

COMMERCIAL OPPORTUNITY



351 Candelaria Road

OXNARD, CALIFORNIA

LIV

Sotheby's
INTERNATIONAL REALTY

Highlights

- 10,980 SF ON A .72 AC LOT
- TOTAL OFFICE SPACE: ~2,000 SF
- PARKING STALLS: 23
- GRADE LOADING DOORS: 2
- POWER: 600 AMP
- OWNER/USER OPPORTUNITY
- SELLER OPEN TO OWNER FINANCING



The information contained herein has been obtained from the owner of the property or from other sources deemed reliable but has not been verified. We have no reason to doubt the accuracy of the information. No representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein. The information is subject to change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are not to be relied upon for future property performance. No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change.



Located in the thriving coastal city of Oxnard, 351 Candelaria Road presents a compelling commercial opportunity in one of Ventura County's most dynamic and growing markets. Seller is open to owner financing, presenting a rare opportunity for investors and owner-users to secure favorable acquisition terms. This freestanding commercial building totals 10,980 square feet, including generous office space, situated on a sizable 0.72-acre lot.

This property is an opportunity for you to think outside of the box and bring your business vision to life.

The property offers a versatile layout well-suited for a range of commercial or industrial uses (subject to M1 zoning), with ample space to support operations, storage, or future reconfiguration. Its freestanding nature provides added flexibility, privacy, and control for owner-users, while the expansive lot allows for convenient access, parking, and potential yard use.

Strategically positioned with strong connectivity to major transportation routes and surrounded by a blend of residential growth and commercial development, the property benefits from both visibility and accessibility. Oxnard continues to experience steady economic expansion, making it an attractive market for businesses and long-term investment.

With its combination of flexible financing, substantial building size, generous lot area, and prime location, 351 Candelaria Road represents a compelling opportunity to acquire a high-utility commercial asset in one of Ventura County's most active markets.

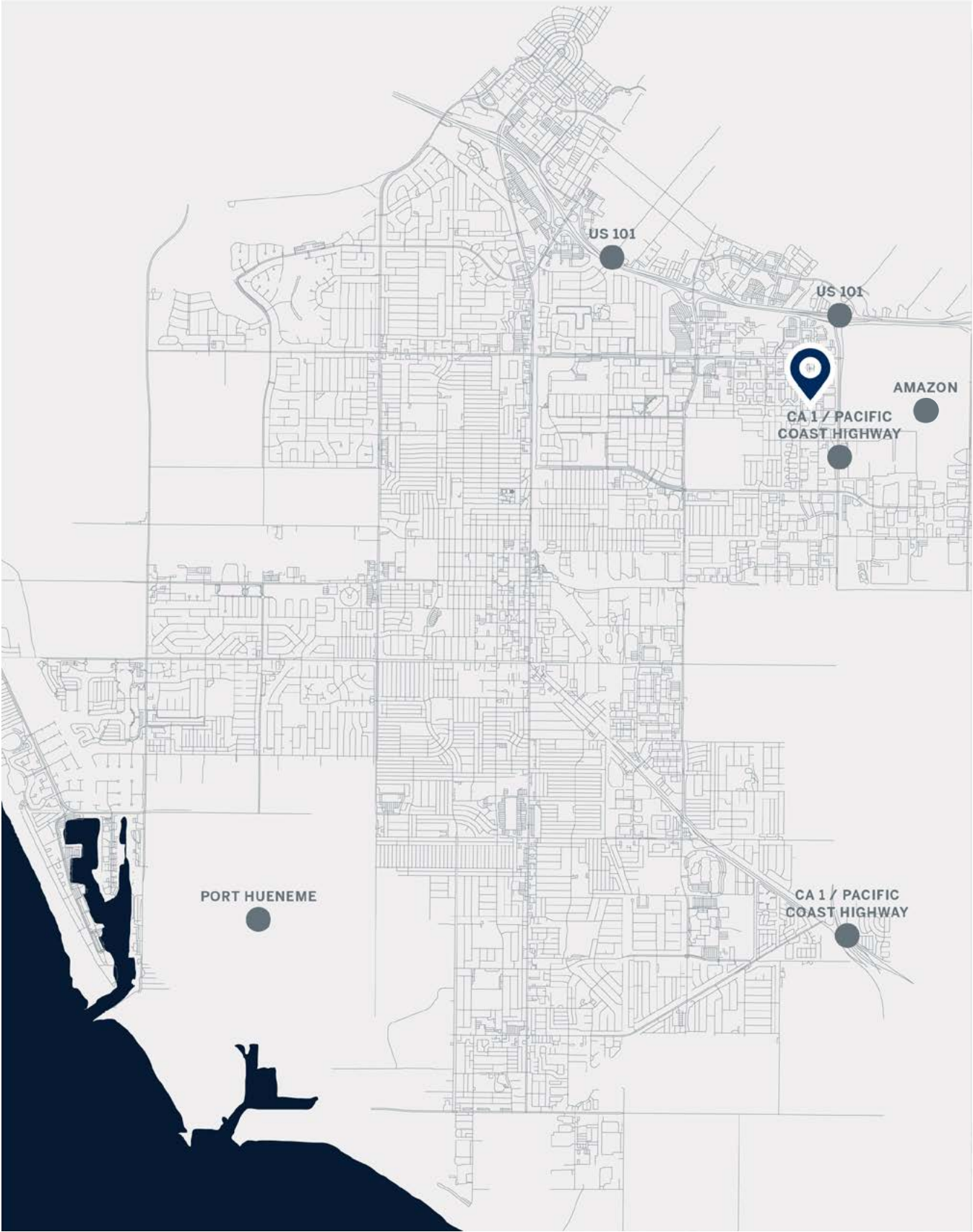
...ubt its accuracy, but we do not guarantee it. No warranty or rep-
...ned herein, and same is submitted subject to errors, omissions,
...imates are subject to uncertainty and do not signify current or
...ge or withdrawal without notice.











Area and Infrastructure

The area around 351 Candelaria Road in Oxnard, CA, is a prime location for commercial ventures, offering direct access to the Port of Hueneme, a major trade hub handling over \$10 billion in goods annually. The region benefits from key transportation routes via the 101 and Pacific Coast Highway, supporting efficient logistics. Oxnard's skilled workforce, particularly in manufacturing and warehousing, and proximity to California State University Channel Islands, provides a steady stream of educated talent. Additionally, businesses enjoy lower real estate costs compared to nearby Los Angeles, making it an attractive area for expansion.

1 MILE

- SHOPS: Sit 'n Sleep, Scrubs on the Run, Vista Paint, 7-Eleven, Kaiser Permanente Pharmacy, Goodwill Wholesale Outlet, San Nutrition, Magnavino Cellars, ABC Rugs, Early California Antiques, Diamond A Equipment, Unique Moving and Storage, Central Coast Piping Products, DriveShaft Pro, Mission Linen and Uniform Service, Virginia Hardwood Co.
- TRANSPORT: N. Rice Road, Camino del Sol, E. Gonzales Road, N. Rose Avenue, US 101/Ventura Freeway
- DEMOGRAPHICS: 5,213 inhabitants

10 MILE

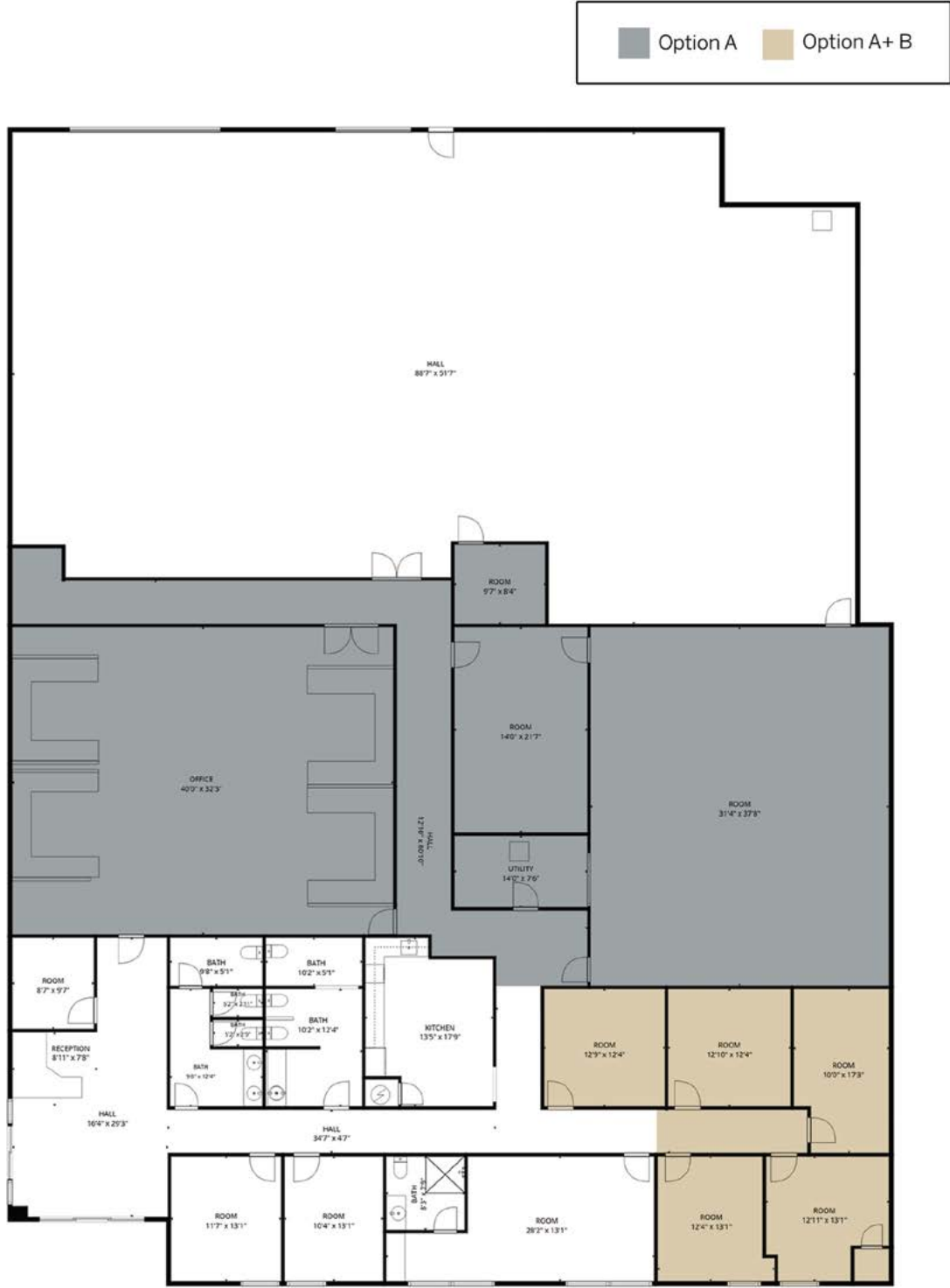
- SHOPS: Costco Wholesale, 24 Hour Fitness, Aldi, Best Buy, Chick-fil-A, CVS, Floor & Decor, Hobby Lobby, In-N-Out, McDonalds, Sams Club, Staples, Target, The Home Depot, Ulta, Urban Home, Vons, Walmart, Whole Foods, World Market
- TRANSPORT: Port of Hueneme, Oxnard Airport, Camarillo Airport, US-101/Ventura Freeway, CA-1, CA-33, CA-118, CA-126,
- DEMOGRAPHICS: 831,141 inhabitants

100 MILE

- TRANSPORT: Los Angeles International Airport, Van Nuys Airport, Hollywood Burbank Airport, Santa Barbara Airport, CA-23, CA-150, CA-154, CA-246, I-5, I-10, I-105, I-110, I-210, I-405
- DEMOGRAPHICS: 14,132,097 inhabitants

1,000 MILE

- TRANSPORT: Port of Los Angeles, Port of San Diego, Port of West Sacramento, US-50, US-395, CA-14, CA-58, CA-60, CA-70, CA-73, CA-99, CA-166, I-8, I-11, I-15, I-17, I-25, I-40, I-70, I-80, I-84, I-86, I-205, I-215, I-505, I-580, I-605, I-680, I-805, I-880, San Diego International Airport, SNA-John Wane Airport, Long Beach Airport, Ontario International Airport, Southern California Logistics Airport, Palmdale Airport, Bakersfield Air Terminal, Taft-Kern County Airport, SLO County Airport, Paso Robles Municipal Airport.



TOTAL: 10586 sq. ft
1st floor: 10586 sq. ft
EXCLUDED AREAS: UTILITY: 105 sq. ft, WALLS: 213 sq. ft
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



For more info, contact:



**LARRY
KROGH**

805.312.0512

larry.krogh@sothebyrealty.com

Cal DRE 01305510



**IGNACIO
ANZALDO**

805.760.3643

ignacio.anzaldo@sothebyrealty.com

Cal DRE 02124025



**VANESSA
PORTER**

805.889.6888

vanessa.porter@sothebyrealty.com

Cal DRE 02131118

