

For Sale

5690
CYPRESS RD



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CBRE



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CYPRESS RD

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5690
CYPRESS RD

01 EXECUTIVE SUMMARY

THE OFFERING

The Boyett team is excited to present a unique investment opportunity:

A 49,658 Square Feet (1.14 AC) site, located in Oxnard California. This property presents a pristine canvas for innovative development, offering the chance to construct something extraordinary for the community while generating substantial returns. Located in the south of Oxnard, with many different use cases possible, this property offers a blank canvas for your vision, with the potential to create something truly remarkable.

The property, zoned R-2-PD-AHP, allows for a variety of development options from a multifamily development, affordable housing, or Condominiums, the options are boundless. The buyer of this land has the freedom to create their dream project. Whether it is an apartment complex with ground floor retail, or any number of the commercial uses permitted. Don't miss out on this exceptional opportunity to shape Oxnard's real estate landscape.

INVESTMENT HIGHLIGHTS



ASKING PRICE

\$4,000,000



LOT SIZE

49,658 SF (1.14AC)



ZONING

R-2-PD-AHP



PARCELS

TWO (2)
TOTAL PARCELS



POTENTIAL USES*

- + MULTIFAMILY RESIDENTIAL USES UP TO 30 DWELLING UNITS PER ACRE
- + CONDOMINIUMS
- + AFFORDABLE HOUSING



HIGH TRAFFIC COUNT

- + 25,414 VEHICLES PER DAY ON E PLEASANT VALLEY RD
- + 12,952 VEHICLES PER DAY ON E HUENEME RD

*Buyer to Verify





5690
CYPRESS RD

02

PROPERTY
DESCRIPTION

PROPERTY OVERVIEW

Address	5690 Cypress Rd, Oxnard, CA 93033
Market	Oxnard
Sales Price	\$3,700,000
Cap Rate	10.64%
Total Lot Size (SF)	49,658 SF
Total Lot Size (AC)	1.14 AC
Zoning	R-2-PD-AHP
APN	223-0-041-030, 223-0-041-045

Option for Covered Land Play:

- 01 Average gross income from all sources over the past 2 years is approximately \$569k annually. Each dormitory has a wall heater. Separate buildings house bathrooms, laundry and showers.
- 02 Sober living operation brings in \$875 per bed monthly. property has the capacity of 110 beds/occupants across 13 dormitories. The property is partially occupied at present.
- 03 Seasonal H-2A temporary agricultural farm workers (averages ~77 workers) 5 months of the year (March through July) that each pay \$1,200 per month (just over \$92,000 monthly income).
- 04 The City of Oxnard rents out ~20 beds per month for foul weather shelter typically from December to March depending on how bad the weather is. An Average of \$12,000 monthly income from the city during bad weather months.



FINANCIAL SUMMARY

Gross Income	\$647,245
Expenses	\$146,886
Management Fee	10% / \$64,724.50
Property Taxes	1.13%

PRICING

Price	\$3,700,000
NOI	\$393,825
CAP	10.64%

ANNUAL EXPENSES

Repairs & Maintenance	\$19,500
Pest	\$2,549
Supplies	\$7,629
Legal & License	\$4,204
Vendor Services	\$1,628
Insurance	\$12,585
Outside Services	\$21,027
Kitchen	\$21,309
On-Site Manager	\$6,401
Security/Alarm	\$2,754
Utilities	\$47,300
Total	\$146,886



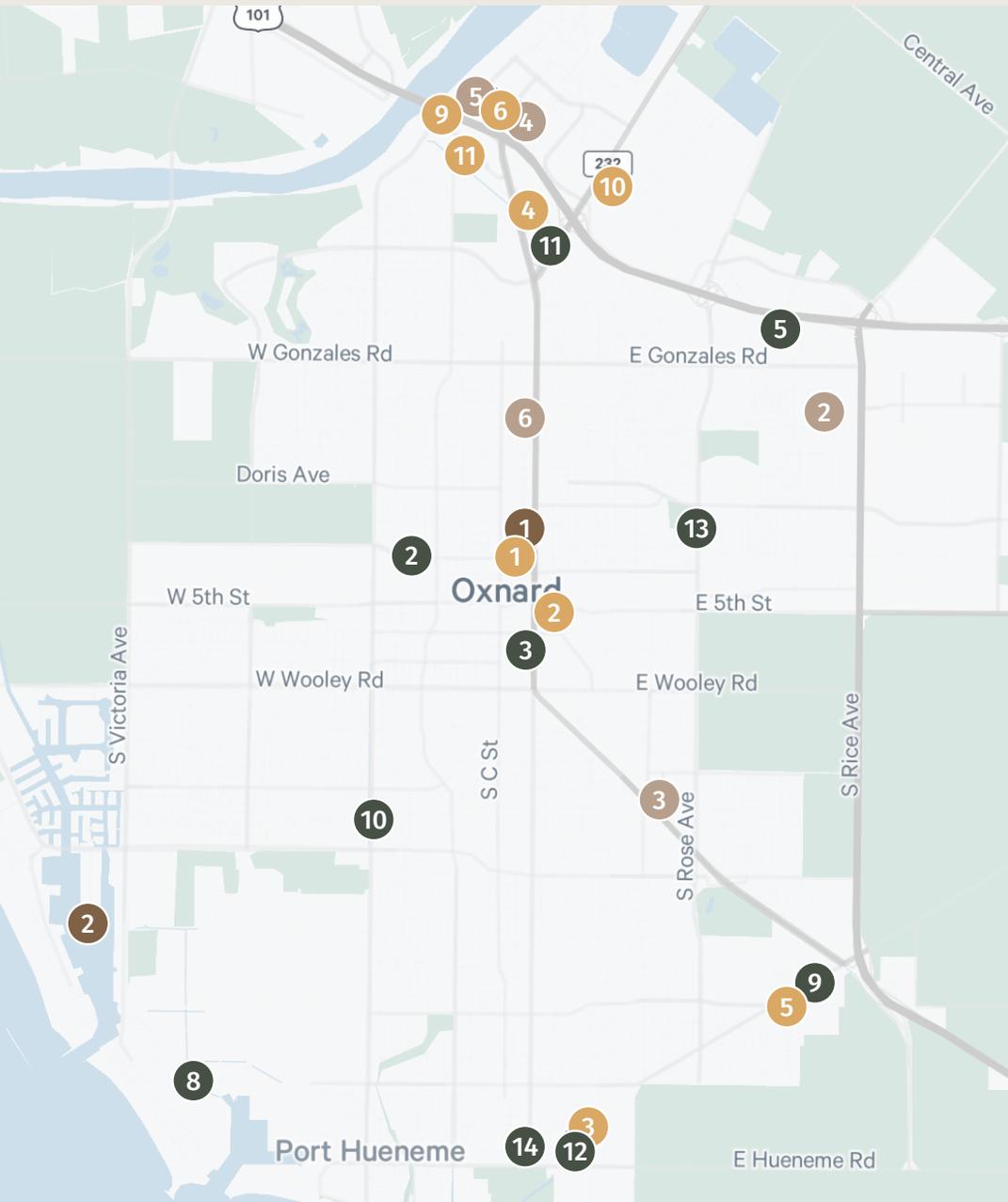
OXNARD DEVELOPMENT PIPELINE

CONSTR STATUS	PROPERTY NAME	PROPERTY ADDRESS	PROPERTY TYPE	NUMBER OF UNITS	NUMBER OF STORIES	CONSTRUCTION BEGIN	YEAR BUILT
1 Proposed	-	101 Logistics Ctr	Industrial	-	1	Feb 2025	2026
2 Proposed	Heritage Homes II	1101 W 2 nd St	Multi-Family	27	1	Oct 2024	2025
3 Proposed	Billboard Lofts	800 S A St	Multi-Family	55	3	Oct 2024	2025
4 Proposed	Urban Lofts	136 S B St	Multi-Family	20	5	Oct 2024	2025
5 Proposed	Vintage at Lockwood	2151 Lockwood St	Multi-Family	341	-	Nov 2024	2026
6 Proposed	-	101 Logistics Ctr	Industrial	-	1	Feb 2025	2026
7 Proposed	-	101 Logistics Ctr	Industrial	-	1	Feb 2025	2026
8 Proposed	-	101 Logistics Ctr	Industrial	-	1	Feb 2025	2026
9 Proposed	Dansk Phase 2	2300 E Pleasant Valley Rd	Multi-Family	46	2	Dec 2024	2026
10 Proposed	Pad F	N Ventura Rd	Retail (Strip Center)	-	1	Dec 2024	2025
11 Proposed	Mr. Car Wash	2441 E Vineyard Ave	Specialty	-	1	Oct 2024	2025
12 Proposed	Garden City Labor Camp Apartment Complex	5600-5690 Cypress Rd	Multi-Family	31	-	Dec 2024	2025
13 Proposed	Las Cortes Phase 3	San Gorgonio And First Street St	Multi-Family	109	2	Dec 2024	2026
14 Proposed	-	5489 Saviers Rd	Multi-Family	20		Jan 2025	2025
15 Proposed	-	2714 E Vineyard Ave	Office	-	1	Oct 2024	2026
1 Final Planning	Sandpiper Apartments	155 N A St	Multi-Family	56	5	Jan 2025	2025
2 Final Planning	Hyatt House Oxnard	3473-3555 Peninsula Rd	Hospitality	-	4	Sep 2025	2027
1 Under Construction	Navigation Center	241 W 2 nd St	Multi-Family	56	5	Mar 2023	2025
2 Under Construction	Central Terrace Apartments	217-235 E 6 th St	Multi-Family	87	5	Jun 2023	2024

OXNARD DEVELOPMENT PIPELINE

CONSTR STATUS	PROPERTY NAME	PROPERTY ADDRESS	PROPERTY TYPE	NUMBER OF UNITS	NUMBER OF STORIES	CONSTRUCTION BEGIN	YEAR BUILT
3 Under Construction	Cypress Place at Garden City	5536-5582 Cypress Rd	Multi-Family	150	3	May 2024	2025
4 Under Construction	Tru by Hilton Oxnard	180 W Esplanade Dr	Hospitality	-	5	Sep 2023	2025
5 Under Construction	Dolores Huerta Gardens	2161 E Etting Rd	Multi-Family	58	2	Jan 2024	2025
6 Under Construction	Pad A - Shell Gas Station	Town Center Dr	Retail (Strip Center)	-	1	Apr 2024	2025
7 Under Construction	TownePlace Suites by Marriott Ventura Oxnard	701 Town Center Dr	Hospitality	-	4	Aug 2023	2025
8 Under Construction	SpringHill Suites By Marriott Ventura Oxnard	801 Town Center Dr	Hospitality	-	4	May 2024	2025
9 Under Construction	Fore RiverPark	2700-2750 N Ventura Rd	Multi-Family	333	5	May 2024	2025
10 Under Construction	Rio Urbana	2714 E Vineyard Ave	Multi-Family	167	3	Oct 2024	2026
11 Under Construction	Mayfair Townhomes at Wagon Wheel	560 Winchester Dr	Multi-Family	32	3	Aug 2024	2025
1 Existing	-	1400 Graves Ave	Industrial	-	1	Jan 2023	2024
2 Existing	-	2301 Santiago Ct	Industrial	-	1	Jan 2023	2024
3 Existing	Starbucks Plaza	1610 Ives Ave	Retail	-	1	Jan 2024	2024
4 Existing	Chick-Fil-A	Town Center Dr	Retail (Strip Center)	-	1	Oct 2023	2024
5 Existing	Pad D	751 Town Center Dr	Retail (Strip Center)	-	1	Jan 2024	2024
6 Existing	Casa Aliento	1245 N Oxnard Blvd	Multi-Family	70	2		2024

OXNARD DEVELOPMENT PIPELINE MAP



PROPOSED

- 1 Logistics Way
- 2 1101 W 2nd St
- 3 800 S A St
- 4 136 S B St
- 5 2151 Lockwood St
- 6 Logistics Way
- 7 Logistics Way
- 8 Logistics Way
- 9 2300 E Pleasant Valley Rd
- 10 N Ventura Rd
- 11 2441 E Vineyard Ave
- 12 5600-5690 Cypress Rd
- 13 San Gorgonio & 1 Street
- 14 5489 Saviers Rd
- 15 2714 E Vineyard Ave

FINAL PLANNING

- 1 155 N A St
- 2 3555 Peninsula Rd

UNDER CONSTRUCTION

- 1 241 W 2nd St
- 2 235 E 6th St
- 3 5536 Cypress Rd
- 4 180 W Esplanade Dr
- 5 2161 Etting Rd
- 6 Town Center Dr
- 7 701 Town Center Dr
- 8 801 Town Center Dr
- 9 2700 N Ventura Rd
- 10 2714 E Vineyard Ave
- 11 560 Winchester Dr

EXISTING

- 1 1400 Graves Ave
- 2 2301 Santiago Ct
- 3 1610 Ives Ave
- 4 Town Center Dr
- 5 751 Town Center Dr
- 6 1245 N Oxnard Blvd



03

OXNARD OVERVIEW

OXNARD OVERVIEW

Nestled between the vibrant city of Los Angeles and the scenic beauty of Santa Barbara, Oxnard, California is a picturesque coastal town that perfectly encapsulates the essence of California living. Adorned with palm-lined avenues, charming stucco homes, and graced with a warm breeze all year round, Oxnard offers an ideal blend of tranquil suburban life and close access to one of America's bustling metropolises.

Away from the city's noise and congestion, yet with the vibrant entertainment and nightlife at your doorstep, Oxnard provides a unique blend of urban

convenience and scenic beauty. Its tranquil streets and stunning architecture are sure to capture your heart, making it the perfect setting for your next Investment.

Immerse yourself in the local culture by surfing at Oxnard Beach or visiting the renowned Carnegie Art Museum. Take a leisurely stroll through Heritage Square and discover delectable hidden gems among its eateries. Oxnard truly offers the best of all worlds.





04

VENTURA
COUNTY OVERVIEW

VENTURA COUNTY OVERVIEW

Ventura County, situated along California's picturesque central coast, is a region celebrated for its diverse landscapes and rich cultural heritage. Stretching from the Pacific Ocean to the rugged Santa Monica Mountains, the county boasts stunning beaches, rolling hills, and fertile agricultural land. With a mild Mediterranean climate, Ventura County enjoys warm summers and mild winters, making it an ideal destination for outdoor activities year-round. This natural beauty attracts both residents and visitors, who partake in hiking, surfing, and exploring the numerous parks and wildlife reserves.

The county is home to several vibrant cities, including Ventura, Oxnard, and Thousand Oaks, each offering unique attractions and communities. Ventura, the county seat, features a charming downtown area with historic buildings, shops, and restaurants, as well as the famous Ventura Pier and beachfront promenade. Oxnard, known for its beautiful beaches and agricultural output, hosts the annual Strawberry Festival, celebrating the region's rich farming heritage. Thousand Oaks, named for its abundant oak trees, is recognized for its high quality of life, excellent schools, and numerous parks, making it a desirable place for families.

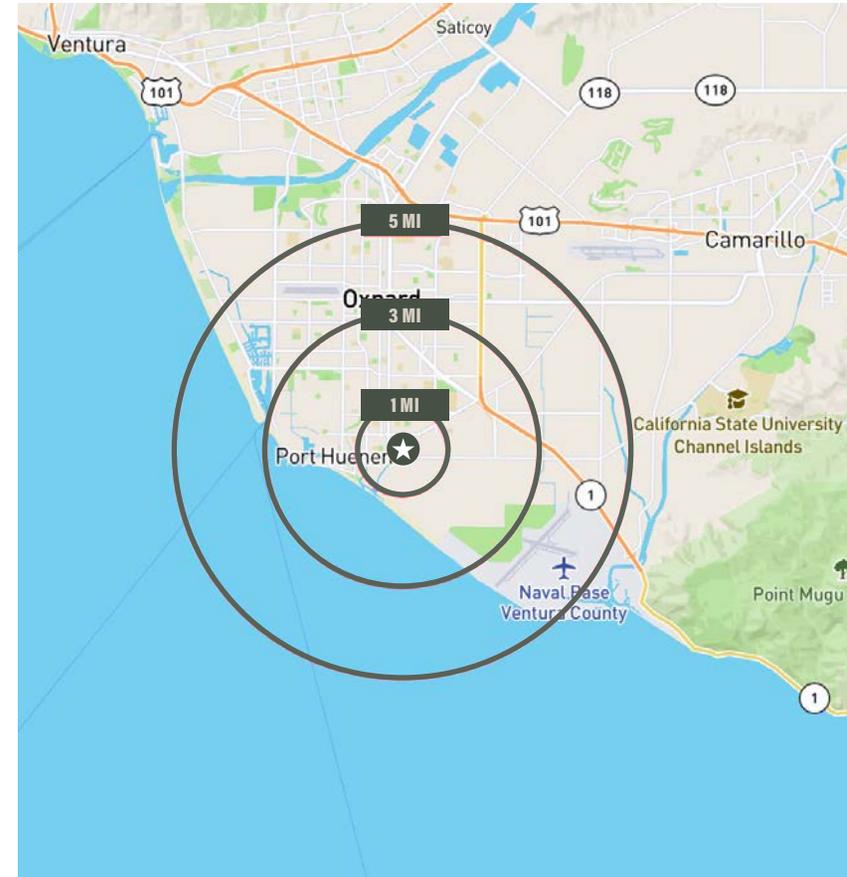
Agriculture plays a significant role in Ventura County's economy, with the region being one of the top producers of strawberries, lemons, and avocados in the United States. The county's fertile soil and favorable climate have made it a hub for farming, contributing to both local and state economies. In addition to agriculture, Ventura County is also home to a growing technology sector, with businesses focusing on clean energy, biotechnology, and aerospace. This economic diversity supports a strong job market and provides residents with a range of employment opportunities.

Culturally, Ventura County is rich in history and community events. The region hosts numerous festivals and fairs throughout the year, showcasing its artistic talents and diverse backgrounds. From the Ventura Music Festival to the annual Channel Islands Maritime Museum events, there is always something to celebrate. The county's commitment to preserving its natural and historical resources is evident in its parks, museums, and cultural institutions, making Ventura County not just a beautiful place to live, but also a vibrant and dynamic community.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	25,318	104,527	190,969
2029 Population - Five Year Projection	24,969	103,042	188,824
2020 Population - Census	25,974	107,119	194,539
2010 Population - Census	26,620	108,957	197,167
2020-2024 Annual Population Growth Rate	-0.60%	-0.57%	-0.43%
2024-2029 Annual Population Growth Rate	-0.28%	-0.29%	-0.23%
HOUSEHOLDS			
2024 Households - Current Year Estimate	5,844	26,069	51,725
2029 Households - Five Year Projection	5,845	26,015	51,776
2010 Households - Census	5,653	25,510	50,314
2020 Households - Census	5,896	26,360	51,993
2020-2024 Compound Annual Household Growth Rate	-0.21%	-0.26%	-0.12%
2024-2029 Annual Household Growth Rate	0.00%	-0.04%	0.02%
2024 Average Household Size	4.29	3.95	3.64
HOUSEHOLD INCOME			
2024 Average Household Income	\$95,890	\$101,690	\$113,757
2029 Average Household Income	\$112,035	\$119,923	\$132,599
2024 Median Household Income	\$78,316	\$80,282	\$88,774
2029 Median Household Income	\$90,327	\$93,362	\$103,128
2024 Per Capita Income	\$22,329	\$25,427	\$30,948
2029 Per Capita Income	\$26,468	\$30,334	\$36,506
HOUSING UNITS			
2024 Housing Units	6,005	27,797	55,728
2024 Vacant Housing Units	161	1,728	4,003
2024 Occupied Housing Units	5,844	26,069	51,725
2024 Owner Occupied Housing Units	2,532	14,159	27,404
2024 Renter Occupied Housing Units	3,312	11,910	24,321
EDUCATION			
2024 Population 25 and Over	15,043	66,051	124,192
HS and Associates Degrees	7,077	33,215	64,383
Bachelor's Degree or Higher	1,666	10,044	25,387
PLACE OF WORK			
2024 Businesses	276	1,801	4,694
2024 Employees	3,203	19,182	65,257



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C Y P R E S S R D

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