

OFFERING MEMORANDUM

1821 SUNKIST CIRCLE



OXNARD, CA 93033

km Kidder
Mathews

TABLE OF CONTENTS

01

INVESTMENT
SUMMARY

02

PROPERTY
OVERVIEW

03

LOCATION
OVERVIEW

04

PROPERTY
PHOTOS

*Exclusively
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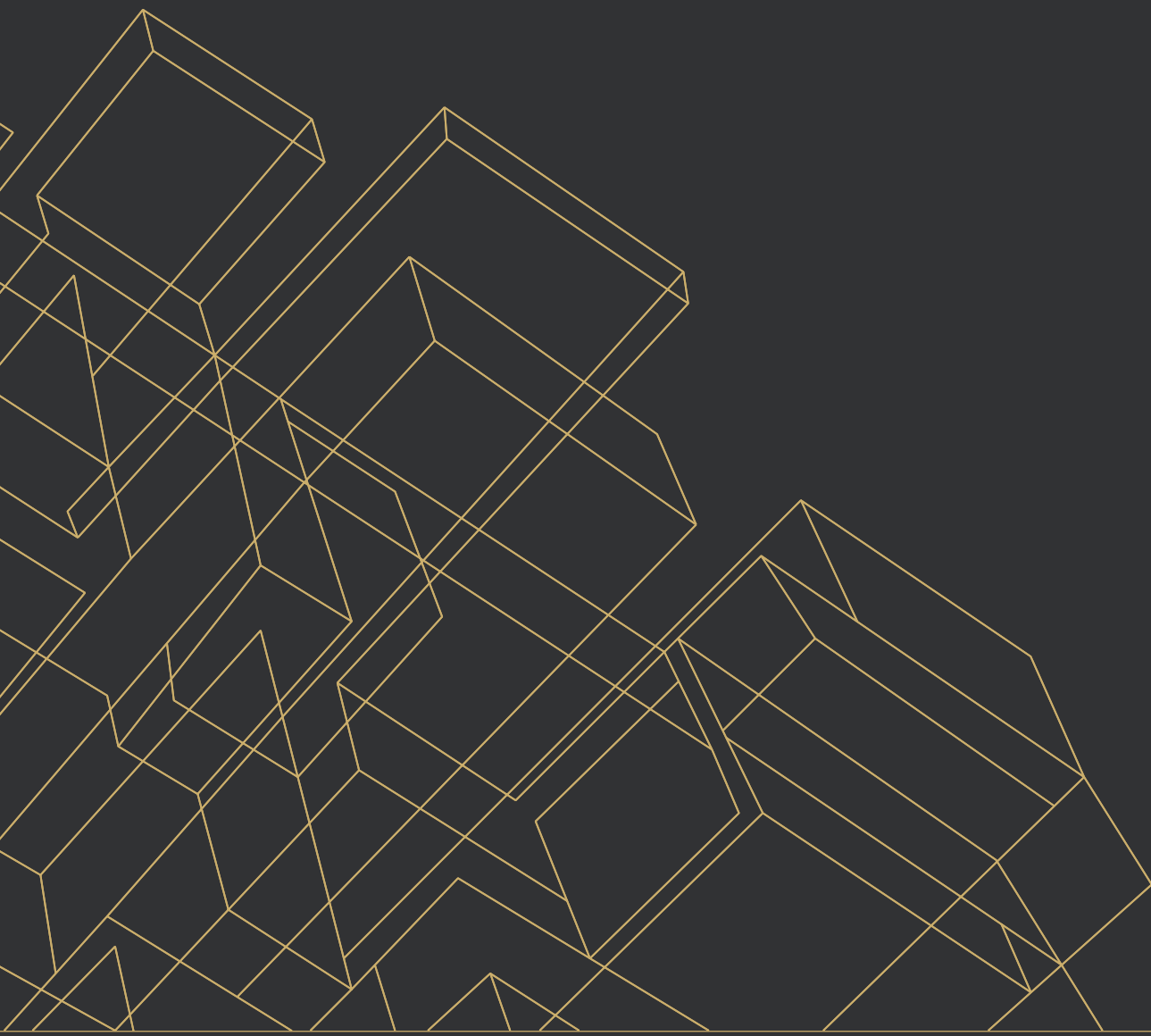
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EXECUTIVE SUMMARY

COMMERCIAL BUILDING IN THE HEART OF OXNARD, CA

Kidder Mathews, as exclusive advisor, is pleased to present the rare opportunity to acquire 3,990 square foot commercial property on .31 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	1821 Sunkist Circle, Oxnard CA 93033
PURCHASE PRICE	\$1,250,000
LEASE RATE	\$7,500/Mo Modified Gross
RBA	3,990 SF
LOT SIZE	13,505 SF (0.31 AC)
BUILT	1970
ZONING	M-1 PD

3,990

RBA (SF)

M-1 PD

ZONING

1970

YEAR BUILT



INVESTMENT HIGHLIGHTS

Upstairs office with full kitchen and wet bath

Oversized lot

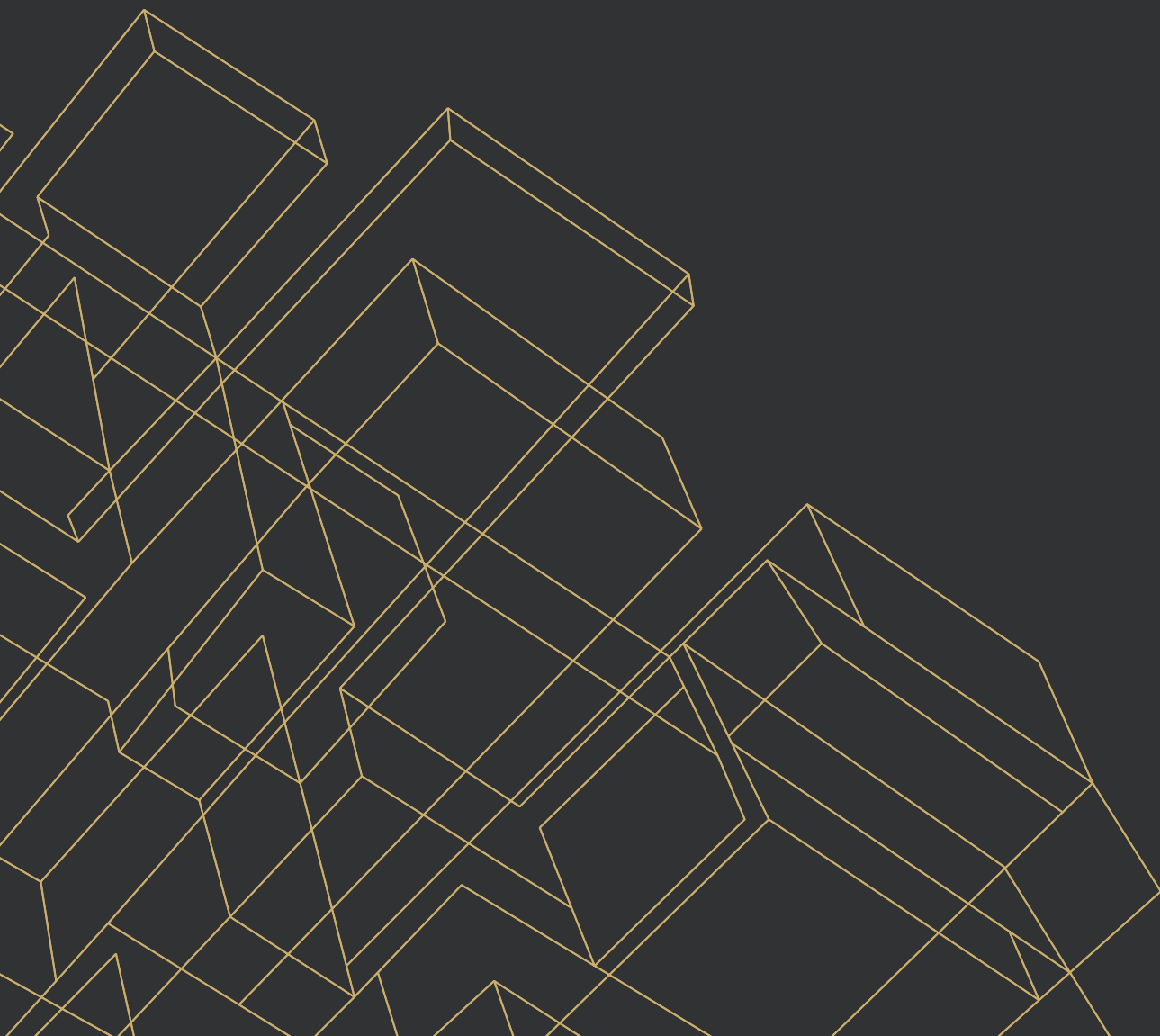
Secure cul-de-sac

Divisible property for multiple tenants

Oxnard Blvd (Highway 1) adjacent

Multiple parcels



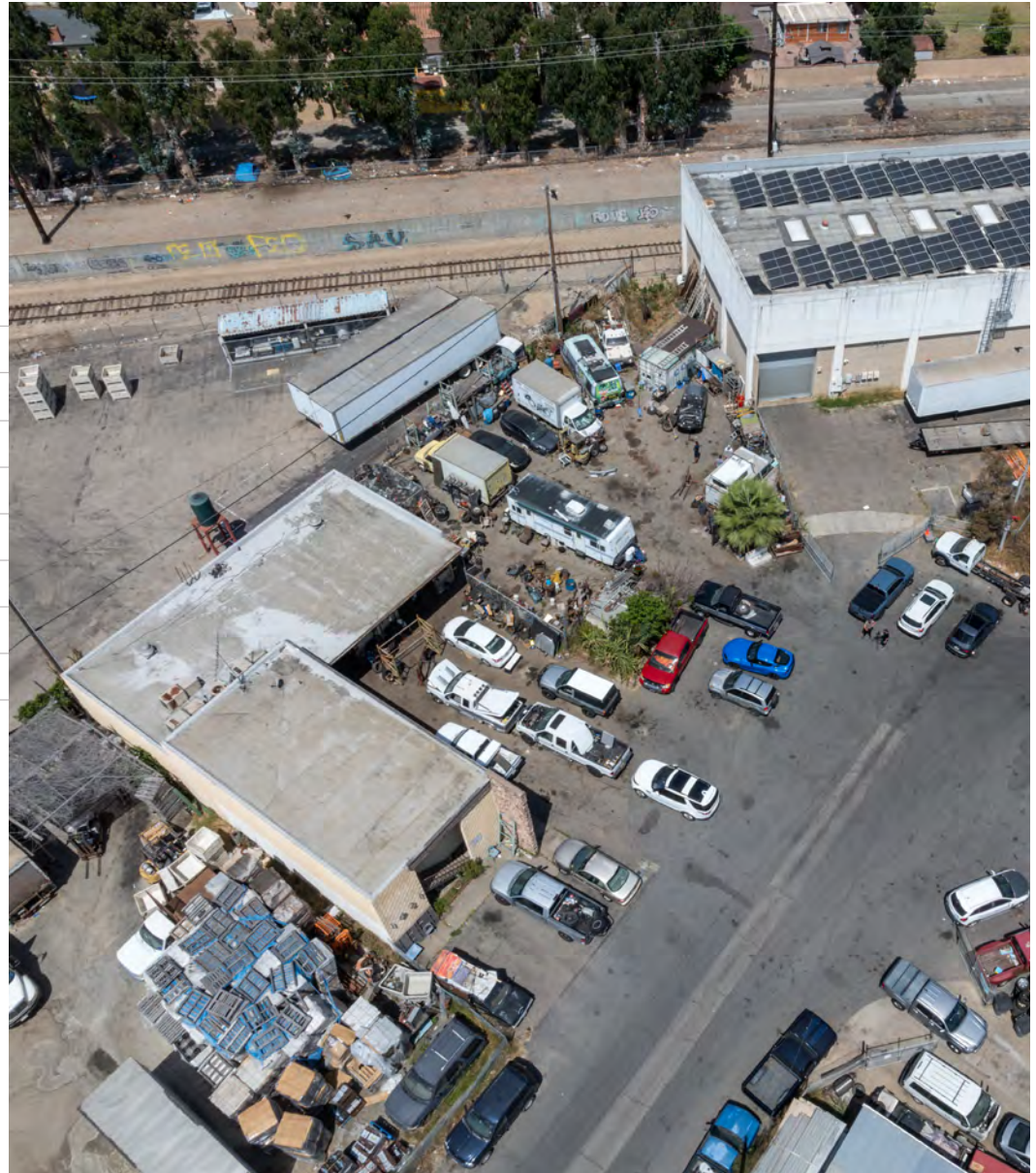


PROPERTY OVERVIEW

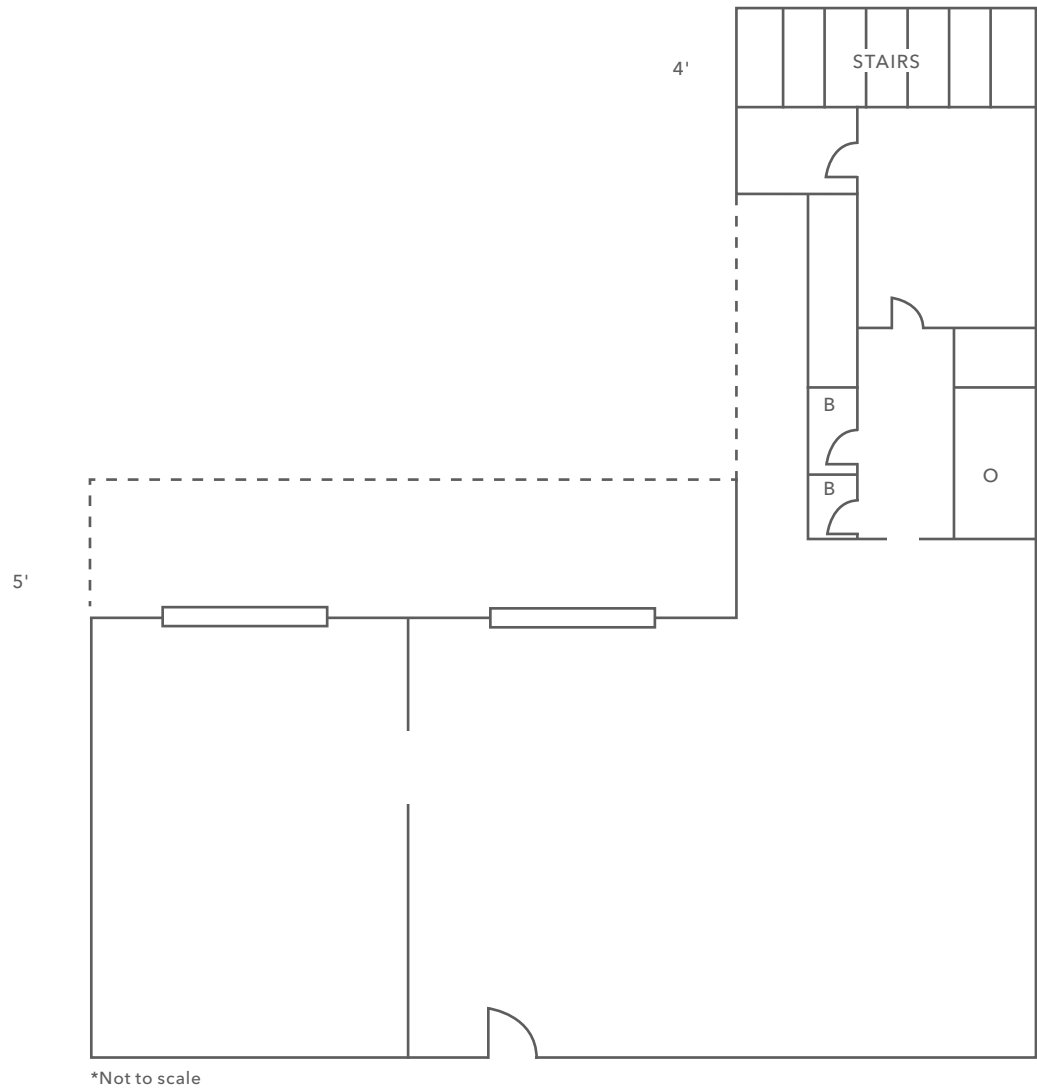
PROPERTY INFORMATION

PROPERTY OVERVIEW

ADDRESS	1821 Sunkist Circle, Oxnard, CA 93033
PURCHASE PRICE	\$1,250,000
LEASE RATE	\$7,250/Mo Modified Gross
RENTABLE BUILDING AREA	±3,990 SF
LOT SIZE	13,505 SF (0.31 AC)
BUILT	1970
ROLL-UP DOORS	Two (10'x10')
POWER	240V 3P 200A
ZONING	M-1 PD
APN'S	220-0-060-135, 125

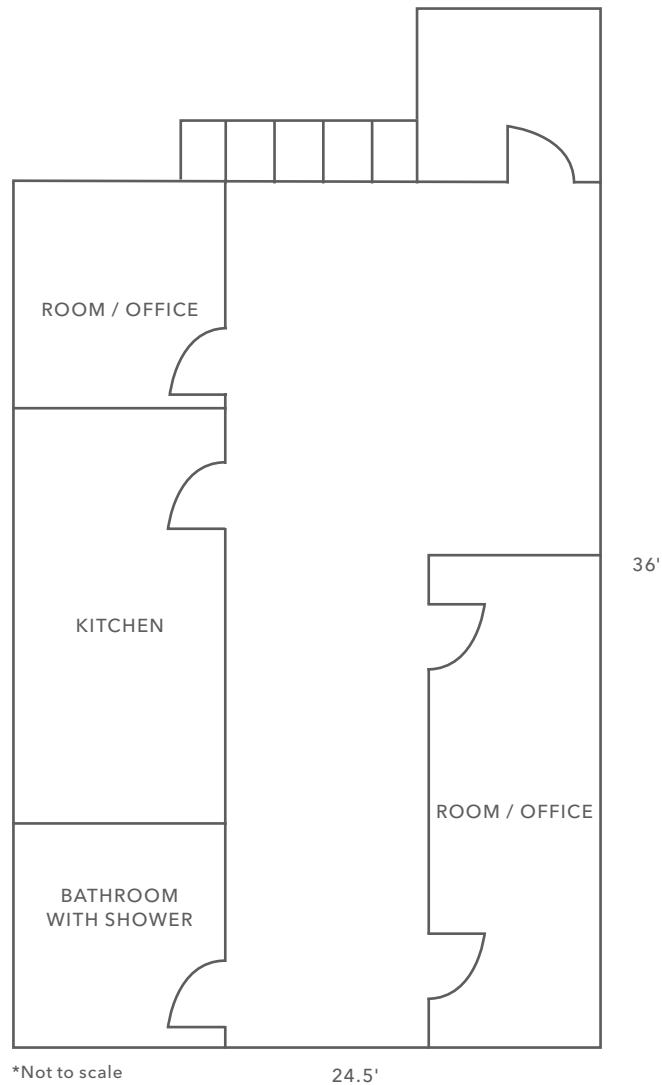


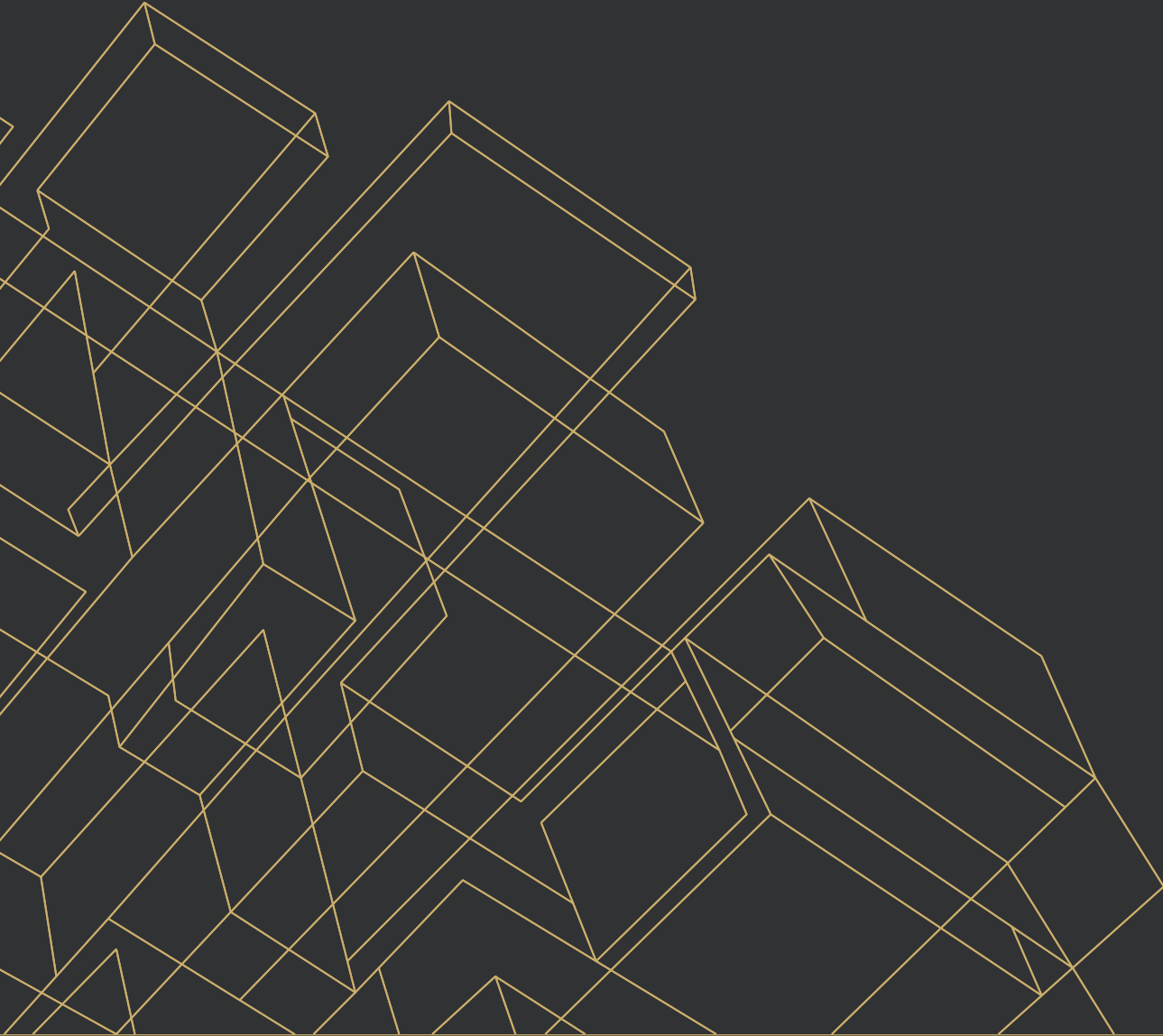
FIRST FLOOR PLAN



*Not to scale

SECOND FLOOR PLAN



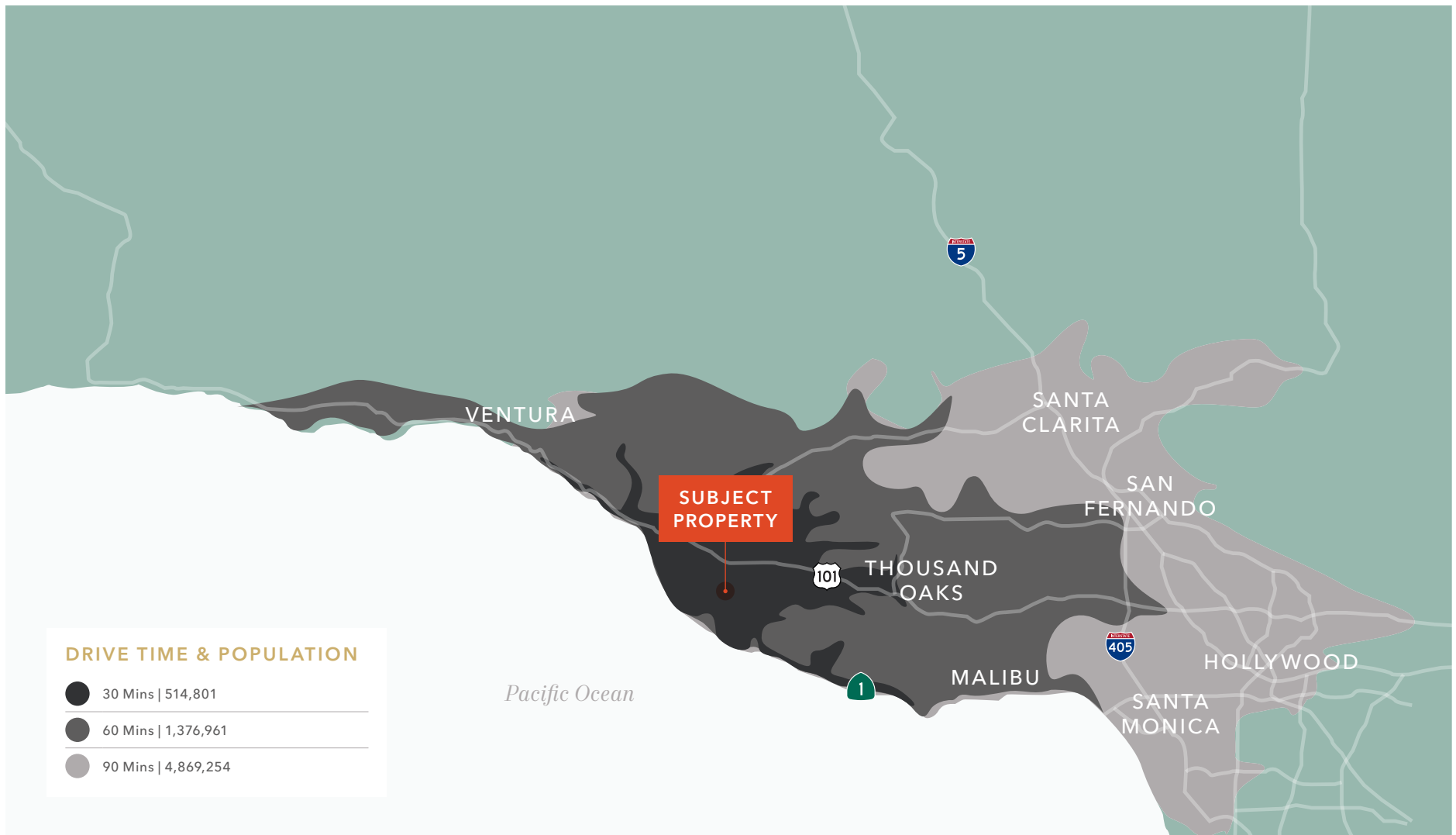


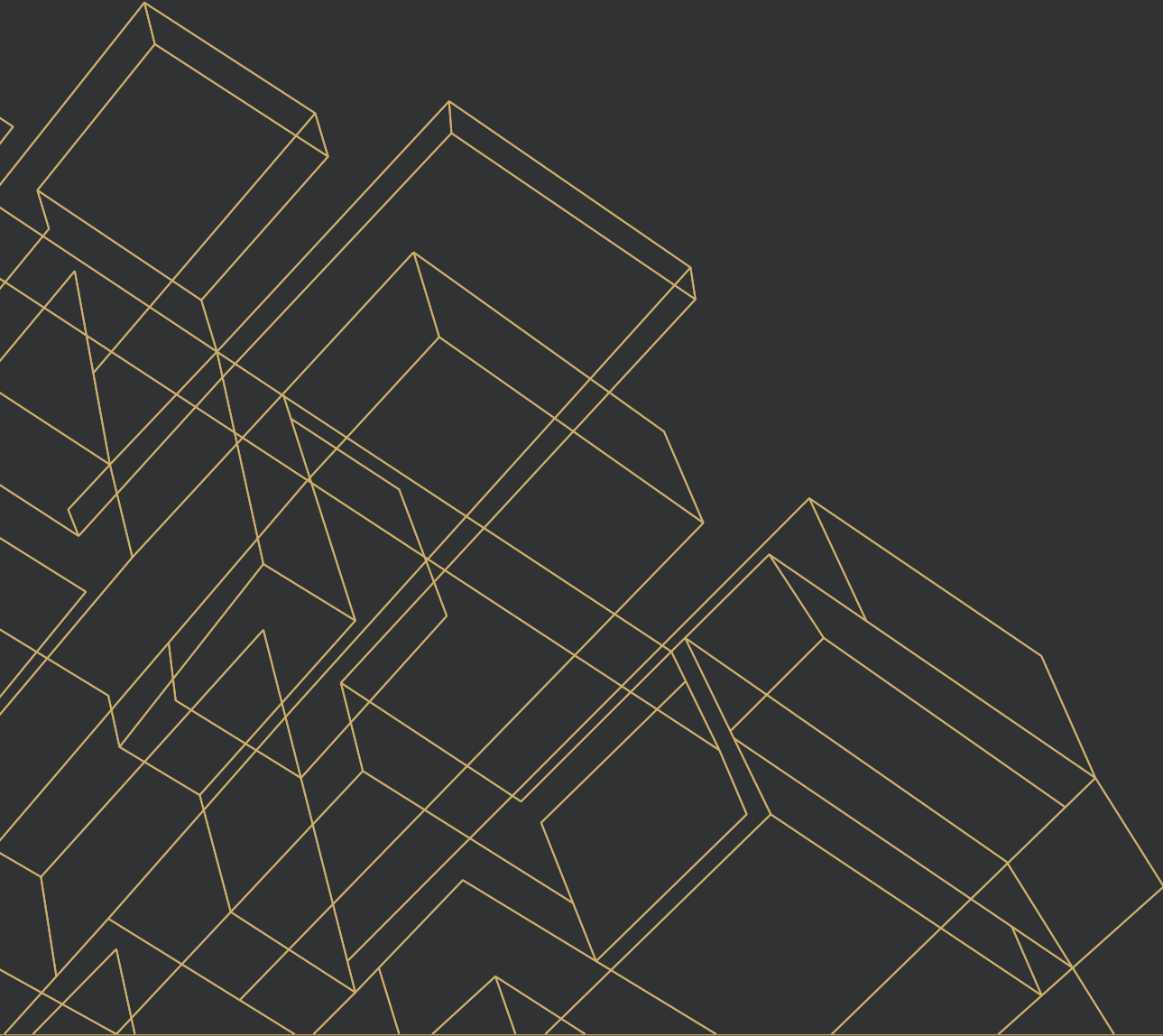
LOCATION OVERVIEW

LOCATION OVERVIEW



DRIVE TIME MAP





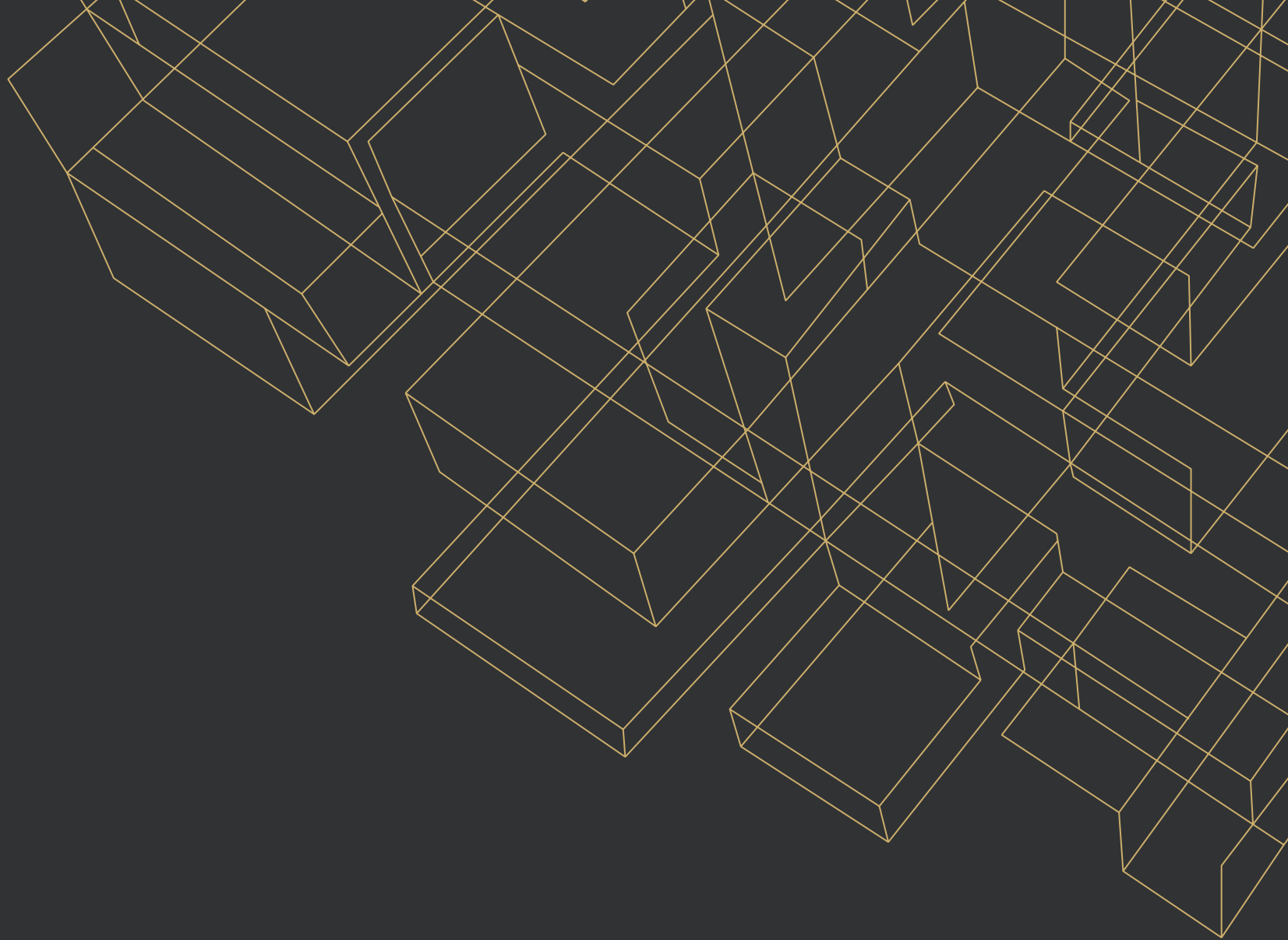
PROPERTY PHOTOS

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