

# FOR SALE OR LEASE

2715 E Vineyard Ave | Oxnard, CA 93036

10,820 SF Building on 32,250 SF Parcel of C2-PD Zoned Land

PRICE REDUCED!

**\$2,200,000 (\$203/SF)**

(\$12,000/Month NNN Lease)



## INVESTMENT HIGHLIGHTS

Owner-User Opportunity

2,700 SF Refrigerated Storage

Available for Immediate Occupancy

Zoning Allows a Broad Array of Commercial Uses

Redevelopment Opportunity

26,888 Vehicles per Day

0.25 Miles North of 101 Freeway

1.00 Mile to the Collection

## PERMITTED USES INCLUDED

Storage Garage	Restaurant
Off street parking	Grocery Store
Plant Nursery	Furniture Store
Ice Storage	Professional offices
Car Wash	Medical / Dental
Retail Stores	Fast Food
Meat Market	Beauty / Barber Shop
Convenience Store	

## PROPERTY INFORMATION

Address	2715 E. Vineyard Ave, Oxnard, CA 93036
Building Size	10,829 (Plus 2,800 SF Storage Mezzanine)
Parcel	32,250 SF
Yard	21,400 SF paved, gated, lit, and fenced yard
Access	Gates on east and west sides provide easy drive through access
Loading	7 Ground Level: 3 (19'w x 13'h), 2 (12'w x 14'h), 1 (19'w x 10'h), 1 (10'w x 10'h)
Height	Pitched roof, 20' at center, 14' at walls
APN	132-0-052-175
Power	3 electric meters
Gas	1 meter
Water	1 meter
Year Built	1950
Restrooms	3, including a shower
Office	+/-1,160 SF
Water Heater	Yes
Zoning	C2-PD
HVAC	Office Area

Available for Lease: \$12,000/month (\$1.10/SF) NNN

**Property Tax: \$16,036/year (\$0.12/SF/month)**

**Property Insurance: \$6,730/year (\$0.06/SF/month)**





## Property Photos



**Call Broker for Information & Access**

**Available for Immediate Occupancy**



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**Marcus & Millichap**

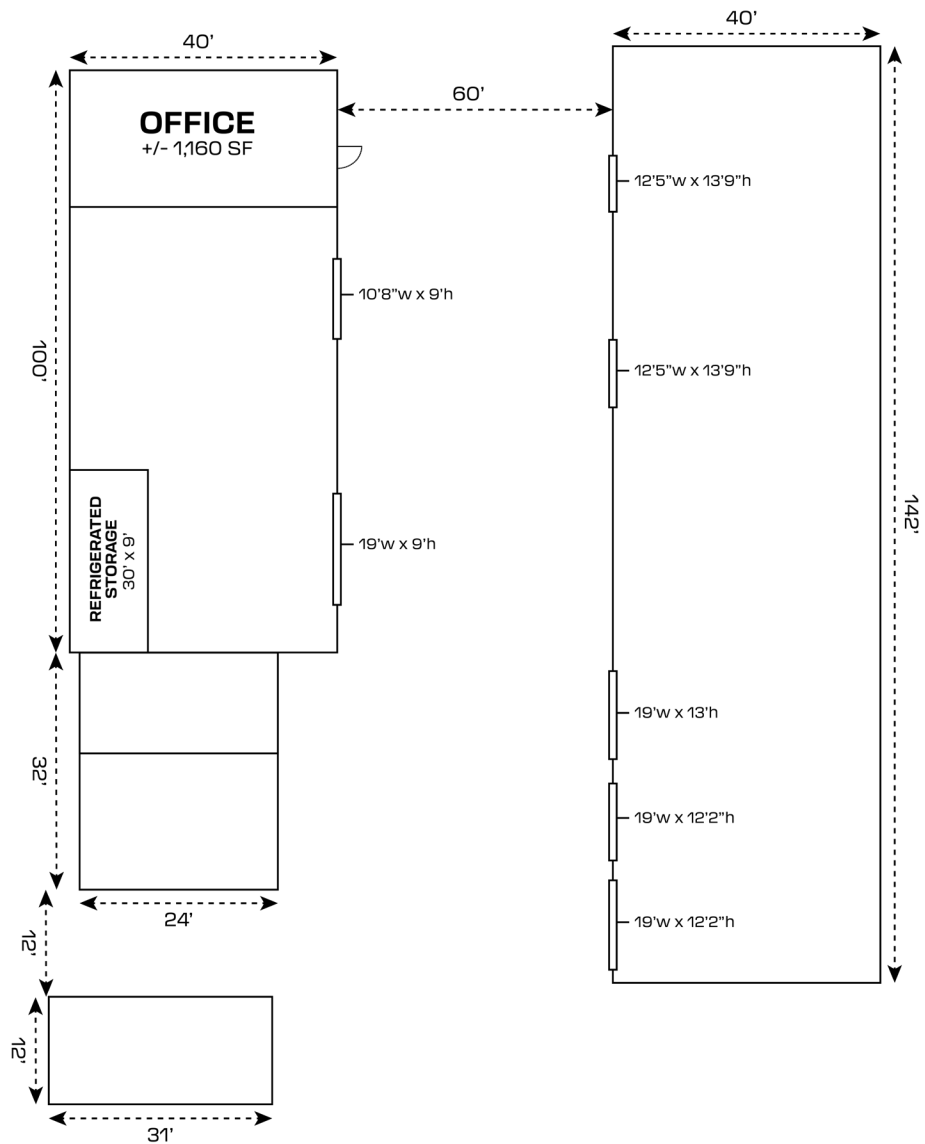


# Loan Quote Options

	SBA 504	CONVENTIONAL
Loan Amount	\$2,200,000	\$2,200,000
Down Payment	10% (\$220,000)	25% (\$550,000)
Loan Amount	\$1,980,000	\$1,650,000
Interest Rate	6.00%	6.00%
Monthly Payment Estimate	\$12,757/month	\$10,631/month

*\*\* Interest Rates and payments are subject to change. Chart Above is for reference puposes only*

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*\* Site Plan Not to Scale  
\*For Reference Purposes Only*



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