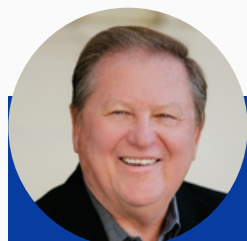


Why Invest in This Prime Oxnard Property?

Introducing an exceptional retail investment opportunity in the heart of Oxnard, CA. This renovated 4,477 SF street retail building, featuring four units, offers a prime location in the Oxnard Central Business District. With a history dating back to 1920 and renovations in 1991, the property boasts award-winning design and is 100% occupied, ensuring immediate returns. Zoned CBD, this property is perfectly positioned to capitalize on the vibrant local market. Situated opposite the new MultiPlex Centennial Plaza, this property benefits from high foot traffic and access to a very dense Hispanic market, presenting an attractive opportunity for retail investors seeking a thriving and dynamic location.



LISTING PRESENTED BY:

BILL HOLLING | 805-901-8852 | DRE# 00643146

Offering Summary

- Sale Price: \$1,195,000
- Number of Units: 4
- Building Size: 4,477 SF
- NOI: \$95,516.00
- Cap Rate: 6.69%

Details

- Status: Active
- Year Built: 1920
- Property Sub Type: Retail
- Lot Size Area: 4573
- Lot Size Units: Square Feet
- Heating Type: Yes » Wall Furnace
- Cooling Type: None
- Current Use: Commercial

Property Features

- ✓ 4,477 SF retail building with 4 units
- ✓ Zoned CBD for prime commercial usage
- ✓ 100% occupancy for immediate returns
- ✓ Built in 1930, renovated in 1991

\$1,195,000

PRIME INVESTMENT OPPORTUNITY IN OXNARD

RE/MAX COMMERCIAL



Exceptional Location Near Oxnard's Historic and Commercial Hotspots

- **Prime Oxnard CBD Location:** Situated in the heart of the Oxnard Central Business District, offering excellent visibility and heavy foot traffic, making it a prime spot for retail and business ventures.
- **Proximity to Historic Downtown:** Just steps away from Oxnard's vibrant Historic Downtown, featuring a diverse mix of restaurants, boutique shops, and cultural attractions that draw a lively community atmosphere.
- **Access to Major Transportation:** Conveniently located near the Oxnard Transit Center, providing seamless connections to Amtrak, Metrolink, and local bus services for easy regional access.
- **MultiPlex Centennial Plaza Nearby:** Positioned across from the newly developed MultiPlex Centennial Plaza, a hub of visitor activity that enhances local business opportunities.
- **Dense and Diverse Community:** The property is supported by a strong, culturally rich market, including a dense Hispanic population that contributes to the area's dynamic economic landscape.

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