

1121 SOUTH VICTORIA AVENUE
OXNARD, CA 93035

FOR SALE

BUSINESS OPPORTUNITY:
BUTTERCUPS COOL TREATS



PLEASE DO NOT DISTURB TENANT



JOHN MOUDAKIS
310.395.2663 x116
JOHNM@PARCOMMERCIAL.COM
Lic# 01833441

MIRIAM JANOUSEK
310.395.2663 X127
MIRIAM@PARCOMMERCIAL.COM
LIC# 01303051

1121 South Victoria Avenue, Oxnard, CA 93035

- SIZE:** Approximately 1,027 square feet
- ASKING PRICE:** \$279,000
- CURRENT RENT:** \$4,177 per month including NNN
- CURRENT LEASE:** 4 years left plus a 5 year option with yearly increases of 3%
- PARKING:** Free shared large parking lot
- AVAILABLE:** Immediately



Located in the Seabridge Marketplace, a 93,630 square foot shopping center anchored by a Von's Supermarket at the south west corner of Victoria Avenue and Wooley Road in Oxnard, CA. Tenants include Coffee Bean & Tea Leaf, Fishermen's Catch, The UPS Store, Chase Bank, Seabridge Dental and Red Persimmon Nail Salon.

- Beautiful harbor/beach area location near many restaurants, banks, hair salons, and other stores
- Charming frozen yogurt store with potential for ice cream/gelato/sorbet/custard/Italian ice store
- Over 240,000 people within a five mile radius with an average household income of approximately \$100,000



JOHN MOUDAKIS

310.395.2663 x116

JOHNM@PARCOMMERCIAL.COM

Lic# 01833441

MIRIAM JANOUSEK

310.395.2663 X127

MIRIAM@PARCOMMERCIAL.COM

LIC# 01303051

SITE PLAN



WEST WOOLEY ROAD



www.parcommercial.com

<p>JOHN MOUDAKIS 310.395.2663 x116 JOHN@PARCOMMERCIAL.COM Lic# 01833441</p>	<p>MIRIAM JANOUSEK 310.395.2663 X127 MIRIAM@PARCOMMERCIAL.COM LIC# 01303051</p>
---	---

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

PROPERTY PHOTOS



www.parcommercial.com

JOHN MOUDAKIS
 310.395.2663 x116
 JOHNM@PARCOMMERCIAL.COM
 Lic# 01833441

MIRIAM JANOUSEK
 310.395.2663 X127
 MIRIAM@PARCOMMERCIAL.COM
 LIC# 01303051

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



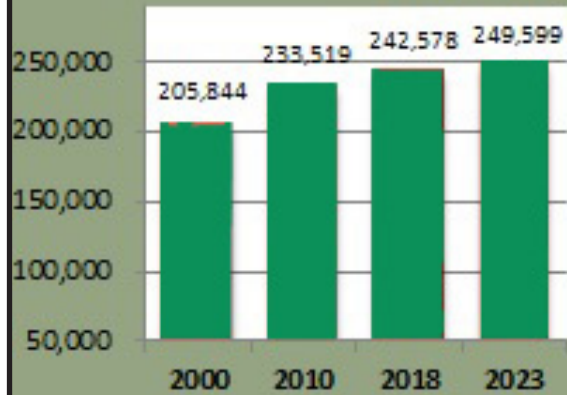
JOHN MOUDAKIS
310.395.2663 x116
JOHNM@PARCOMMERCIAL.COM
Lic# 01833441

MIRIAM JANOUSEK
310.395.2663 X127
MIRIAM@PARCOMMERCIAL.COM
LIC# 01303051

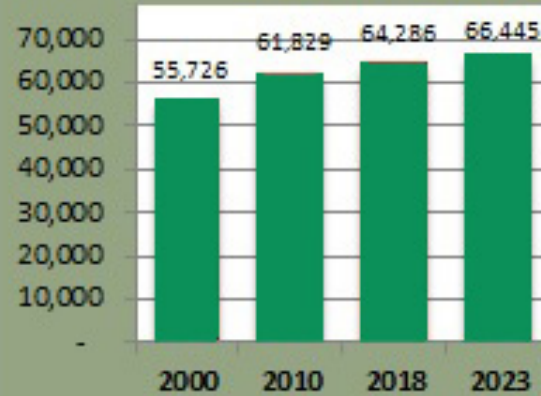
All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

5 MILE RADIUS

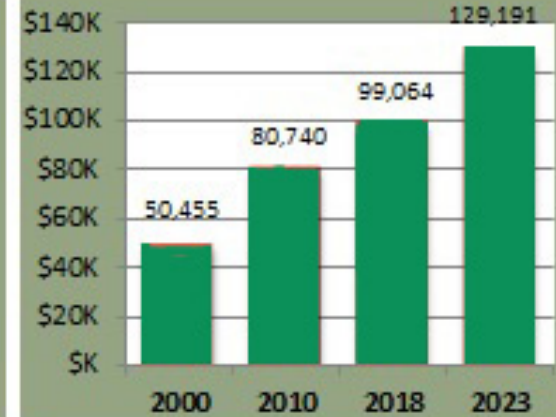
Residential Population



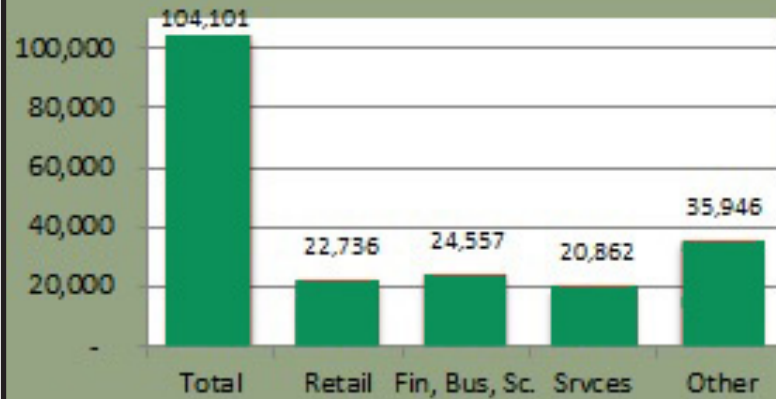
Households



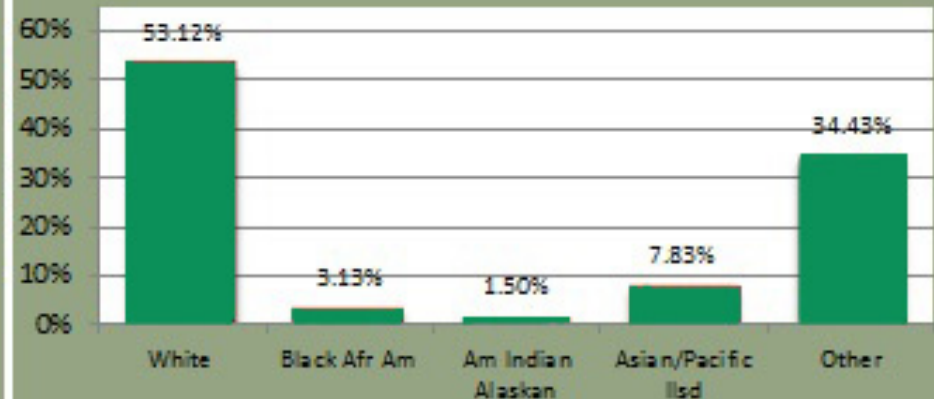
Household Income



Daytime Employment Population



2018 Population by Race



JOHN MOUDAKIS

310.395.2663 x116

JOHNM@PARCOMMERCIAL.COM

Lic# 01833441

MIRIAM JANOUSEK

310.395.2663 X127

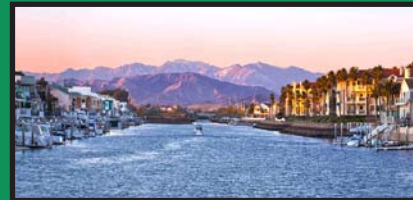
MIRIAM@PARCOMMERCIAL.COM

LIC# 01303051

OXNARD

Oxnard is a seaside city west of Los Angeles, in California. Oxnard is known in the local community for being a vibrant Southern California beach haven, and the sands and waters here are said to be some of the best in the region. Its central Carnegie Art Museum displays contemporary California art in a former library, built in 1906. Nearby, early-1900s homes dot Heritage Square. On the Pacific Coast, Oxnard Beach Park has a wide, sandy shoreline and a grassy lawns, with picnic tables and views of Channel Islands National Park and the Channel Islands National Marine Sanctuary.

As well as the beach, there are interesting museums and historical districts, as well as attractions such as parks and art galleries. Oxnard is also known for its dynamic nightlife, as well as fabulous shopping and dining opportunities.



www.parcommercial.com

JOHN MOUDAKIS

310.395.2663 x116

JOHNM@PARCOMMERCIAL.COM

Lic# 01833441

MIRIAM JANOUSEK

310.395.2663 X127

MIRIAM@PARCOMMERCIAL.COM

LIC# 01303051

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.