



Real Estate
Investment
Co. _____

REDEVELOPMENT OPPORTUNITY RETAIL / MIXED-USE / RESIDENTIAL

2100 E Pleasant Valley Road, Oxnard, CA 93033



E PLEASANT VALLEY ROAD

**OXNARD COLLEGE
(7,500 STUDENTS)**

35,000 VPD AT INTERSECTION



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BLVD Real Estate
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EXCLUSIVELY LISTED BY:

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INVESTMENT HIGHLIGHTS & PROPERTY SPECIFICATIONS

PRICING

\$1,150,000

INVESTMENT HIGHLIGHTS

- Owner/User, Development Opportunity in coastal Southern California (Oxnard), CA
- The zoning allows for appr. 9 townhomes without affordable housing or appr. 15 with affordable housing. Needs to be verified with the City.
- Drive through retail building allowed with use permit
- Excellent Southern California location - The property is situated directly across the street from Oxnard College (7,500 students)
- Located at signalized, hard corner intersection with over 22,275 VPD along E Pleasant Valley Road
- Adjacent to 7-Eleven and Subway and located within 1/2 mile to Pacific Coast Highway (PCH)

PROPERTY SPECIFICATIONS

| | | | |
|----------------------------|---|------------|--|
| Address: | 2100 E Pleasant Valley Road, Oxnard, CA 93033 | | |
| Building Size: | 1,716 SF (Built 1975) | | |
| Land Area: | 0.51 Acres (Approx) | | |
| APN: | 25-0-053-305 | | |
| Zoning: | C2PDAHD (See Page 7 for more Details) | | |
| Zoning Description: | Multi-family, retail, commercial, office, mixed-use | | |
| Traffic Counts: | E Pleasant Valley Road: | 22,275 VPD | |
| | E Bard Avenue: | 12,725 VPD | |
| | Total Intersection: | 35,000 VPD | |

DEMOGRAPHICS

| Source: Costar.com | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|
| Population | 17,667 | 105,281 | 206,686 |
| Average HHI | \$94,276 | \$86,244 | \$97,605 |
| Employees | 1,757 | 27,276 | 66,643 |

AERIAL



CHANNEL ISLANDS

SANTA BARBARA

VENTURA

PORT HUENEME (US NAVY)

RESIDENTIAL CONCEPT

QSR/FAST FOOD CONCEPT

E PLEASANT VALLEY ROAD

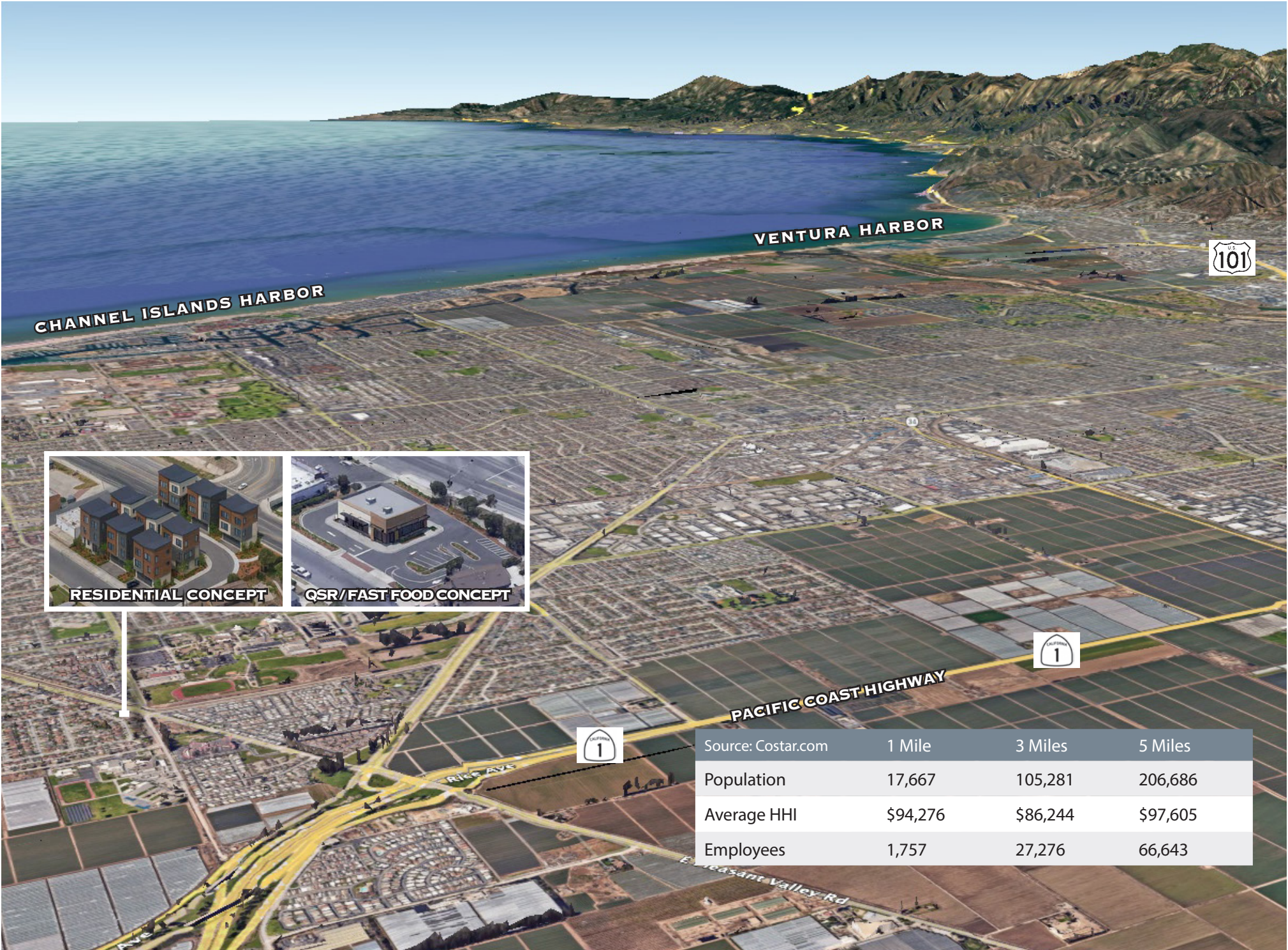
SUBWAY

7
ELEVEN

E BARD ROAD

OXNARD COLLEGE
(7,500 STUDENTS)

35,000 VPD AT INTERSECTION



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SUBJECT PROPERTY RENDERINGS - CONCEPT SUBJECT TO APPROVAL

Single Tenant Retail / QSR / Fast Food Concept



Residential / Townhome Concept



Zoning Summary

Zoning: C2-PD-AHD

C-2 – General Commercial Zone

Allows a wide range of commercial uses: car washes, retail stores, drive through (special use permit required) restaurants, personal services, offices, mixed-use/multi-family (18 du/acre without inclusionary housing and 30 du/acre with inclusionary housing)

Allowed Uses Matrix: https://codelibrary.amlegal.com/codes/oxnard/latest/oxnard_ca/0-0-0-76128

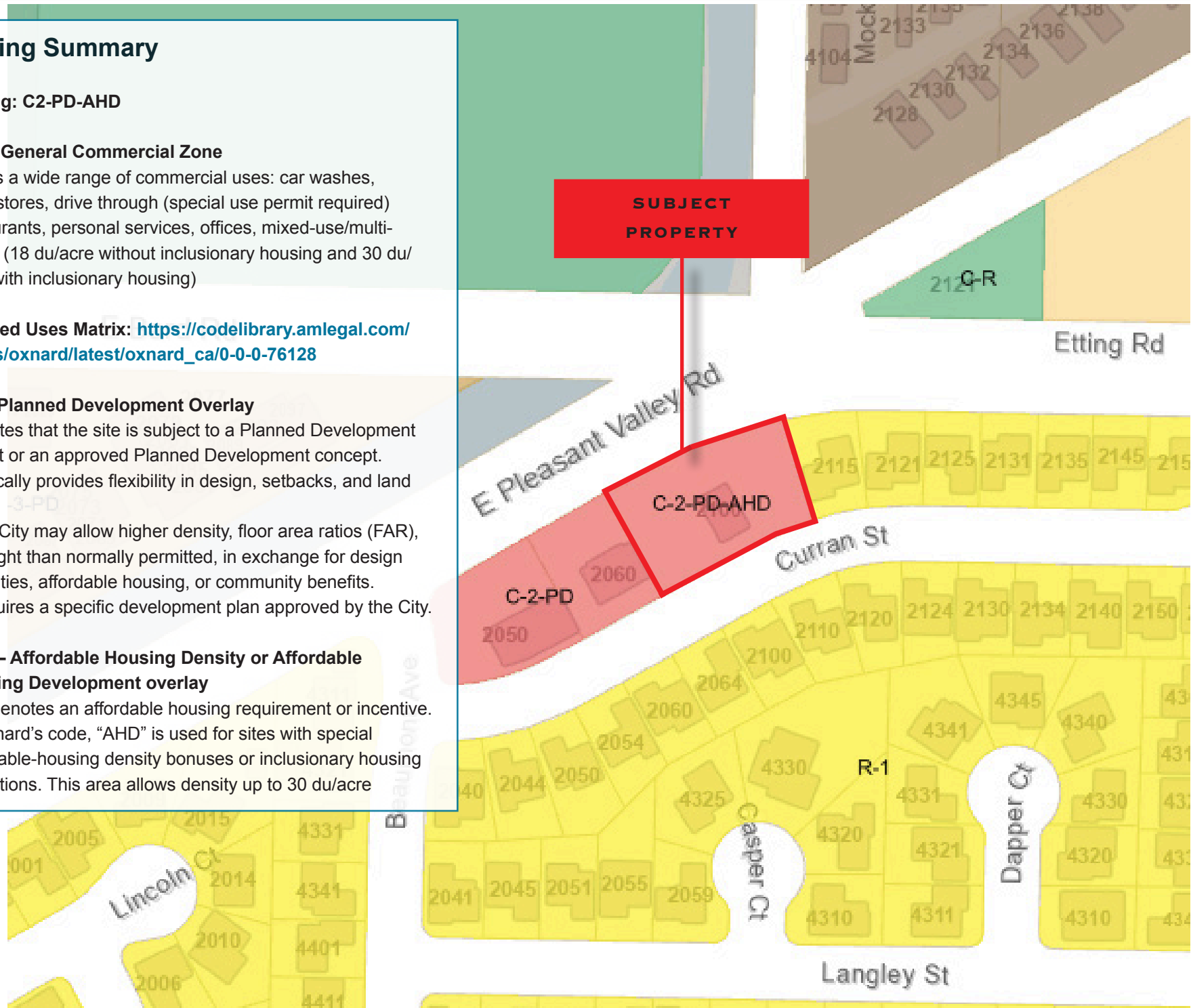
PD – Planned Development Overlay

Indicates that the site is subject to a Planned Development Permit or an approved Planned Development concept.

- Typically provides flexibility in design, setbacks, and land uses.
- The City may allow higher density, floor area ratios (FAR), or height than normally permitted, in exchange for design amenities, affordable housing, or community benefits.
- Requires a specific development plan approved by the City.

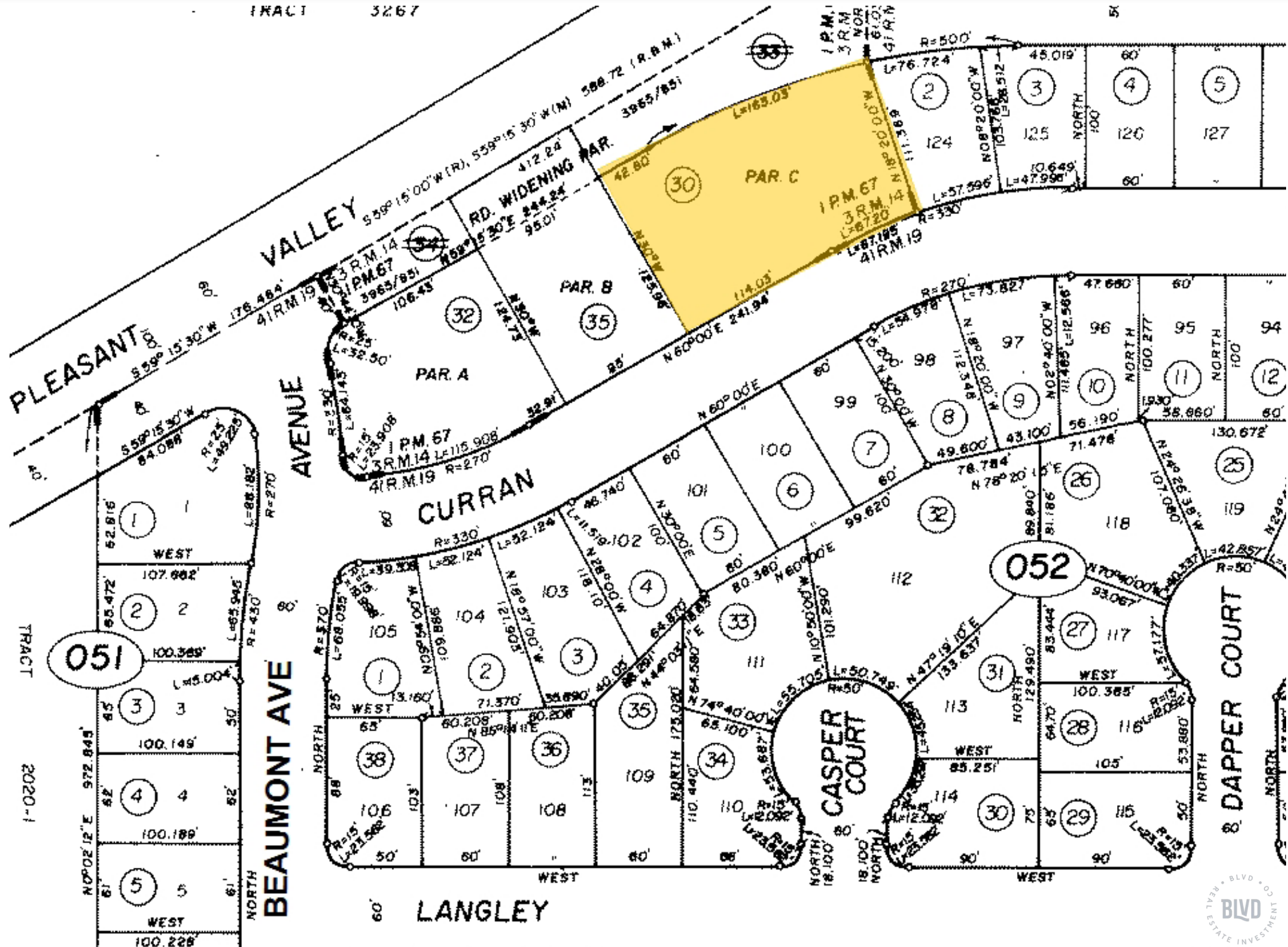
AHD – Affordable Housing Density or Affordable Housing Development overlay

This denotes an affordable housing requirement or incentive. In Oxnard's code, "AHD" is used for sites with special affordable-housing density bonuses or inclusionary housing obligations. This area allows density up to 30 du/acre



PLAT MAP / LAND SIZE: 22,200 SF

TRACT 3267



AREA OVERVIEW - OXNARD, CA

Oxnard is a good place for outdoor activities and a beautiful coastal environment, offering extensive beaches and access to the Channel Islands. It features diverse neighborhoods, from luxury waterfront living at Channel Islands Harbor to more suburban and historic areas. While offering a slower pace than larger nearby cities, Oxnard provides cultural experiences, festivals, and convenient access to amenities like shopping and golf.

Strong Real Estate Market

Oxnard is a strong real estate market, as it offers promising real estate investment potential due to its coastal location and steady property appreciation.

Real Estate Appreciation:

The city's real estate market has shown consistent growth and property values are expected to appreciate over time, making it a solid long-term investment.

Coastal Access:

Miles of beautiful beaches, including Oxnard Beach Park and Silver Strand Beach, are perfect for surfing, swimming, and relaxing.

Outdoor Recreation:

The area is a hub for outdoor enthusiasts, with access to the nearby Channel Islands National Park and multiple golf courses.

Diverse Neighborhoods:

From upscale waterfront condos in Channel Islands Harbor to family-friendly areas and newer communities like Riverpark, there are many options for residents.

Cultural & Community Events:

The city hosts festivals, including the California Strawberry Festival, and is known for its friendly, walkability, and community-focused neighborhoods.

Convenient Location:

Oxnard is an hour west of Los Angeles and close to Ventura and Santa Barbara, with easy access to major highways.

Oxnard Top Rankings:

Oxnard Beach Park: A popular destination that has been ranked as a "top beach on the West Coast" by USA Today, featuring rolling lawns, playgrounds, and barbecues.

Mandalay State Beach: Named one of the "top beaches in the US" by House Beautiful for its scenery and recreational offerings.



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