



OWNER-USER OPPORTUNITY

For Sale

Prime Retail, Mix-Use Property in Downtown

536-546 S OXNARD BLVD | OXNARD, CA

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OVERVIEW

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KW COMMERCIAL

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PROPERTY OVERVIEW

KW Commercial is pleased to present 536–546 S Oxnard Blvd, Oxnard, CA — a rare owner-user opportunity located in the heart of Downtown Oxnard. This offering includes two adjacent parcels totaling over 13,000 square feet of highly visible street-front commercial space, ideal for retail, office, or service-oriented businesses.

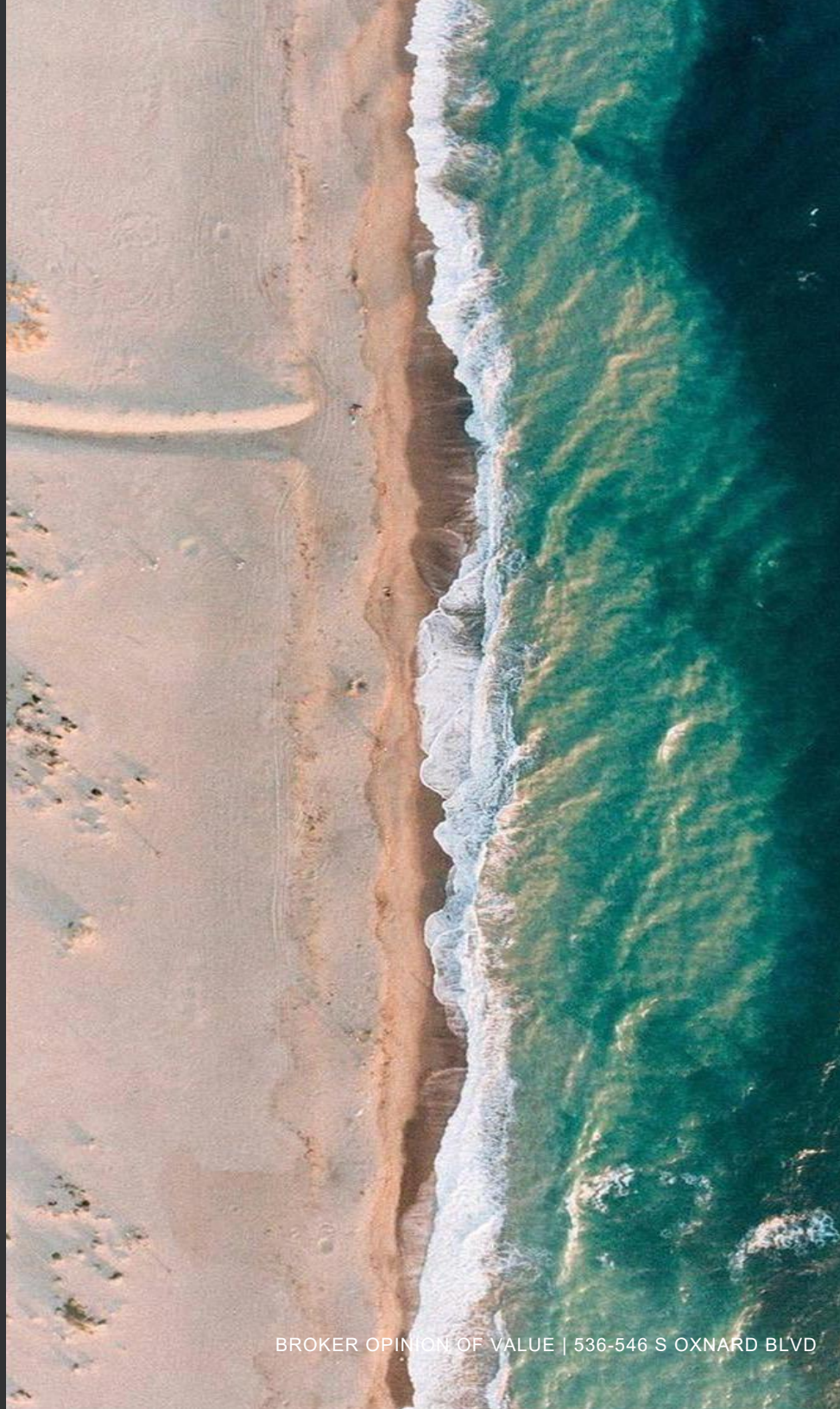
536 S Oxnard Blvd – Retail Storefront Overview

- ±7,000 SF single-story retail building, constructed circa 1950
- Sits on a 0.16-acre parcel with approximately 50 feet of frontage along S Oxnard Blvd
- Zoned Central Business District (CBD) — suitable for a wide range of commercial uses
- Multi-tenant, strip-style layout with multiple storefront entries
- Prominent street-level signage and high foot traffic visibility

546 S Oxnard Blvd – Office/Retail Flex Overview

- ±6,225 SF single-story commercial building, constructed circa 1945
- Positioned on an adjacent 0.16-acre parcel with 50 feet of Oxnard Blvd frontage
- Zoned CBD, previously utilized as an office facility
- Ideal for a standalone user, professional services, or potential retail conversion
- Flexible open-plan layout with potential for reconfiguration or adaptive reuse

This is an excellent opportunity for an owner-user or investor to acquire a combined ±13,225 SF in the core of Oxnard's revitalizing downtown corridor. Surrounded by local shops, civic institutions, and public transportation, the properties offer visibility, accessibility, and redevelopment potential.

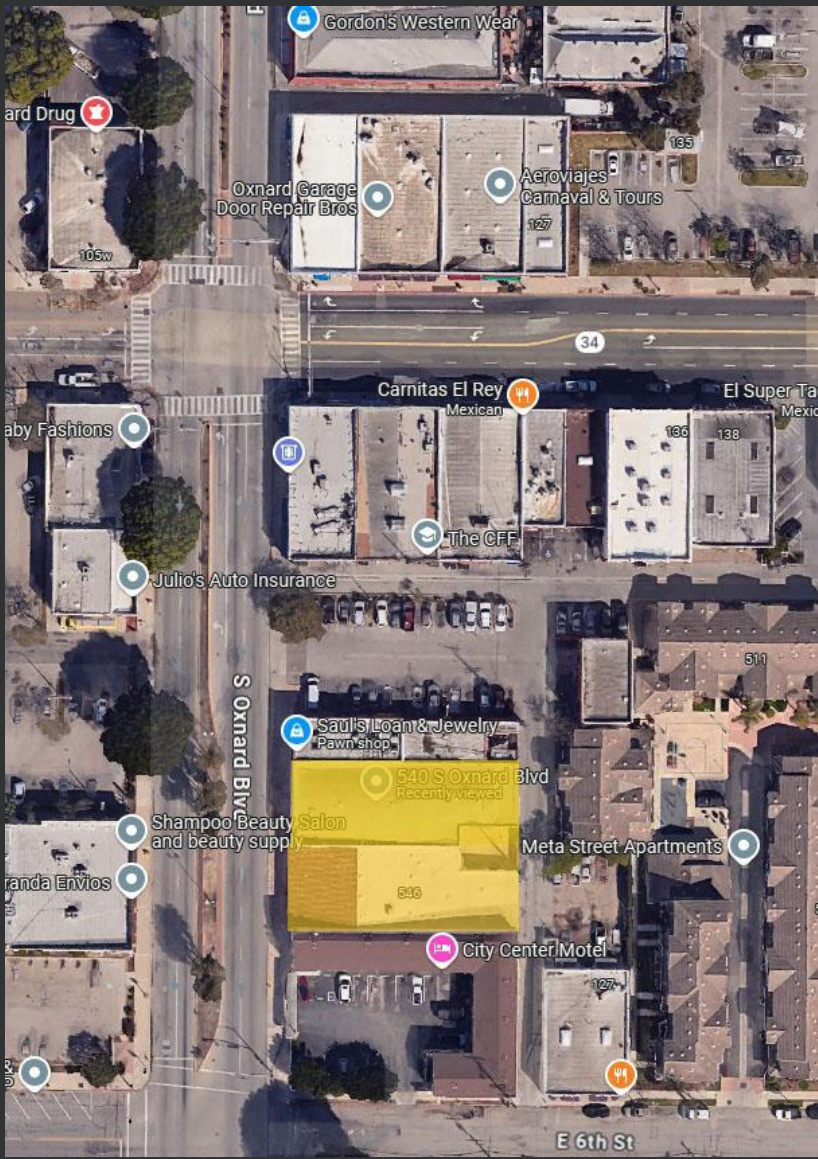
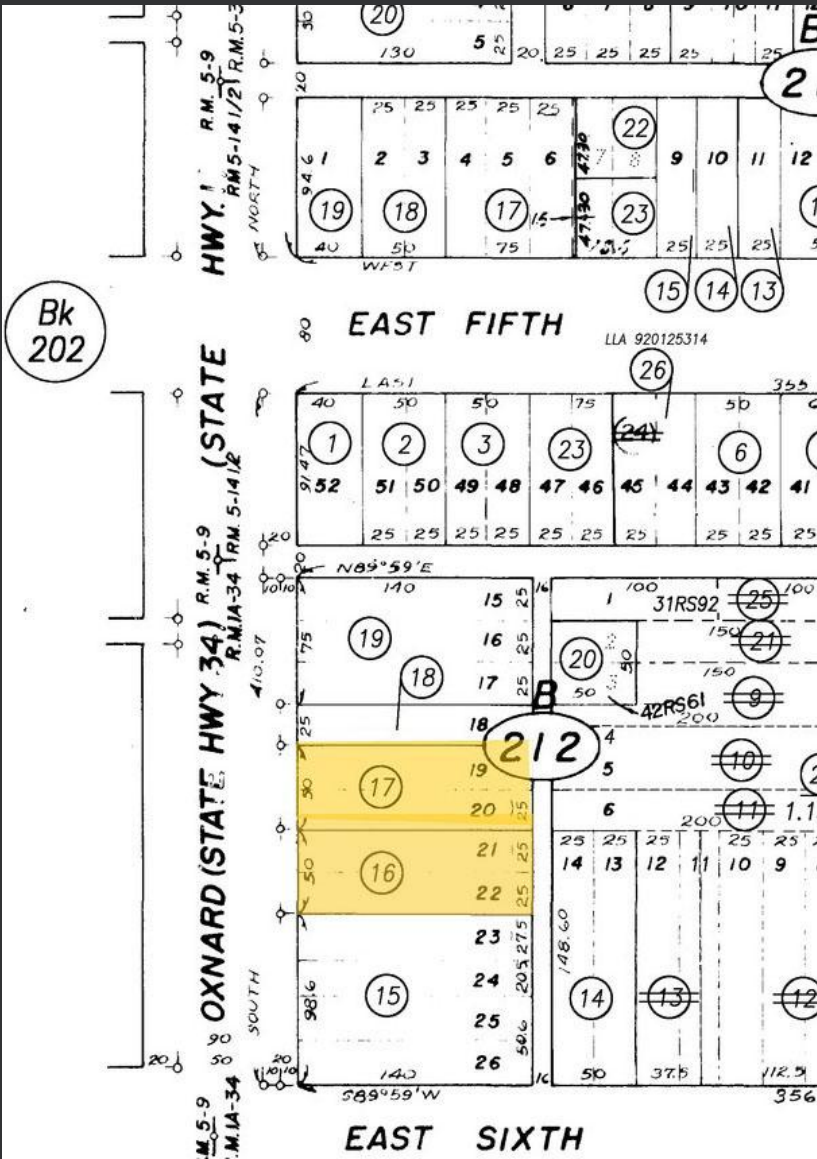


PROPERTY DETAILS

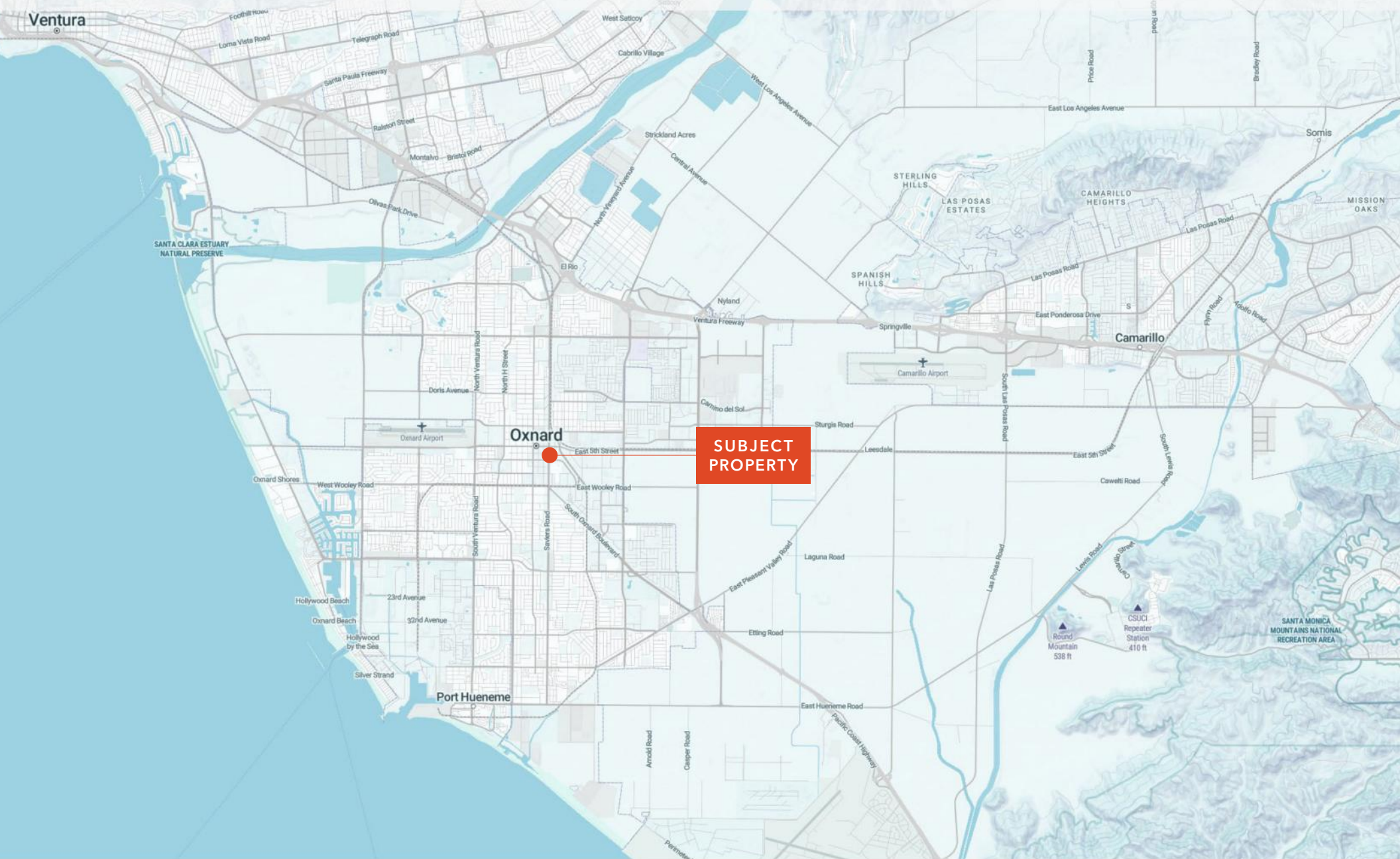
| | |
|----------------|--|
| ADDRESS | 536-546 S Oxnard Blvd, Oxnard, CA 93030 |
| PROPERTY TYPE | Commercial Retail |
| BUILDING SIZE | 7,000 sq ft * + 6,225 sq ft (13,225 sq ft total) |
| LOT SIZE | 6,969 sq ft + 6,969 sq ft (13,939 sq ft total) |
| YEAR BUILT | 1950, 1945 |
| PARKING SPACES | Ample Public Parking Spaces |
| ZONING | DT-C (Downtown Core) |
| APN | 201-0-212-170, 201-0-212-165 |
| ASKING PRICE | \$2,600,000 |
| PRICE PER FOOT | \$196.60 |

* According to Previous Loopnet Record

PARCEL MAP



LOCATION MAP



SALES COMPARABLES

SALES COMPS

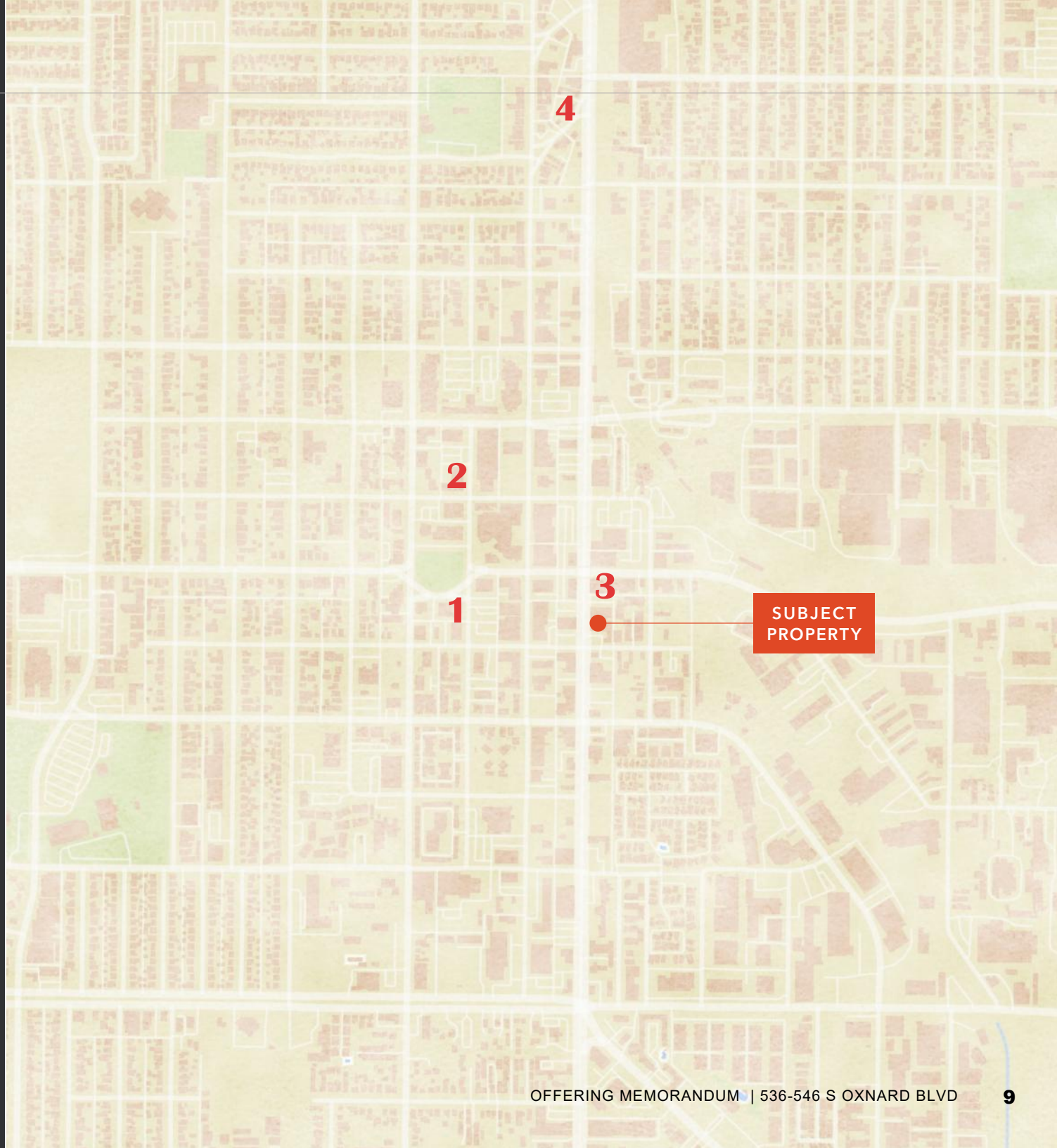
S 536-546 S Oxnard Blvd


1 300 W 5th St


2 361 B St


3 106-110 E 5th St


4 425-429 N Oxnard Blvd




| | | | | |
|---|------------------------|---|---------------------|---------------|
| S  | Built/Renovated | 1950, 1945 | Asking Price | \$2,600,000 |
| | Building Size | 13,225 SF | Sold Date | |
| | Lot Size | 13,939 SF | Price Per SF | \$196.60 / SF |
| | Parking Spaces | Free Public Parking | | |
| | Sale Type | Mix-Use Owner-User, Multi-Tenant Possible | | |
| | Zoning | CO - Commercial | | |

| | | | | |
|---|------------------------|-----------------|-------------------------|-------------|
| 1  | Built/Renovated | 1977 | Asking Price | \$1,500,000 |
| | Building Size | 6,960 SF | Sold Date | |
| | Lot Size | 9,148 SF | Price Per SF | \$216 / SF |
| | Parking Spaces | | Current Cap Rate | 4.77% |
| | Sale Type | Investment | Proforma Cap | 6.76% |
| | Zoning | CO - Commercial | | |

| | | | | |
|---|------------------------|------------|-------------------------|-------------|
| 2  | Built/Renovated | 1952 | Asking Price | \$1,600,000 |
| | Building Size | 7,000 SF | Sold Date | |
| | Lot Size | 7,000 SF | Price Per SF | \$229 / SF |
| | Parking Spaces | | Current Cap Rate | 3.45% |
| | Sale Type | Investment | Proforma Cap | 5.66% |
| | Zoning | DT-C | | |

| | | | | |
|--|------------------------|------------|-------------------------|-------------|
| 3  | Built/Renovated | 1930 | Asking Price | \$1,120,000 |
| | Building Size | 4,477 SF | Sold Date | 03/07/2025 |
| | Lot Size | 4,573 SF | Price Per SF | \$250 / SF |
| | Parking Spaces | | Current Cap Rate | 7.20% |
| | Sale Type | Investment | | |
| | Zoning | CBD | | |

| | | | | |
|---|------------------------|------------|---------------------|-------------|
| 4  | Built/Renovated | 1946 | Asking Price | \$1,100,000 |
| | Building Size | 4,500 SF | Sold Date | 10/25/2023 |
| | Lot Size | 9,148 SF | Price Per SF | \$244 / SF |
| | Parking Spaces | 6 | | |
| | Sale Type | Owner-User | | |
| | Zoning | C2 | | |

PROPERTY PHOTOS





MARKET OVERVIEW

LOCATION HIGHLIGHT

Downtown Oxnard is a vibrant cultural and historic hub in Ventura County, offering a blend of charming architecture, diverse cuisine, and year-round events. Here's a guide to some of the highlights:

Historic & Cultural Landmarks

- **Heritage Square Oxnard:** This beautifully restored block features 15 Victorian-era homes dating back to the late 1800s. Visitors can enjoy docent-led tours, afternoon tea, and explore the grounds, which also host seasonal events and live music.
- **Carnegie Art Museum:** Housed in a 1907 Neo-Classical building funded by Andrew Carnegie, this museum showcases local and regional art and is listed on the National Register of Historic Places.
- **Plaza Park & Pagoda:** A central gathering spot featuring a historic bandstand and green space, ideal for picnics and relaxation.

Dining & Shopping

- Downtown Oxnard boasts over 40 eateries offering a variety of cuisines, including authentic Mexican, Mediterranean, American, and Asian dishes. Local favorites include Tacos La Bonita and Xielo Artisan Desserts. The area also features a mix of independent boutiques and artisan shops, perfect for unique finds and gifts.

Events & Entertainment

- **First Thursdays:** Held monthly at Plaza Park, this event features gourmet food trucks, live music, and a pop-up marketplace.
- **Farmers' Market:** Every Thursday from 9 AM to 1:30 PM at Plaza Park, offering fresh produce from local farmers.
- **Oxnard Performing Arts Center:** Hosts a variety of performances, including Broadway shows, concerts, and community events.



GATEWAY TO CHANNEL ISLANDS NATIONAL PARK

Located only sixty miles northwest of LAX and in close proximity to Santa Barbara and other major destinations, Oxnard is one of California's best kept secrets and is the closest access point to Channel Islands National Park, nicknamed "The Galapagos of North America" for the diversity of wildlife you'll find nowhere else on earth.



Why Oxnard?

Investing in real estate in Oxnard presents a promising opportunity due to its coastal location, strong economy, and growing population. The city's proximity to Los Angeles and its affordability compared to other Southern California coastal cities make it attractive for both homebuyers and investors. Oxnard's thriving agricultural industry, deep-water port, and naval base provide a stable job market, supporting long-term housing demand. Additionally, ongoing infrastructure projects and revitalization efforts in the downtown and waterfront areas are increasing property values. With a desirable climate, scenic coastline, and a balanced mix of residential, commercial, and industrial properties, Oxnard offers strong potential for real estate appreciation and rental income.

About Oxnard

Oxnard is one of California's best-kept secrets, situated on the coast between Malibu and Santa Barbara. This chill beach town blends laid-back vibes with a jam-packed calendar of events and a rich cultural heritage. With 7 miles of pristine, uncrowded beaches and mild weather year-round, Oxnard's always ready to welcome you where Pacific Coast Highway meets Highway 101. Plus, its expansive Channel Islands Harbor is just a beat apart from Channel Islands National Park, where sea caves and kelp forests add extra thrill for adventurers. This mesmerizing rhythm of moments and emotions combine to make Oxnard the city you can't get out of your head.

INDUSTRIES

Employment by Industries

Workforce

All

Value

95.7k

2023 VALUE
± 2,585



Median Earnings by Industry

\$40,638

MEDIAN EARNING MEN ± \$1,117

\$34,370

MEDIAN EARNING WOMEN ± \$1,340

The industries with the best median earnings for men in 2023 are Public Administration (\$100,938), Information (\$73,304), and Finance & Insurance, & Real Estate & Rental & Leasing (\$68,482).

The industries with the best median earnings for women in 2023 are Public Administration (\$68,056), Finance & Insurance, & Real Estate & Rental & Leasing (\$59,095), and Information (\$51,982).

Data from [the Census Bureau ACS 5-year Estimate](#).





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