

Prime Waterfront Retail Investment

2800–2860 S. Harbor Blvd., Oxnard, CA 93035

- Oceanfront retail asset in a high-barrier coastal market
- ±20 years remaining on ground lease; extension potential
- 7.75% cap rate based on actual income & expenses
- Strong current cash flow (NOI: ±\$350,000)
- Multiple vacancies create clear rent upside
- 100% depreciable improvements — no land purchase
- Proven County cooperation for upgrades & redevelopment
- Diverse tenant mix + steady marina and neighborhood traffic

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HARBOR LANDING

2800-2860 S. Harbor Blvd. Oxnard, CA 93003



SITE PLAN



Rendering by Floor Plan Visuals.

All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.

HARBOR LANDING

FINANCIAL SUMMARY

INCOME

Base Rent	566,000
NNN Recoveries	215,000
TOTAL INCOME	781,000

EXPENSES

Common Area Maintenance	183,752
Insurance	22,867
Property Tax	37,437
Management (3%)	23,430
Ground Lease	164,835
TOTAL EXPENSES	432,321

NET INCOME	348,679
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Important Assumptions and Clarifications

Percentage Rent:

Certain tenants are subject to percentage rent, which is collected by the Seller (Lessor) and remitted directly to the County of Ventura. Percentage rent is not included in the financial summary and is assumed to have no impact on net income. The Seller will deliver the property free and clear of any percentage rent obligations payable to the County of Ventura as of the closing date.

Income Projection:

The income figures represent the Seller's forecast of rent to be collected in calendar year 2026, based on current occupancy levels and tenant payment history.

Expenses:

Expenses shown reflect recurring costs for 2024. Prospective buyers should independently develop estimates for 2026 and future years based on their own due diligence.

Exclusions:

Capital expenditures, leasing commissions, tenant improvement costs, and all other non-recurring expenses have been excluded. Prospective buyers are responsible for estimating such costs based on their independent evaluation of the property.

Ground Lease:

The property is situated on land leased from the County of Ventura. The amount shown reflects the annual base ground rent of \$145,172, plus additional charges as provided in the ground lease.

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