

FOR SALE AND FOR LEASE

OWNER/USER - ABC TYPE 47 LICENSED BAR & RESTAURANT



1740 VENTURA BLVD
OXNARD, CALIFORNIA

CIRE Partners
COMMERCIAL INVESTMENT REAL ESTATE

TABLE OF CONTENTS

Property Details	3
Digital Billboard	4
Highlights	5
Site Plan	6
Overhead Photo	7
Property Photos	8
Aerial Photos	9-11
Aerial Map	12
Regional Map	13
Demographics	14
Market Overview	15

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PROPERTY DETAILS

GENERAL SUMMARY

Address	1740 Ventura Blvd, Oxnard, CA 93036
APN	144-0-134-095
Building Size	±8,356 SF
Parcel Size	±1.32 AC (±57,667 SF)
Year Built / Remodeled	1992 / 2024
Parking	±34 Spaces (4.06 per 1,000 SF)
Zoning	C2 (General Commercial)
Ownership	Fee Simple - Land & Building
Traffic Counts	Ventura Blvd: ±39,401 ADT N Rose Ave: ±41,107 ADT Highway 101/Ventura Fwy: ±142,803 ADT

PURCHASE PRICE
\$6,300,000

LEASE RATE
BEST OFFER



DIGITAL BILLBOARD STRUCTURE

OVERVIEW

Orientation	Double-sided sign fronting US-101 (±142,803 AADT)
Approx. Dimensions	±17 ft × 33 ft per Face (±561 SF each; ±1,122 SF total)
Mounting	Single Steel Monopole Structure
Total Height	Approximately ~70–75 feet
Visibility	Exceptional – Freeway-facing; visible from both US-101 directions
Monthly Rent	\$7,950/month
*Annual Income	\$95,400/year
Lease Commencement	August 30, 1990
Lease Expiration	Through August 29, 2030
Renewal Options	None
Rent Increases	CPI-based annually from 2025 (max 2.5%)

*Pro Forma Net Operating Income (NOI): ~\$334,000/year

*Estimate based on Appraisal dated April 17, 2023, reflecting stabilized income and value under a hypothetical post-lease operator agreement. Buyer to independently verify all assumptions, market conditions, and lease documents.



INVESTMENT HIGHLIGHTS

FREESTANDING RESTAURANT BUILDING WITH AMPLE PARKING

Approximately 8,356 SF building with full kitchen infrastructure, walk-in cooler/freezer, restrooms, built-in bar and ample parking.

IDEAL FOR RESTAURANT, BREWERY, OR EVENT USE

Turnkey infrastructure supports food, beverage, and hospitality concepts with minimal conversion needed.

FULLY BUILT-OUT WITH TYPE 47 INFRASTRUCTURE

Second-generation restaurant with Type 47 liquor license eligibility, patio seating, and recent upgrades.

HIGH-TRAFFIC CORRIDOR NEAR HIGHWAY 101

Positioned just off the Highway 101 with visibility to Ventura Blvd, benefiting from regional access and strong daily car counts.

BELOW MARKET RENT FREEWAY DIGITAL BILLBOARD INCOME

Equipped with fully constructed double-sided digital billboard featuring $\pm 1,122$ SF of total display area, mounted on a single steel monopole with exceptional visibility in both directions, facing US-101 ($\pm 142,803$ AADT), currently leased to Oxnard Auto Center Association through August 2030 generating \$7,950/month with CPI increases (capped at 2.5%).

DENSE SURROUNDING RETAIL

Located close by The Rose, The Esplanade, and The Collection shopping centers, situated well within Oxnard's dominant shopping zone.

STRONG LOCAL DEMOGRAPHICS

268,000+ residents within 5 miles with Average Household Incomes over \$125,607.



SITE PLAN



Ventura Blvd ±39,401 ADT

**SUBJECT
PROPERTY**

DIGITAL
BILLBOARD

US
101 ±142,803 ADT

SITE PLAN

Ventura Blvd ±39,401 ADT

US 101 ±142,803 ADT



PROPERTY PHOTOS



AERIAL PHOTO



PACIFICA
HIGH SCHOOL
±3,219 STUDENTS

RIO LINDO
ELEMENTARY
±415 STUDENTS

SHOPPING AT THE ROSE
±280.6K SF | 11.8M ANNUAL VISITS | TOP 1%

N Rose Ave ±41,107 ADT

US 101 ±142,803 ADT

Ventura Blvd ±39,401 ADT

SUBJECT PROPERTY

DIGITAL BILLBOARD



AERIAL PHOTO

RIO DEL VALLE
JUNIOR HIGH
±612 STUDENTS



Ventura Blvd ±39,401 ADT

SUBJECT
PROPERTY

DIGITAL
BILLBOARD



±142,803 ADT



AERIAL PHOTO



RIO REAL
ELEMENTARY
+682 STUDENTS

sam's club

N Rose Ave ±41,107 ADT

Ford

HONDA

GMC

BEST BUY

goodwill

Audi

IN-N-OUT BURGER

Mazda

SUBJECT PROPERTY

Starbucks

SEAFOOD CITY SUPERMARKET

Guitar Center

ASHLEY

US 101 ±142,803 ADT

DIGITAL BILLBOARD

Marshalls

SHERWIN WILLIAMS

DAISO

REGIONAL MAP



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (2025)	17,309	107,261	268,465
Projected Population (2030)	17,379	108,522	267,928
Median Age (2025)	34.1	34.3	36.2
Wealth Index (2025)	107	98	108

Average Income	1 Mile	3 Miles	5 Miles
Average Household Income (2025)	\$128,499	\$120,390	\$125,607
Projected Average Household Income (2030)	\$142,407	\$134,048	\$139,718
Projected Annual Growth (2025-2030)	2.08%	2.17%	2.15%

Median Income	1 Mile	3 Miles	5 Miles
Medium Household Income (2025)	\$105,387	\$100,262	\$101,501
Projected Median Household Income (2030)	\$120,520	\$111,115	\$113,852
Projected Annual Growth (2025-2030)	2.72%	2.08%	2.32%

Households	1 Mile	3 Miles	5 Miles
Households (2025)	4,524	30,397	78,948
Projected Households (2030)	4,582	31,163	79,644
Projected Annual Growth (2025-2030)	0.26%	0.50%	0.18%
Average Household Size (2025)	3.82	3.49	3.36

OXNARD, CA



2.8%
Greatest Gen
 Born in 1945/Earlier



14.7%
Baby Boomer
 Born in 1946 to 1964



18.2%
Generation X
 Born in 1965 to 1980



26.6%
Millennial
 Born in 1981 to 1998



26.6%
Generation Z
 Born in 1999 to 2016



11.1%
Alpha
 Born in 2017 to Present

MARKET OVERVIEW

Oxnard, CA

Oxnard, California, is a thriving coastal city located in Ventura County, approximately 60 miles northwest of Los Angeles. Known for its beautiful beaches, rich agricultural heritage, and diverse community, Oxnard offers a unique blend of natural beauty and economic opportunity. Its strategic location along the Pacific Coast and proximity to major highways, ports, and railways makes it an important regional hub for commerce and transportation.

The city's economy is broad and dynamic, anchored by key sectors such as agriculture, manufacturing, logistics, retail, and tourism. As one of California's leading strawberry producers, Oxnard has a strong agricultural base supported by fertile farmland and a temperate climate. Additionally, the Port of Hueneme, located adjacent to the city, serves as a vital international trade gateway for automobiles, fresh produce, and various commercial goods. This logistical advantage fuels job growth and business development in the region.

Oxnard's retail and commercial real estate sectors have seen steady growth, with a mix of national retailers, local businesses, and service providers occupying a variety of shopping centers and commercial corridors. The city's evolving downtown district, coupled with strong consumer demand, has encouraged new investment and redevelopment, including mixed-use projects and lifestyle centers that enhance community engagement and economic activity.

Residential neighborhoods in Oxnard range from charming coastal communities like Silver Strand and Mandalay Bay to more traditional suburban areas and modern housing developments. The city offers a wide array of housing options, from single-family homes to multifamily residences, accommodating a growing and diverse population. Community planning efforts emphasize smart growth, sustainability, and access to open space, enhancing the city's livability.

Culturally rich and inclusive, Oxnard hosts numerous festivals, concerts, and events that reflect its multicultural heritage and community pride. The city supports an active arts scene through museums, galleries, and performing arts venues. Public amenities, including libraries, community centers, and educational institutions, contribute to a well-rounded civic environment.



- Most populous city in Ventura County with over 201,000 residents**
- Near the Port of Hueneme, generating \$1.7B in annual economic activity**
- Hosts the annual California Strawberry Festival, attracting thousands of visitors**
- Centrally located along U.S. Route 101 with access to Los Angeles and Santa Barbara**





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