

COMMERCIAL OPPORTUNITY

351 Candelaria Road

OXNARD, CALIFORNIA

LIV

Sotheby's
INTERNATIONAL REALTY



Highlights

FREE-STANDING BUILDING WITHIN
NORTHFIELD BUSINESS PARK

TWO GRADE-LEVEL DRIVE-IN DOORS
WITH 14 FT DOOR CLEARANCE AND 18 FT
WAREHOUSE CLEARANCE HEIGHT

IMMEDIATE ACCESS TO PCH & 101

10,980 SF ON A 0.72 AC LOT

PARKING STALLS: 23

POWER: 600 AMP, 277/480V, 3-PHASE,
4-WIRE

RECENT RESTROOM AND EXECUTIVE OFFICE
UPGRADES

OWNER/USER OPPORTUNITY

POSSIBLE SELLER FINANCING

For more info, contact:

LARRY KROGH | DRE 01305510
805.312.0512
larry.krogh@sothebyrealty.com

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Located in the thriving coastal city of Oxnard, 351 Candelaria Road presents a compelling commercial opportunity in one of Ventura County's most dynamic and growing markets. **Seller is open to owner financing**, presenting a rare opportunity for investors and owner-users to secure favorable acquisition terms. This freestanding commercial building totals 10,980 square feet, including generous office space, situated on a sizable 0.72-acre lot.

This property is an opportunity to think outside the box and bring your business vision to life. It offers a versatile layout well-suited for a range of commercial or industrial uses (subject to M1 zoning), with ample space to support operations, storage, or future reconfiguration. Its freestanding nature provides added flexibility, privacy, and control for owner-users, while the expansive lot allows for convenient access, parking, and potential yard use.

Strategically positioned with strong connectivity to major transportation routes and surrounded by a blend of residential growth and commercial development, the property benefits from both visibility and accessibility. Oxnard continues to experience steady economic expansion, making it an attractive market for businesses and long-term investment.

With its combination of flexible financing, substantial building size, generous lot area, and prime location, 351 Candelaria Road represents a compelling opportunity to acquire a high-utility commercial asset in one of Ventura County's most active markets.



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