

# CHANNEL ISLANDS BUSINESS CENTER FOR SALE OR LEASE



1690 Universe Circle, Oxnard, California



## Property Highlights

- Free Standing 2-story Building - 34,000 RSF
  - o 1st Floor – 20,000 RSF NOW AVAILABLE
  - o 2nd Floor – Leased from 1/2024 through 6/2029
- Turn-Key, Move-In Ready Offices
- Master Planned Channel Islands Business Center
- Close Proximity to Ventura County Navy Bases, St. John's Regional Medical Center, Channel Islands University, Conejo Valley, Malibu and Los Angeles County
- Abundant Parking - 137 Stalls on 2.2 Acres (1 Space per 250 SF)
- Potential Warehouse Area for Two Loading Doors
- Designated Opportunity Zone with Tax Benefits

**EXCLUSIVELY  
LISTED BY**

**Bill Kiefer, SIOR**  
Executive Managing Director  
D # 805-288-5467  
bkiefer@naicapital.com  
CA DRE #00828915

**NAI Capital**  
300 Esplanade Dr. Suite #470  
Oxnard, CA 93036  
805-278-1400

**NAI Capital**  
Commercial Real Estate Services, Worldwide.

## 1690 Universe Circle, Ventura County, CA

<b>Sale Price:</b>	*REDUCED to \$6,495,000 (\$191 per RSF)*
<b>Lease Rate:</b>	\$1.50 SF/month (Net)
<b>Building Size:</b>	Approximately 34,000 RSF (20,000 RSF AVAILABLE FOR USER OCCUPANCY)
<b>Lot Size:</b>	Approximately 95,701 SF (2.2 acres)
<b>APN</b>	220-0-292-135 County of Ventura
<b>Traffic Count:</b>	Approximately 25,200 daily vehicles (Rose Ave)
<b>Zoning:</b>	MLPD Limited Manufacturing Planned Development
<b>Year Built:</b>	1987-Renovated 2016/2017



### Property Overview

Available for sale or lease.

Move-in ready or remodel to suit.

### Location Overview

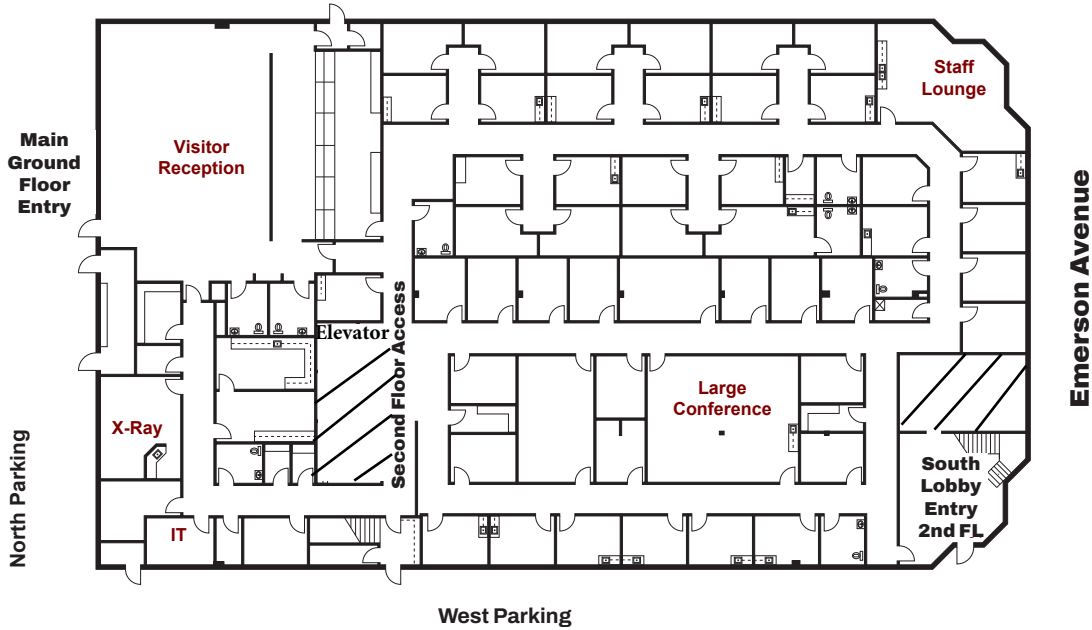
Channel Islands Business Center at Rose Avenue & Emerson Avenue, 3-miles south of the "101" Ventura Freeway. One mile west of Hwy "1"/Rice Avenue.

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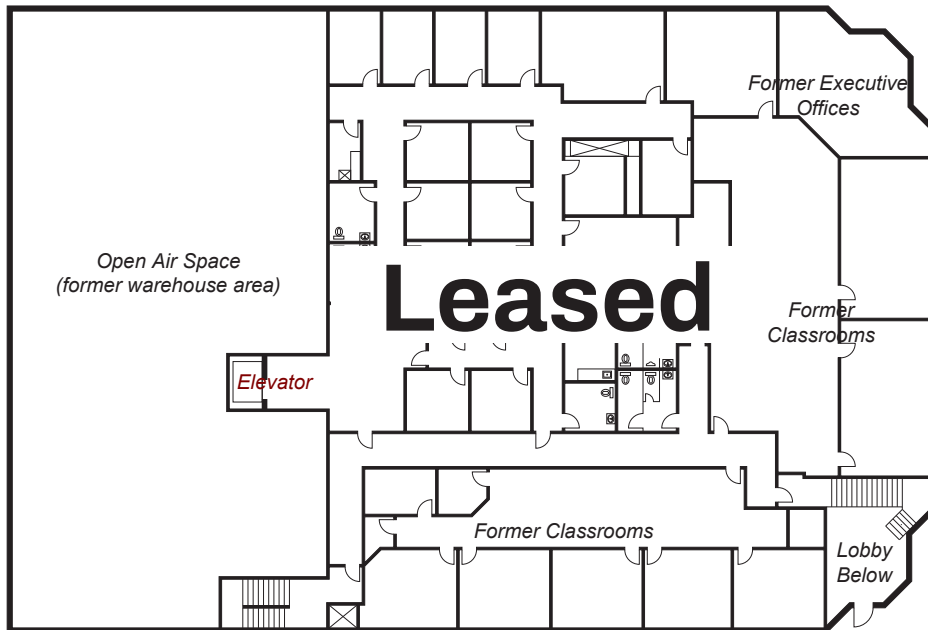
<<<North<<<

Rose Avenue



1690 UNIVERSE CIR | FIRST FLOOR PLAN

Approximately 20,000+/- SF



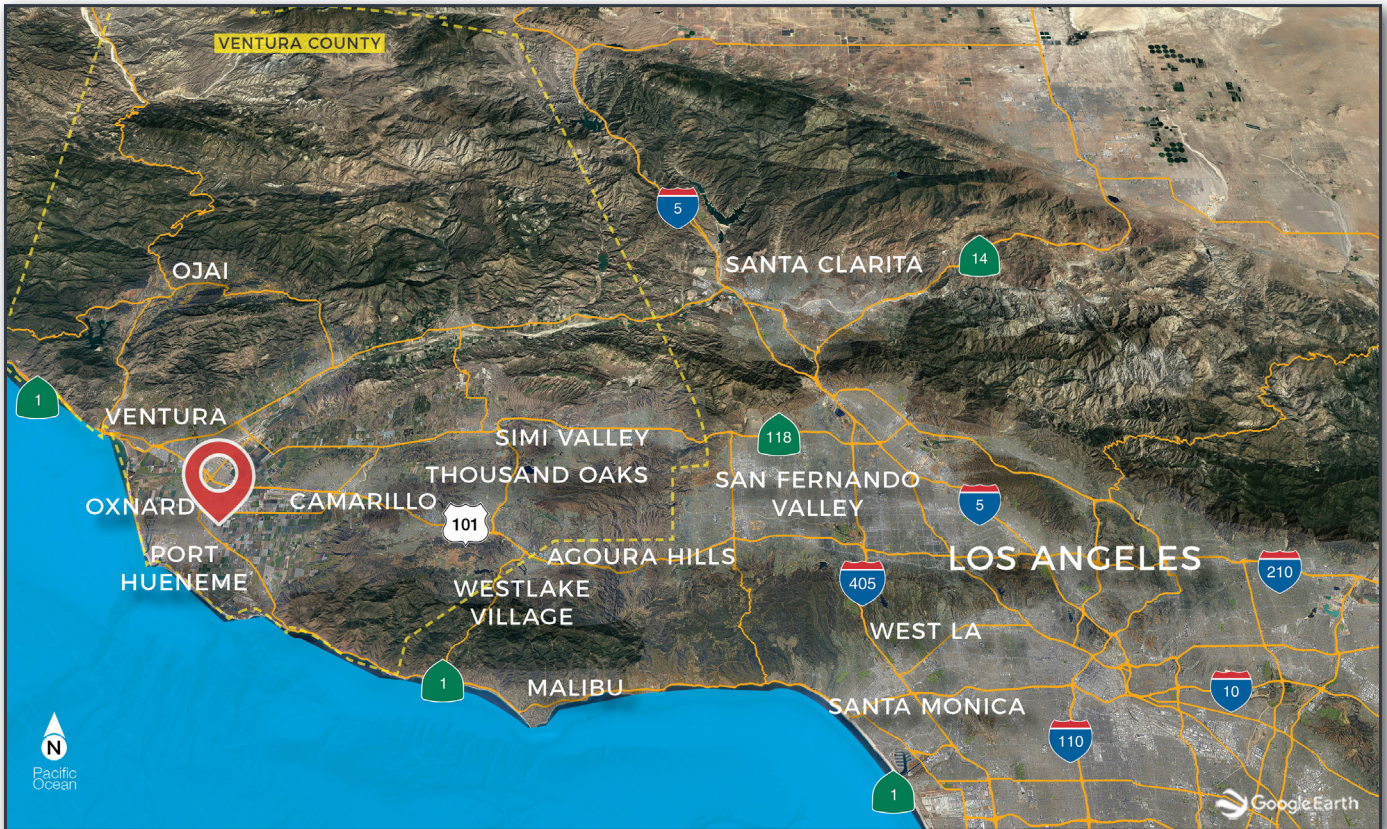
1690 UNIVERSE CIR | SECOND FLOOR PLAN

Approximately 14,000+/- SF

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