

OFFERING MEMORANDUM

1801 SUNKIST CIRCLE

OXNARD, CA 93033

 **Kidder
Mathews**

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*Exclusively
Listed by*

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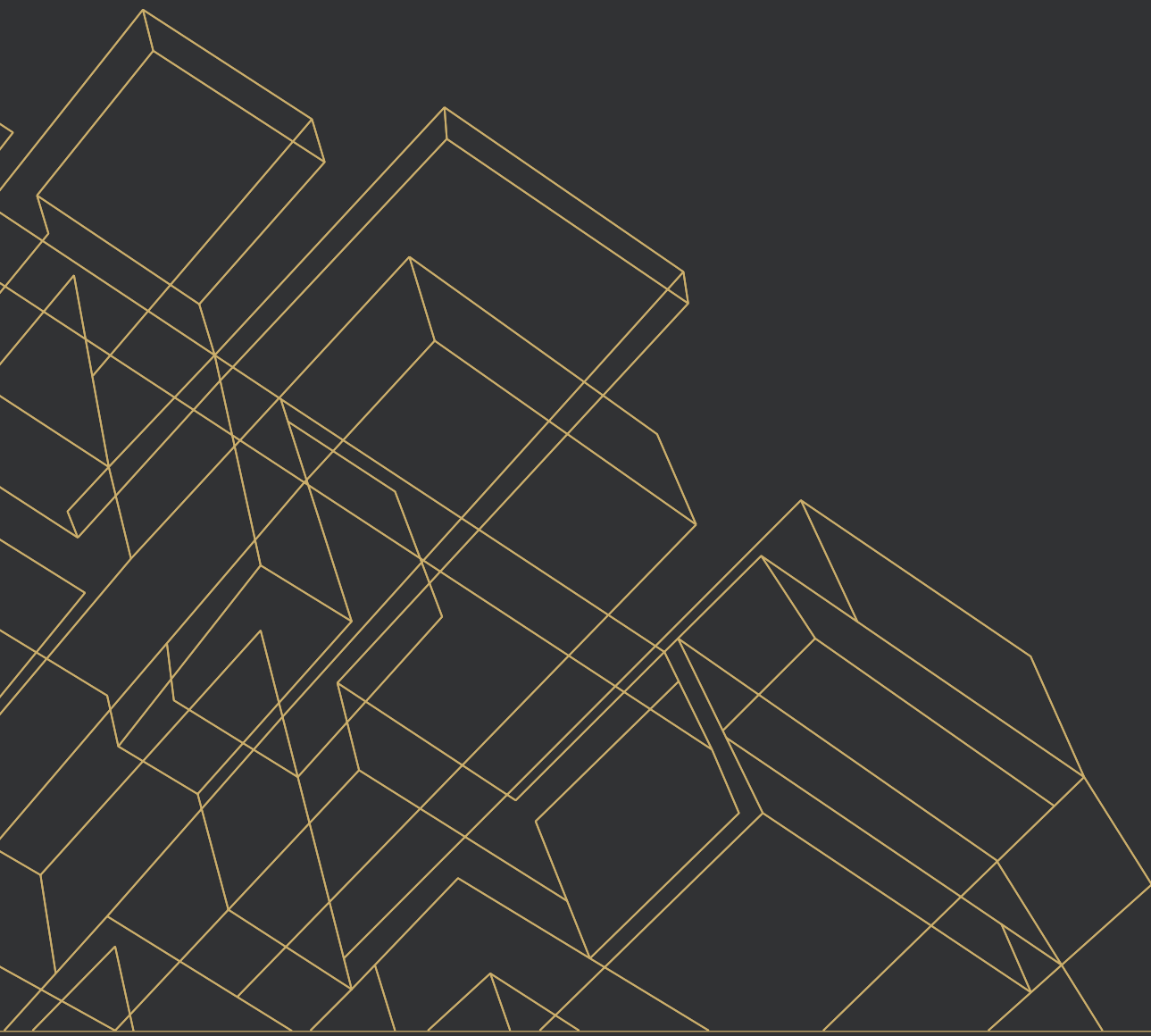
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EXECUTIVE SUMMARY

COMMERCIAL BUILDING IN THE HEART OF OXNARD, CA

Kidder Mathews, as exclusive advisor, is pleased to present the rare opportunity to acquire 8,113 square foot commercial property on .29 acres in the heart of Oxnard.

The opportunity offers owner-users the opportunity to lease or purchase a flexible and timeless piece of property to house their automotive, transportation, or manufacturing business.

ADDRESS	1801 Sunkist Circle, Oxnard CA 93033
PURCHASE PRICE	\$2,100,000
RBA	8,113 SF
PRICE / SF	\$259
LOT SIZE	12,700 SF (.29 AC)
BUILT	1989
ZONING	M-1 PD

8,113

RBA (SF)

M-1 PD

ZONING

1989

YEAR BUILT



INVESTMENT HIGHLIGHTS

Gated yard

24' 8" clear height

Covered loading

Extensive solar buildout

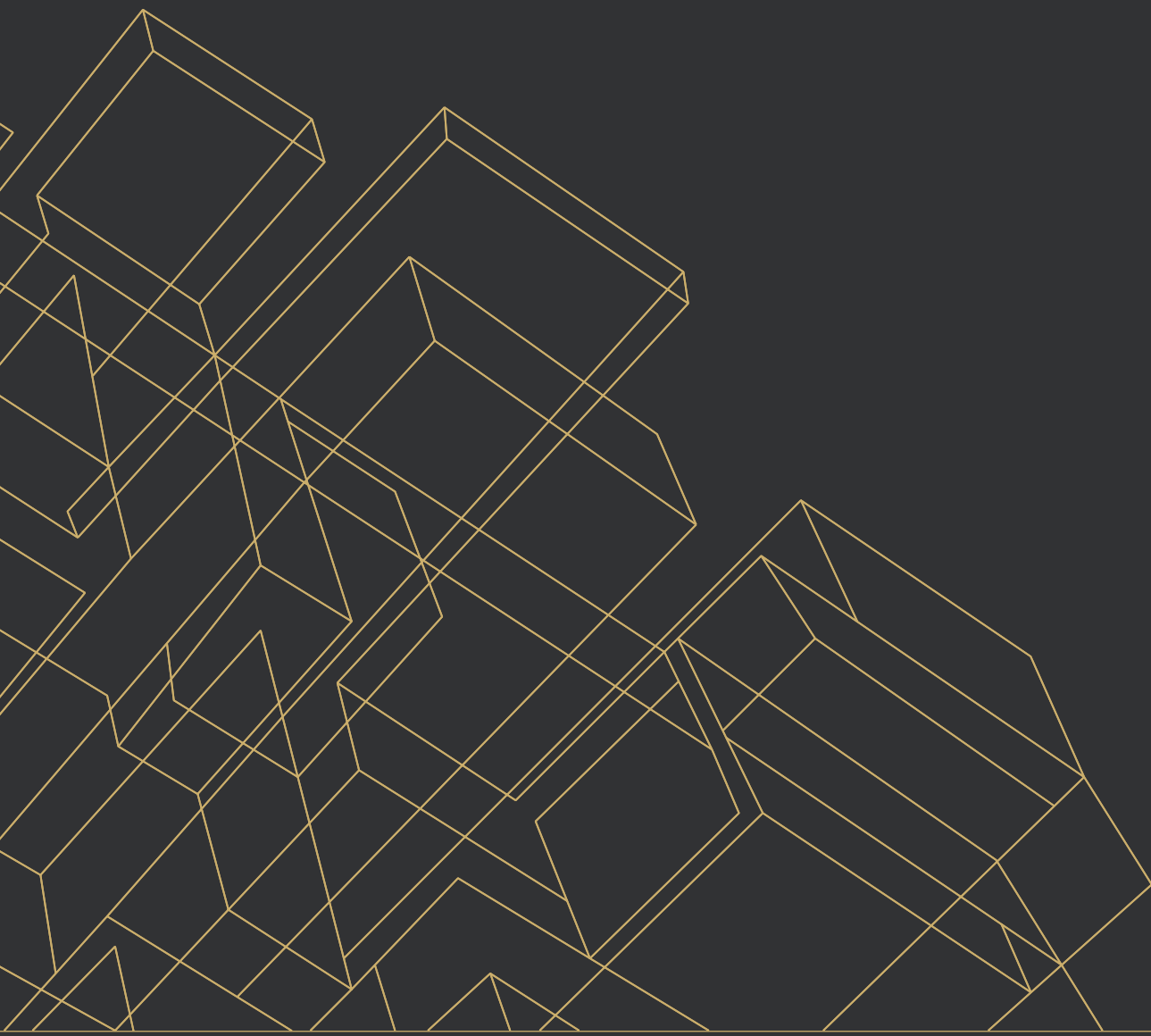
Concrete block construction

Oversize roll up doors (14'x16')



LOT ALSO FOR SALE
CONTACT BROKER

SUBJECT
PROPERTY



PROPERTY OVERVIEW

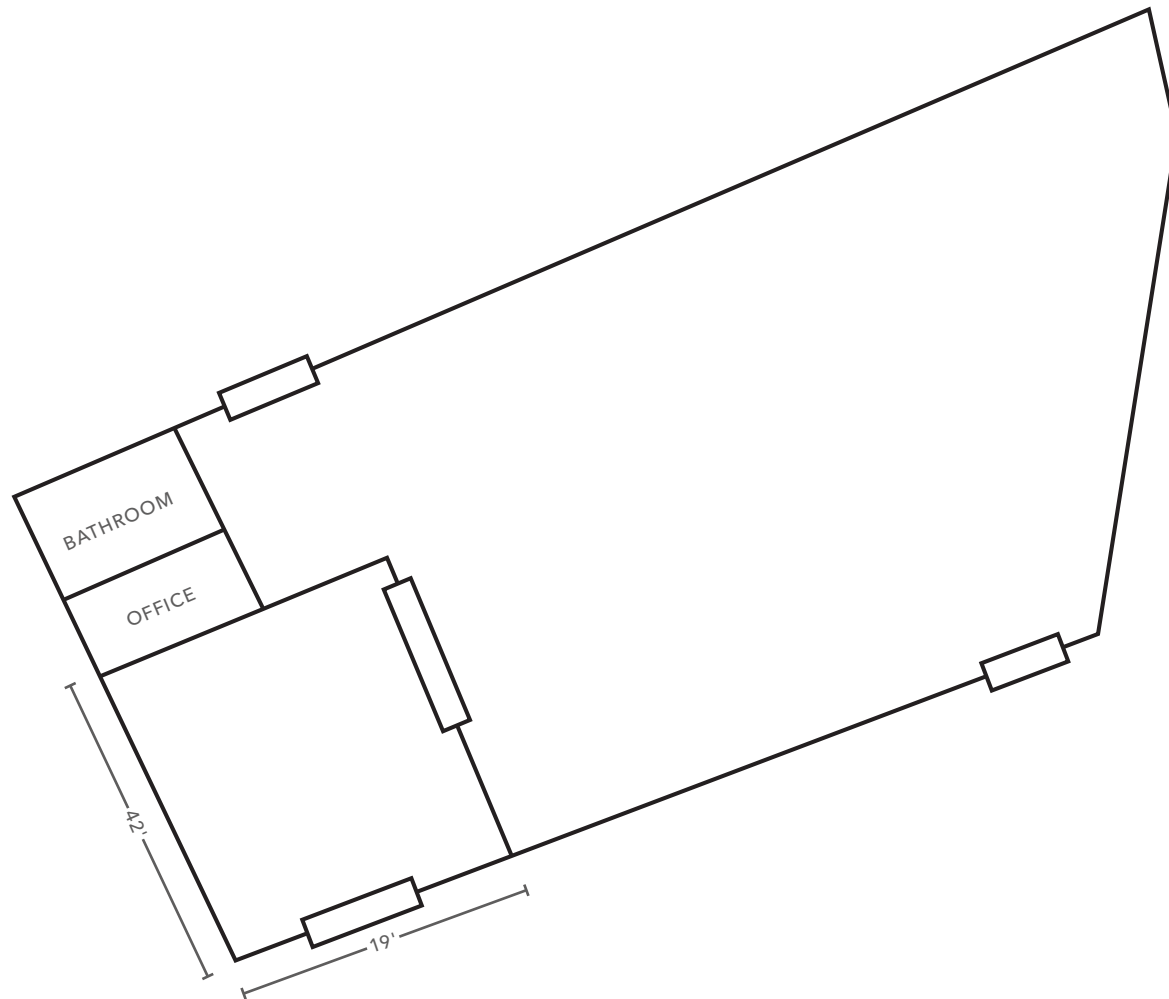
PROPERTY INFORMATION

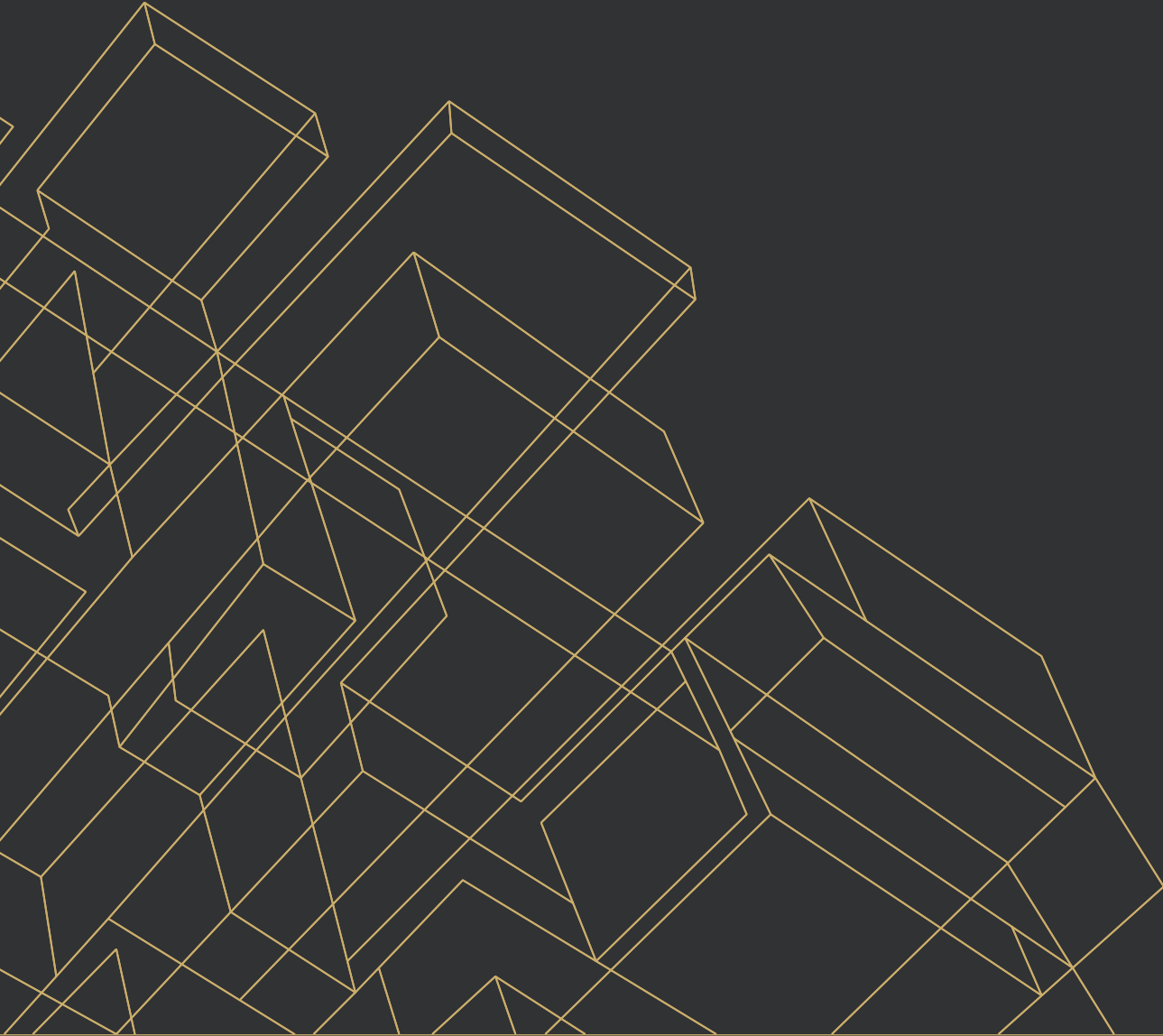
PROPERTY OVERVIEW

ADDRESS	1801 Sunkist Circle, Oxnard, CA 93033
PURCHASE PRICE	\$2,100,000
RENTABLE BUILDING AREA	±8,113 SF
PRICE / SF	\$259
LOT SIZE	12,700 (.29 AC)
BUILT	1989
ROLL-UP DOORS	Two (14'x16')
POWER	200A 240V 3P
ZONING	M-1 PD
APN	220-0-060-115



FIRST FLOOR PLAN



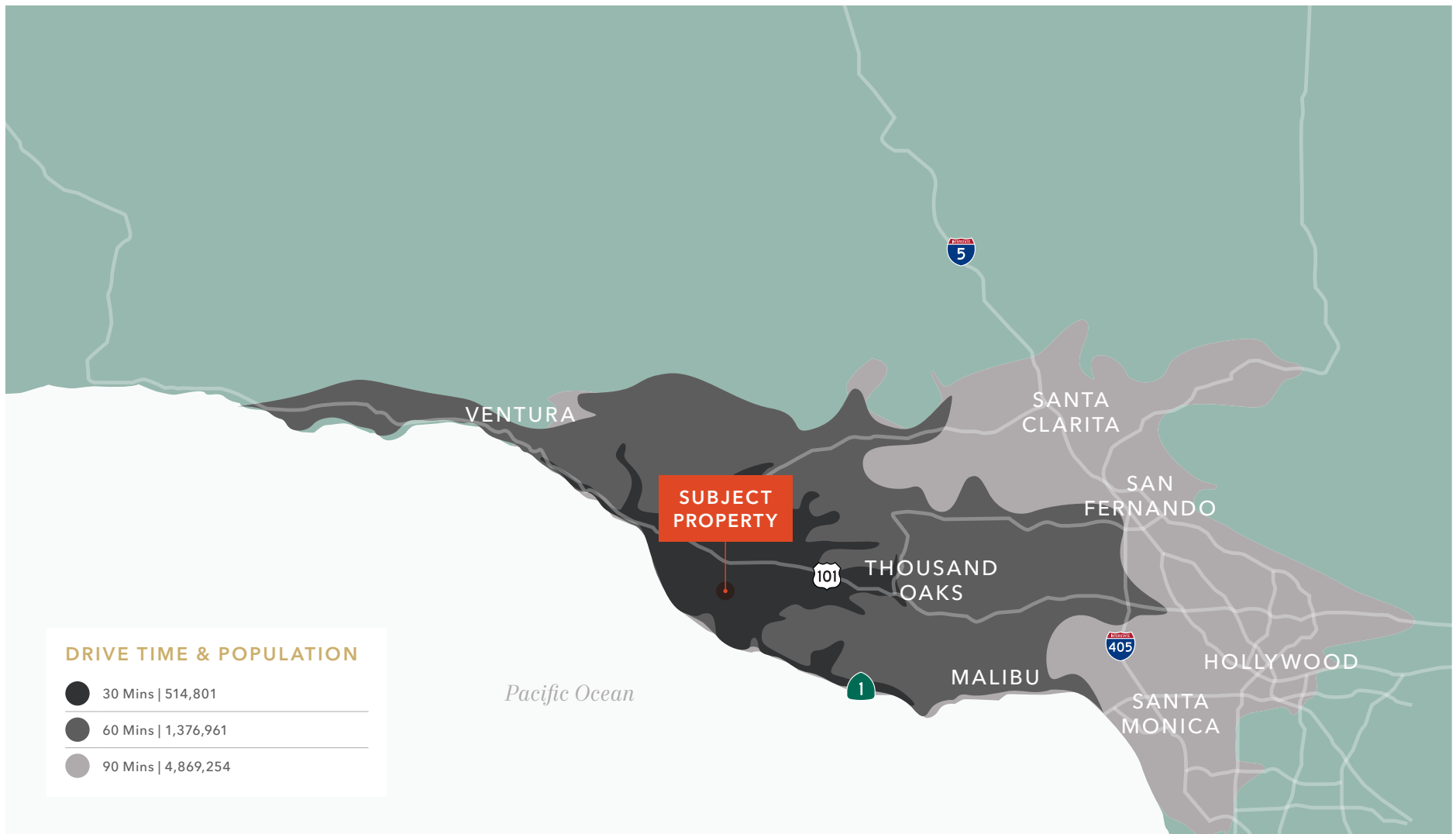


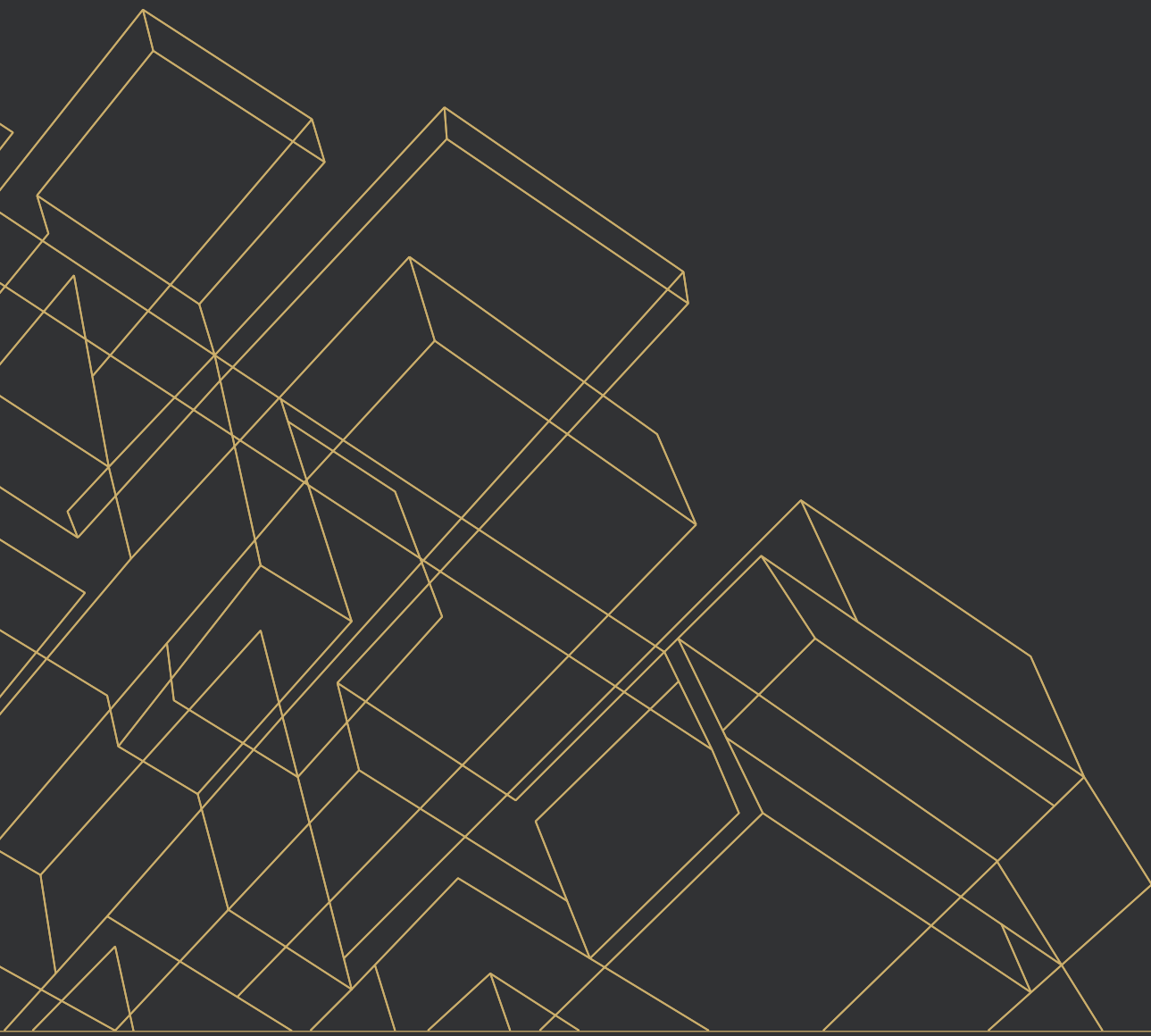
LOCATION OVERVIEW

LOCATION OVERVIEW



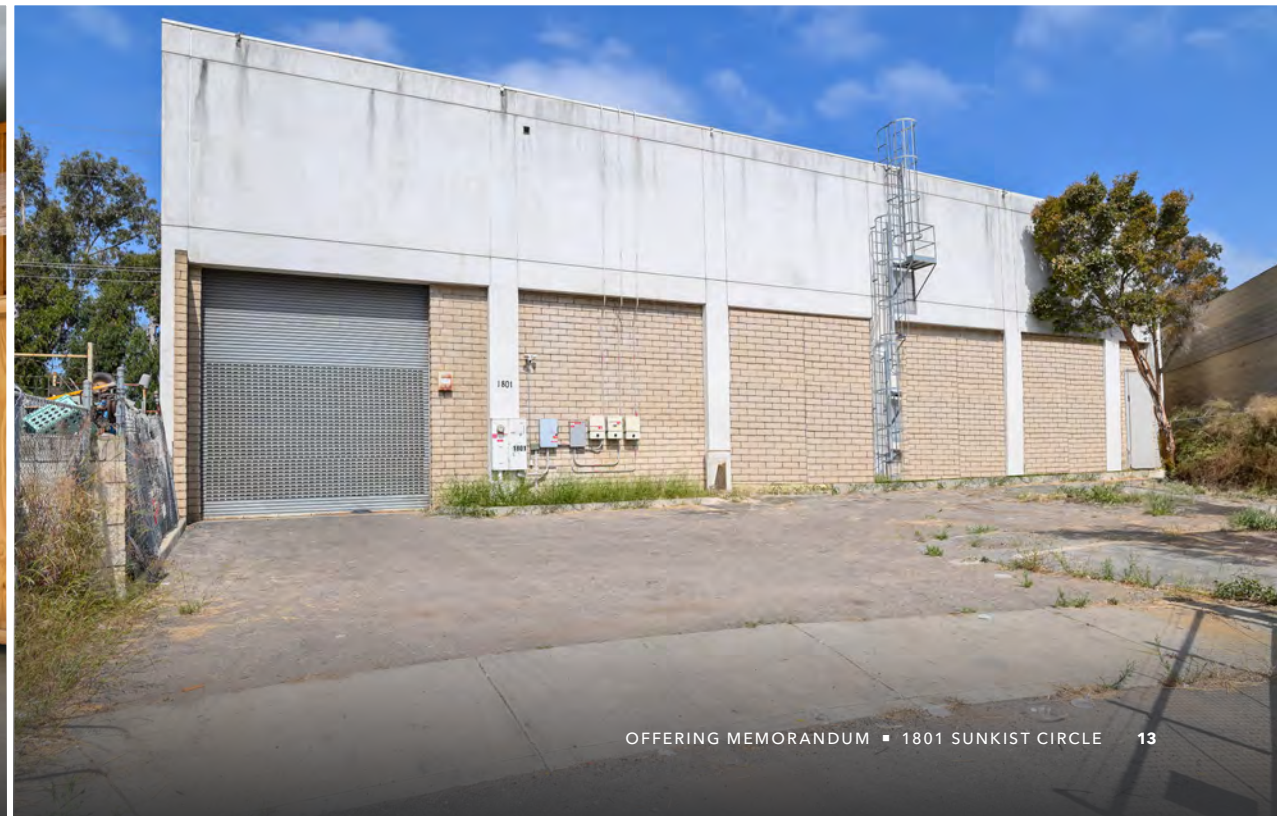
DRIVE TIME MAP



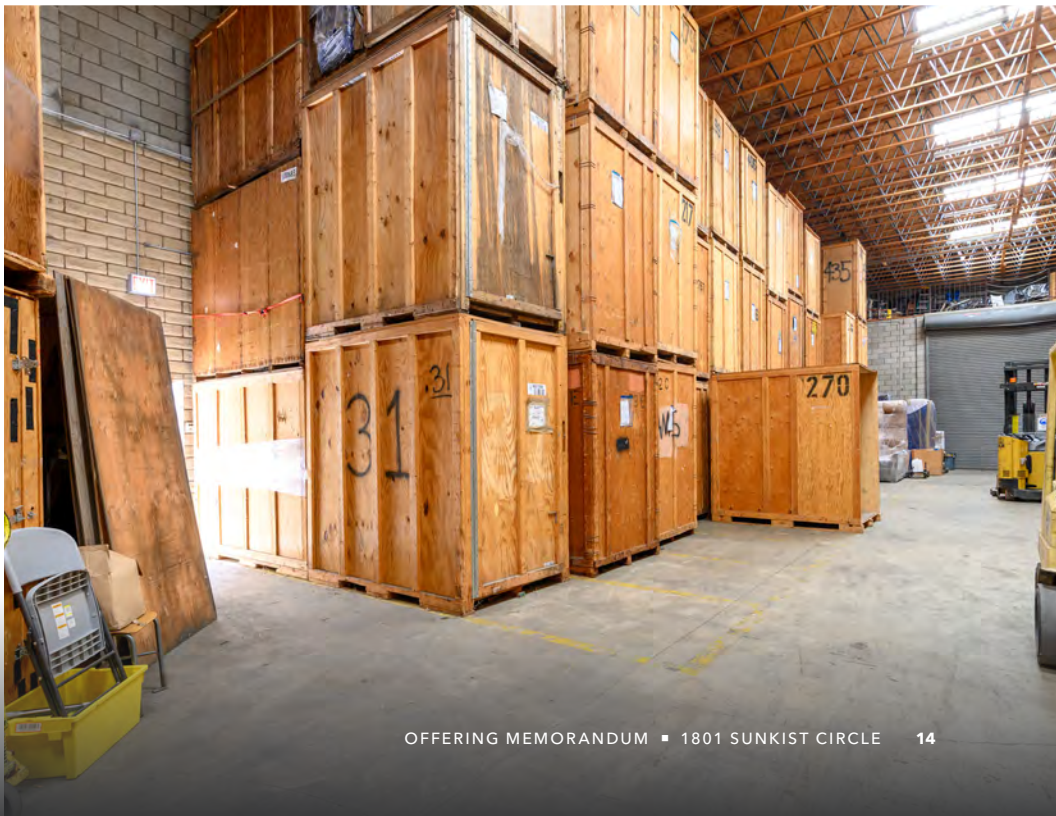


PROPERTY PHOTOS

PROPERTY PHOTOS

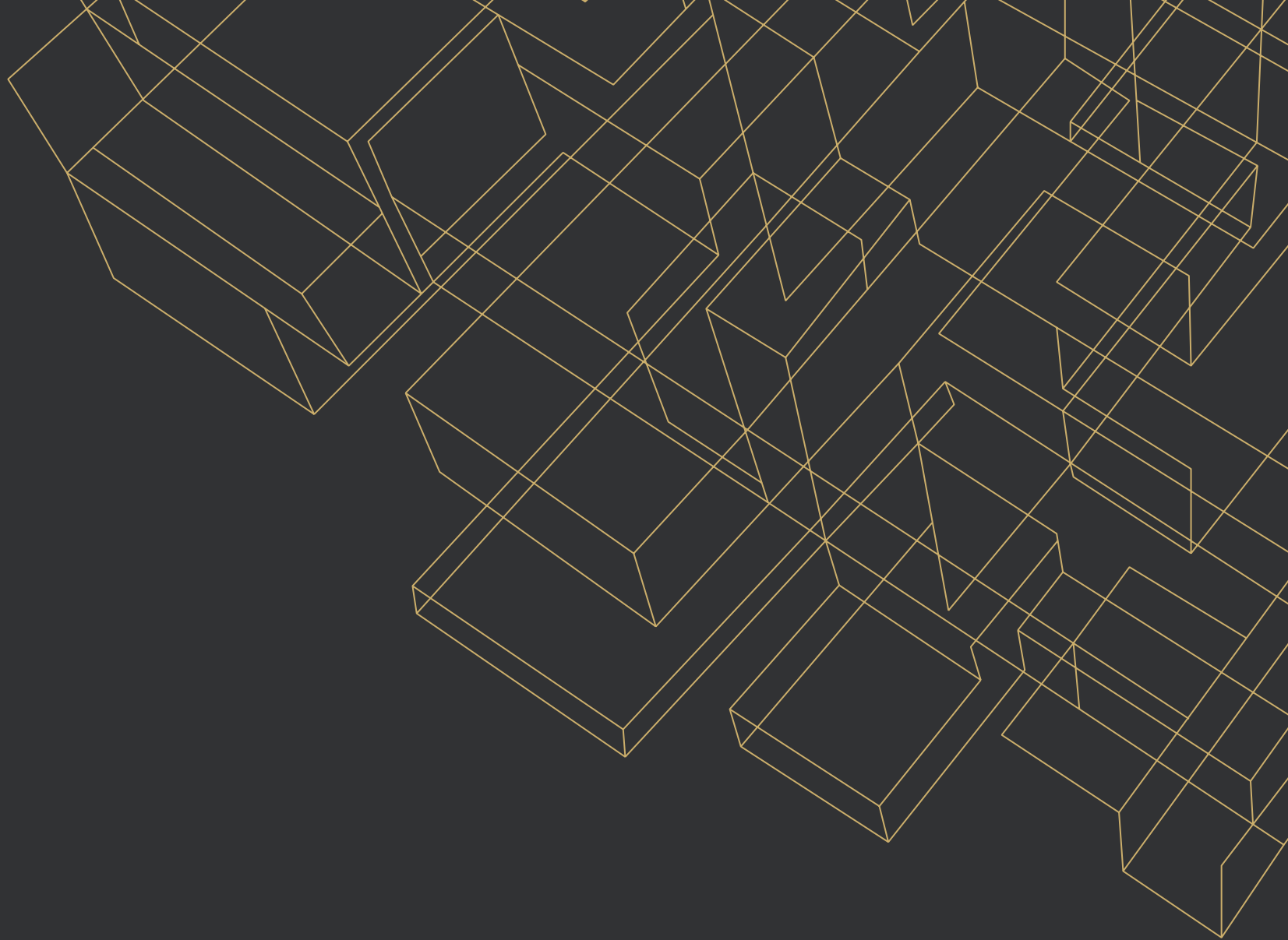


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