400 Graves Ave & 2301 Santiago Ct  
Oxnard, CA 93030**

**± 18,729 SF Available**

**Limited Manufacturing (M-L) Zoned  
Opportunity Zone**

Position your business or investment in one of Ventura County's most strategic industrial locations. This rare owner-user or investor opportunity sits in a federally designated Opportunity Zone, just minutes from Highway 101 and SR-126, with seamless access to key regional logistics, labor, and growing commercial and residential markets.



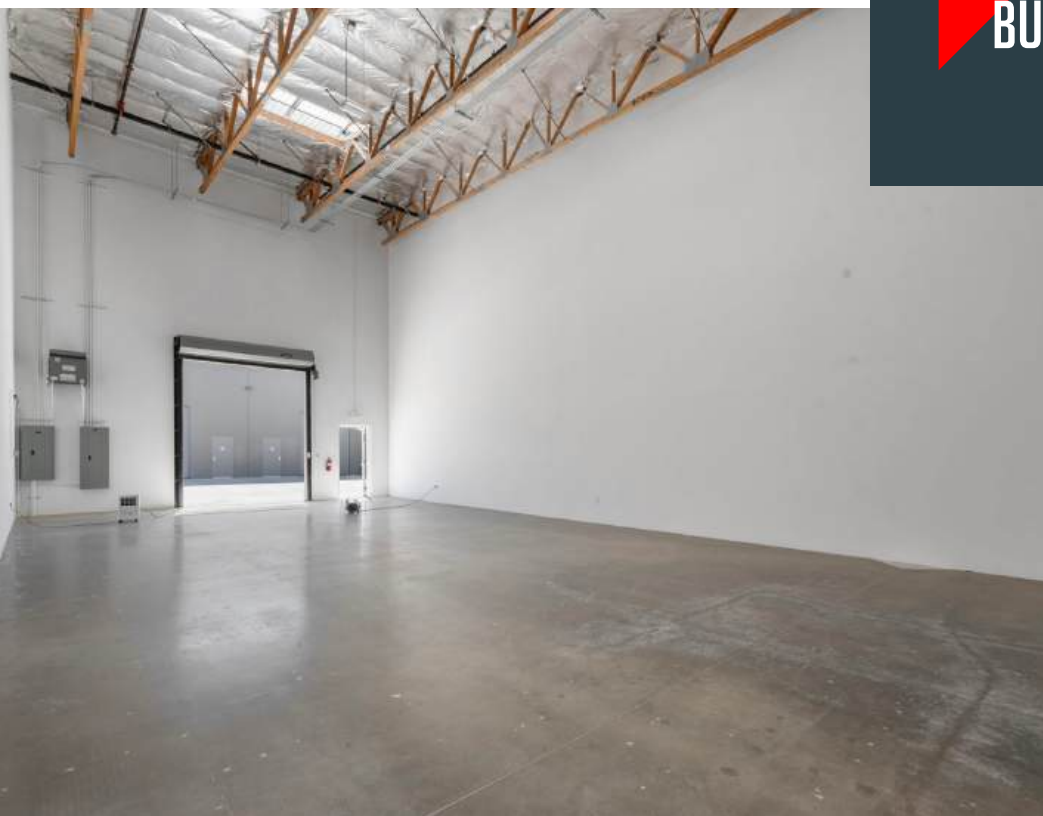
**PRIME INDUSTRIAL  
OPPORTUNITY  
IN THE PATH OF GROWTH**

# HIGHLIGHTS

07



- **Opportunity Zone designation** – potential for substantial tax advantages through Qualified Opportunity Fund investment
- **Close proximity to the Port of Hueneme**, the only deep-water commercial port between Los Angeles and San Francisco, serving major automotive and agricultural importers
- **Excellent regional access** via Hwy 101 & SR-126, connecting to L.A., Santa Barbara, and the Central Valley
- **Located in Oxnard's Versatile Limited Manufacturing (M-L) Zone** permitted uses include: administrative offices, aircraft sales, ambulance base facilities, business equipment sales, computer service and sales, warehousing, distribution, and wholesaling, furniture manufacturing/repair and upholstery, plumbing supply, restaurants, vehicle repair, veterinary services, and more.
- **Near Oxnard & Camarillo industrial corridors**, home to Amazon, FedEx, Haas Automation, and UPS
- **Minutes from The Collection at RiverPark**, a thriving retail and lifestyle center driving traffic and services
- **Surrounded by new multifamily developments**, adding thousands of housing units and increasing demand for local businesses
- **Strong local labor base** and business-friendly environment, with access to state and municipal incentives
- **Situated in the path of development** where industrial, residential, and commercial growth is accelerating



# UNLOCK THE POTENTIAL – IMAGINE THE ULTIMATE GARAGE LOUNGE.

These images showcase one possible transformation: a luxury facility featuring high-end vehicles, bar lounge, game area, and personalized finishes—all within the clean lines and towering ceilings of these units.



# AERIAL

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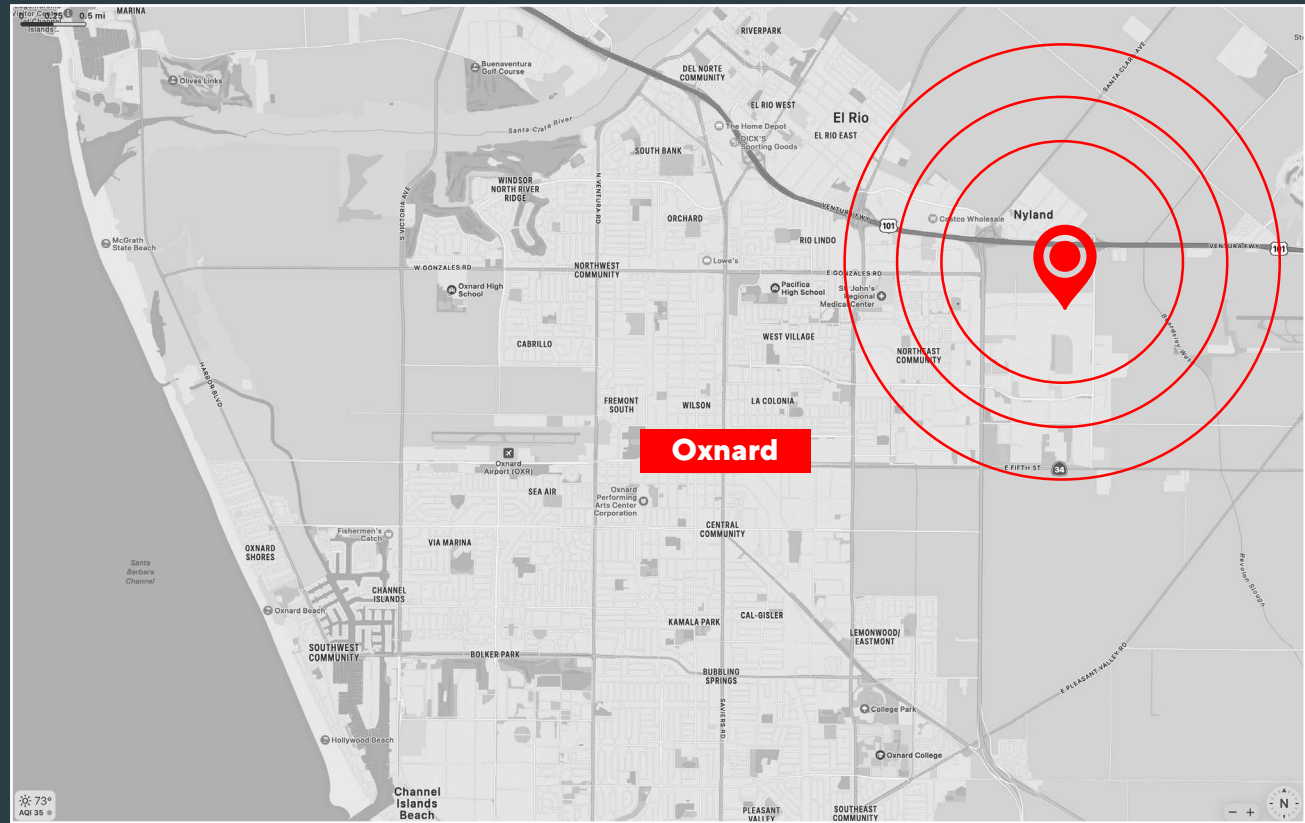
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**Strategically positioned between  
Santa Barbara and Los Angeles.**

**Drive Times:**

- 10 minutes Ventura
- 15 minutes Port Hueneme
- 30 minutes Thousand Oaks
- 30 minutes Malibu
- 40 minutes Santa Barbara
- 60 minutes Burbank Airport
- 75 minutes LAX
- 90 minutes Ports of LA & Long Beach





## The logo for Santiago Business Park, featuring a red triangle on the left and the text 'SANTIAGO BUSINESS PARK' in a bold, sans-serif font. 'SANTIAGO' and 'BUSINESS' are in white, while 'PARK' is in red.

**JEREMY PRINCIPLE**

Vice President  
DRE #02131156  
M (805) 390-5267  
T (805) 497-4557  
Jeremy@westcord.com

**BRENDAN PAGANI**

Vice President  
DRE #02095300  
M (949) 887-9814  
T (805) 497-4557  
Brendan@westcord.com

**LIAM WELLS**

Associate  
DRE #02117529  
T (805) 497-4557 x251  
M (805) 206-7736  
Liam@westcord.com

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