



INDUSTRIAL CONDOMINIUMS

2301 SANTIAGO CT
1400 GRAVES AVE

OXNARD, CA 93030



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HIGHLIGHTS

02

- Brand New Class-A Construction Industrial Condominium Project
- Within Opportunity Zone which allows capital gains tax deferral
- Impressive Clearance Heights
- Energy Efficient project meeting current codes requirements
- Truck Court: 50 ft.
- High image with great curb appeal
- Versatile warehouse space with mezzanine office in select units
- ADA Compliant Restrooms

AVAILABILITIES

1400 GRAVES AVE

03

Address	Unit	Total Size	Warehouse SF	Office SF	Clear Height	Power	Offering Price (PSF)	Offering Price Total
1400 Graves Ave	A	4,746	2,418	2,328	24 FT	200 AMPS	SOLD	SOLD
1400 Graves Ave	B	3,284	1,717	1,567	24 FT	200 AMPS	SOLD	SOLD
1400 Graves Ave	C	3,284	1,717	1,567	24 FT	200 AMPS	\$360.00	\$1,182,240.00
1400 Graves Ave	D	3,284	1,717	1,567	24 FT	200 AMPS	\$360.00	\$1,182,240.00
1400 Graves Ave	E	3,284	1,717	1,567	24 FT	200 AMPS	\$360.00	\$1,182,240.00
1400 Graves Ave	F	3,151	1,591	1,560	24 FT	200 AMPS	LEASED	LEASED
1400 Graves Ave	G	3,151	1,591	1,560	24 FT	200 AMPS	\$360.00	\$1,134,360.00
1400 Graves Ave	H	3,284	1,717	1,567	24 FT	200 AMPS	LEASED	LEASED
1400 Graves Ave	I	3,284	1,717	1,567	24 FT	200 AMPS	\$360.00	\$1,182,240.00
1400 Graves Ave	J	3,284	1,717	1,567	24 FT	200 AMPS	\$360.00	\$1,182,240.00
1400 Graves Ave	K	3,284	1,717	1,567	24 FT	200 AMPS	SOLD	SOLD
1400 Graves Ave	L	4,708	2,418	2,290	24 FT	200 AMPS	LEASED	LEASED



AVAILABILITIES

2301 SANTIAGO CT

04

Address	Unit	Total Size	Warehouse SF	Office SF	Clear Height	Power	Offering Price (PSF)	Offering Price Total
2301 Santiago Court	A	3,400	2,826	574	18 FT	200 AMPS	SOLD	SOLD
2301 Santiago Court	B	2,576	2,103	473	18 FT	200 AMPS	LEASED	LEASED
2301 Santiago Court	C	2,576	2,103	473	18 FT	200 AMPS	SOLD	SOLD
2301 Santiago Court	D	2,576	2,103	473	18 FT	200 AMPS	SOLD	SOLD
2301 Santiago Court	E	2,576	2103	473	18 FT	200 AMPS	SOLD	SOLD
2301 Santiago Court	F	2,442	1969	473	18 FT	200 AMPS	\$395.00	\$964,590.00
2301 Santiago Court	G	2,442	1,969	473	18 FT	200 AMPS	LEASED	LEASED
2301 Santiago Court	H	2,576	2103	473	18 FT	200 AMPS	SOLD	SOLD
2301 Santiago Court	I	2,576	2,103	473	18 FT	200 AMPS	SOLD	SOLD
2301 Santiago Court	J	2,576	2,103	473	18 FT	200 AMPS	SOLD	SOLD
2301 Santiago Court	K	2,576	2103	473	18 FT	200 AMPS	IN ESCROW	IN ESCROW
2301 Santiago Court	L	3,361	2,787	574	18 FT	200 AMPS	SOLD	SOLD



AVAILABILITIES

05



2301 SANTIAGO CT
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Santiago Business Park

1400 Graves Ave & 2301 Santiago Ct
Oxnard, CA 93030

± 23,306 SF Available

Limited Manufacturing (M-L) Zoned
Opportunity Zone

Position your business or investment in one of Ventura County's most strategic industrial locations. This rare owner-user or investor opportunity sits in a federally designated Opportunity Zone, just minutes from Highway 101 and SR-126, with seamless access to key regional logistics, labor, and growing commercial and residential markets.



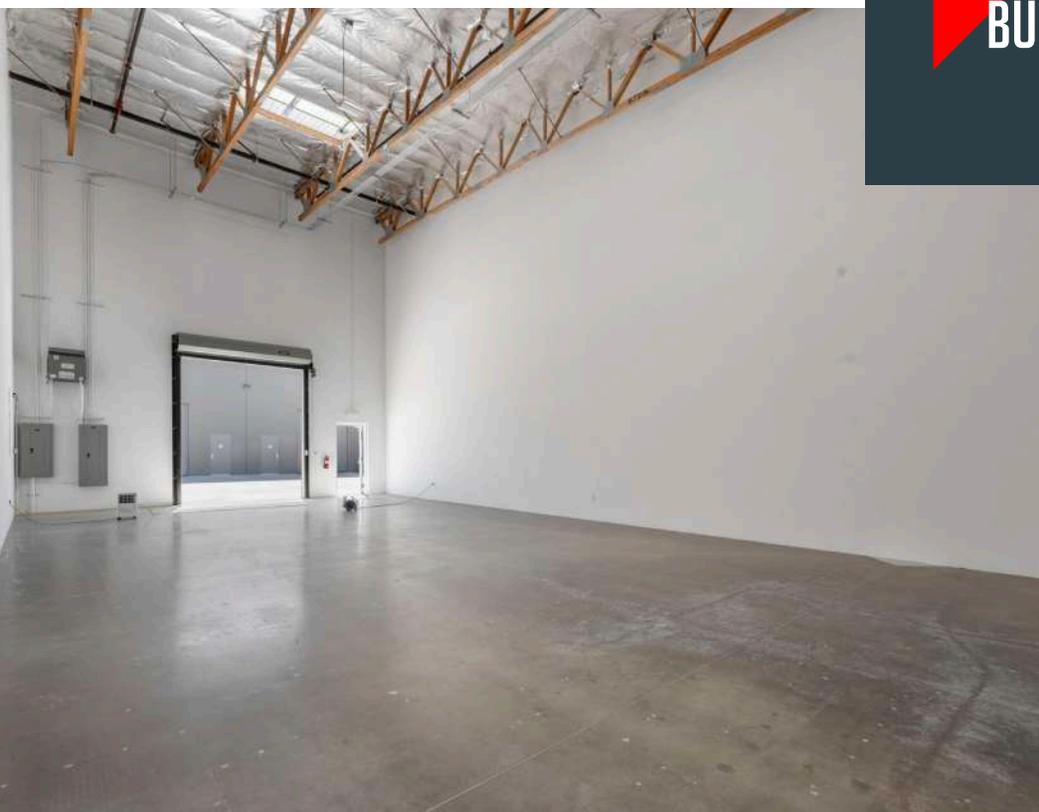
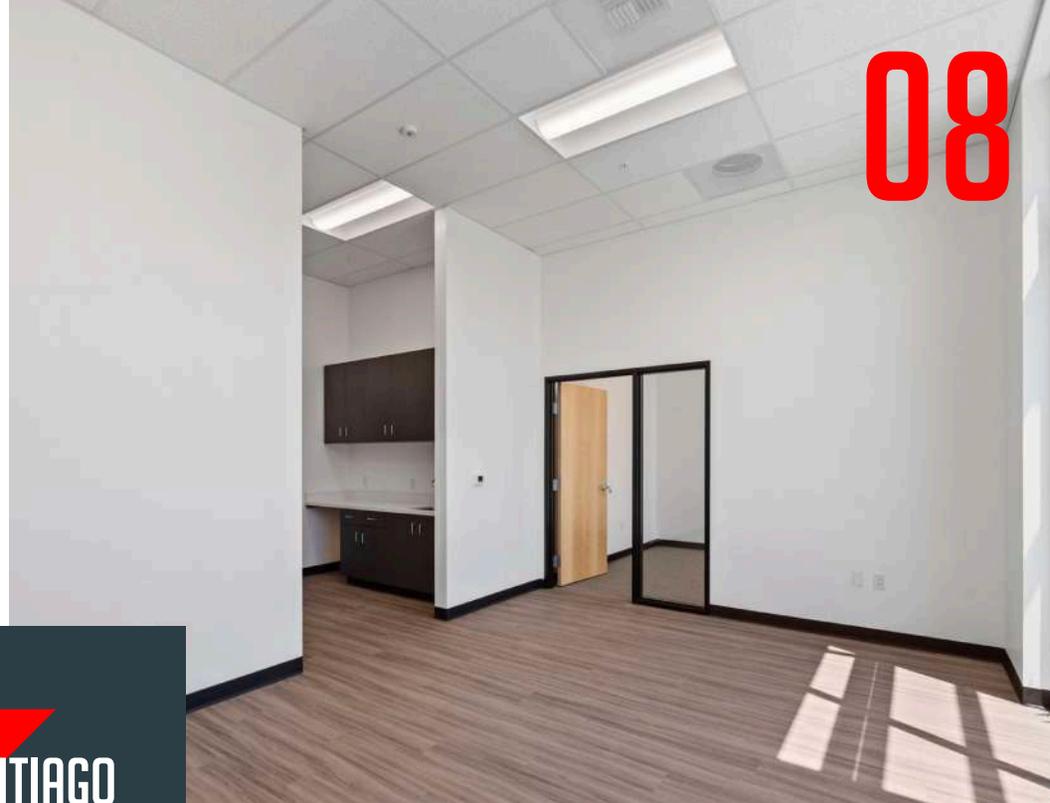
**PRIME INDUSTRIAL
OPPORTUNITY
IN THE PATH OF GROWTH**

HIGHLIGHTS

07



- **Opportunity Zone designation** – potential for substantial tax advantages through Qualified Opportunity Fund investment
- **Close proximity to the Port of Hueneme**, the only deep-water commercial port between Los Angeles and San Francisco, serving major automotive and agricultural importers
- **Excellent regional access** via Hwy 101 & SR-126, connecting to L.A., Santa Barbara, and the Central Valley
- **Located in Oxnard's Versatile Limited Manufacturing (M-L) Zone** permitted uses include: administrative offices, aircraft sales, ambulance base facilities, business equipment sales, computer service and sales, warehousing, distribution, and wholesaling, furniture manufacturing/repair and upholstery, plumbing supply, restaurants, vehicle repair, veterinary services, and more.
- **Near Oxnard & Camarillo industrial corridors**, home to Amazon, FedEx, Haas Automation, and UPS
- **Minutes from The Collection at RiverPark**, a thriving retail and lifestyle center driving traffic and services
- **Surrounded by new multifamily developments**, adding thousands of housing units and increasing demand for local businesses
- **Strong local labor base** and business-friendly environment, with access to state and municipal incentives
- **Situated in the path of development** where industrial, residential, and commercial growth is accelerating



UNLOCK THE POTENTIAL – IMAGINE THE ULTIMATE GARAGE LOUNGE.

These images showcase one possible transformation: a luxury facility featuring high-end vehicles, bar lounge, game area, and personalized finishes—all within the clean lines and towering ceilings of these units.



AERIAL

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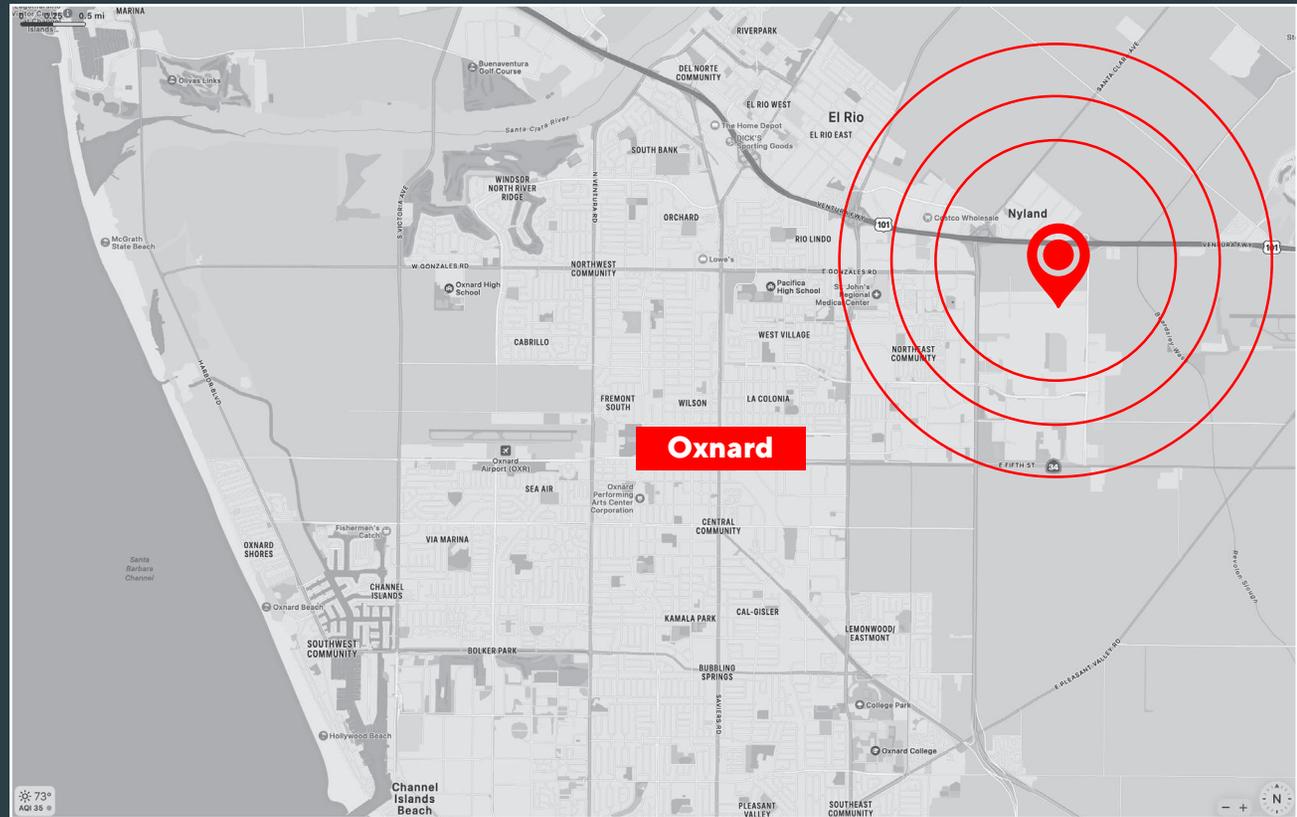
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**Strategically positioned between
Santa Barbara and Los Angeles.**

Drive Times:

- 10 minutes Ventura
- 15 minutes Port Hueneme
- 30 minutes Thousand Oaks
- 30 minutes Malibu
- 40 minutes Santa Barbara
- 60 minutes Burbank Airport
- 75 minutes LAX
- 90 minutes Ports of LA & Long Beach





The logo for Santiago Business Park, featuring a red triangle on the left and the text 'SANTIAGO BUSINESS PARK' in a bold, sans-serif font. 'SANTIAGO' and 'BUSINESS' are in white, while 'PARK' is in red.

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