



OFFERING MEMORANDUM

FREE-STANDING RETAIL BUILDING

OWNER USER OPPORTUNITY

252-254 West 1st St., Oxnard, CA 93030

CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property.

All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner nor Lee & Associates-LA North/Ventura nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

OFFERED EXCLUSIVELY BY:



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THE OFFERING



\$925,000
SALES PRICE



±\$350
PRICE/SF

Property Summary

Location	252-254 West 1st St., Oxnard, CA 93030
Property Type	Retail
Gross Building Area	±2,640 SF
Parcel Size	±7,000 SF
Zoning	C2
Year Built	1990
Construction	Masonry
Number of Floors	Single Story
Parking	2.63/1,000 SF

Estimated Operating Expenses

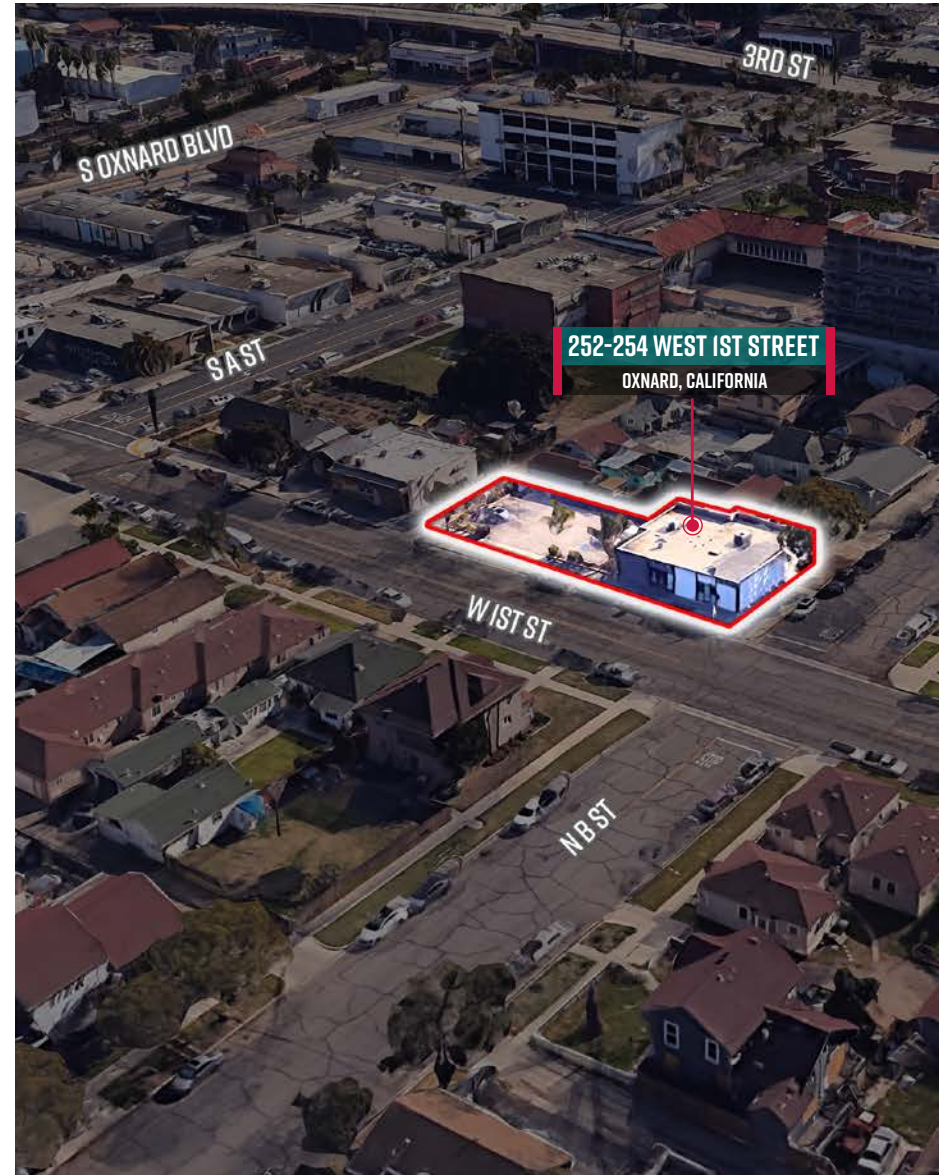
Based on Current Owners Expenses

Taxes*	\$11,562.50
Insurance	\$4,500.00
Maintenance	\$3,456.00
TOTAL OPEX	\$19,518.50

*Based on a \$925,000 Sales Price

Rent Roll

SUITE	SIZE (SF)	TERM
1	1,200 RSF	Month to Month
2	1,200 RSF	Month to Month



AERIAL PHOTO

252-254 WEST 1ST STREET
OXNARD, CALIFORNIA



LOCATION OVERVIEW

The retail property at 252-254 West 1st Street is centrally positioned within Oxnard, one of the principal commercial hubs in Ventura County along Southern California's coast. Located just west of Downtown Oxnard, the site benefits from a vibrant mix of retail, dining, and service-oriented businesses that generate consistent pedestrian and vehicle traffic. The property offers strong regional connectivity via nearby access to U.S. Route 101 and convenient public transportation from the Oxnard Transit Center, supporting commuter and visitor accessibility.

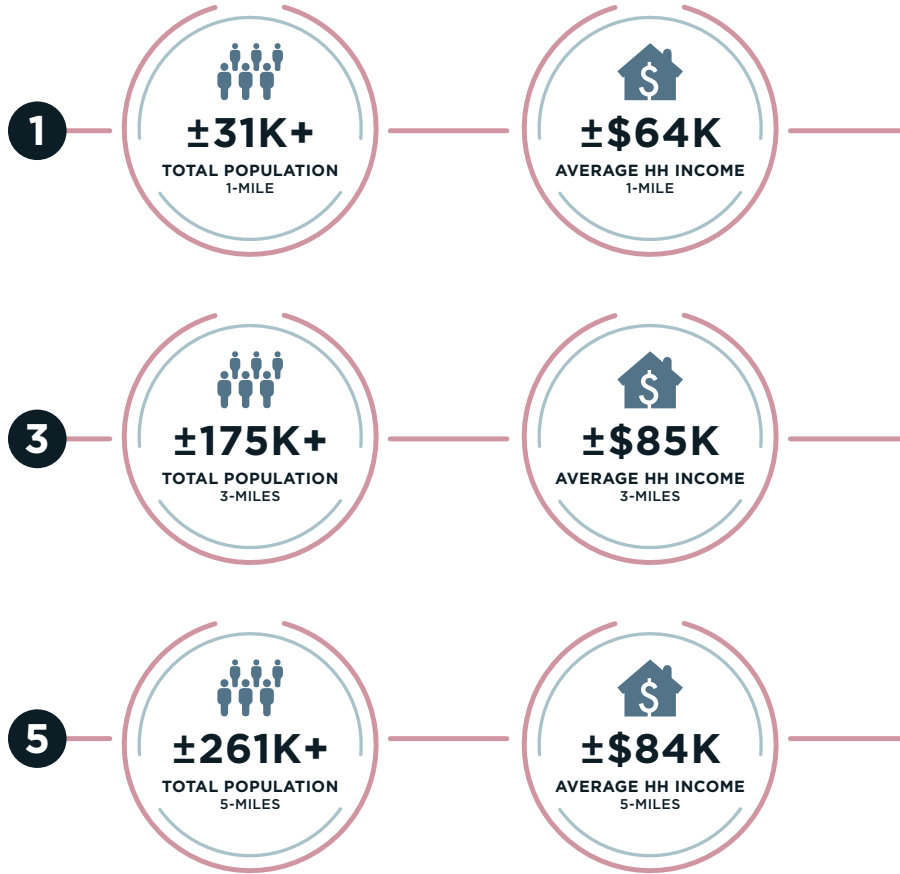
The surrounding retail landscape is anchored by major shopping destinations including The Collection at RiverPark and Esplanade Shopping Center, which draw consumers from across the region and strengthen overall retail demand. Dense nearby residential neighborhoods, a growing population base, and a diverse local economy further support sustained consumer activity, making the location well suited for neighborhood-serving and destination-oriented retail uses.



DEMOGRAPHICS

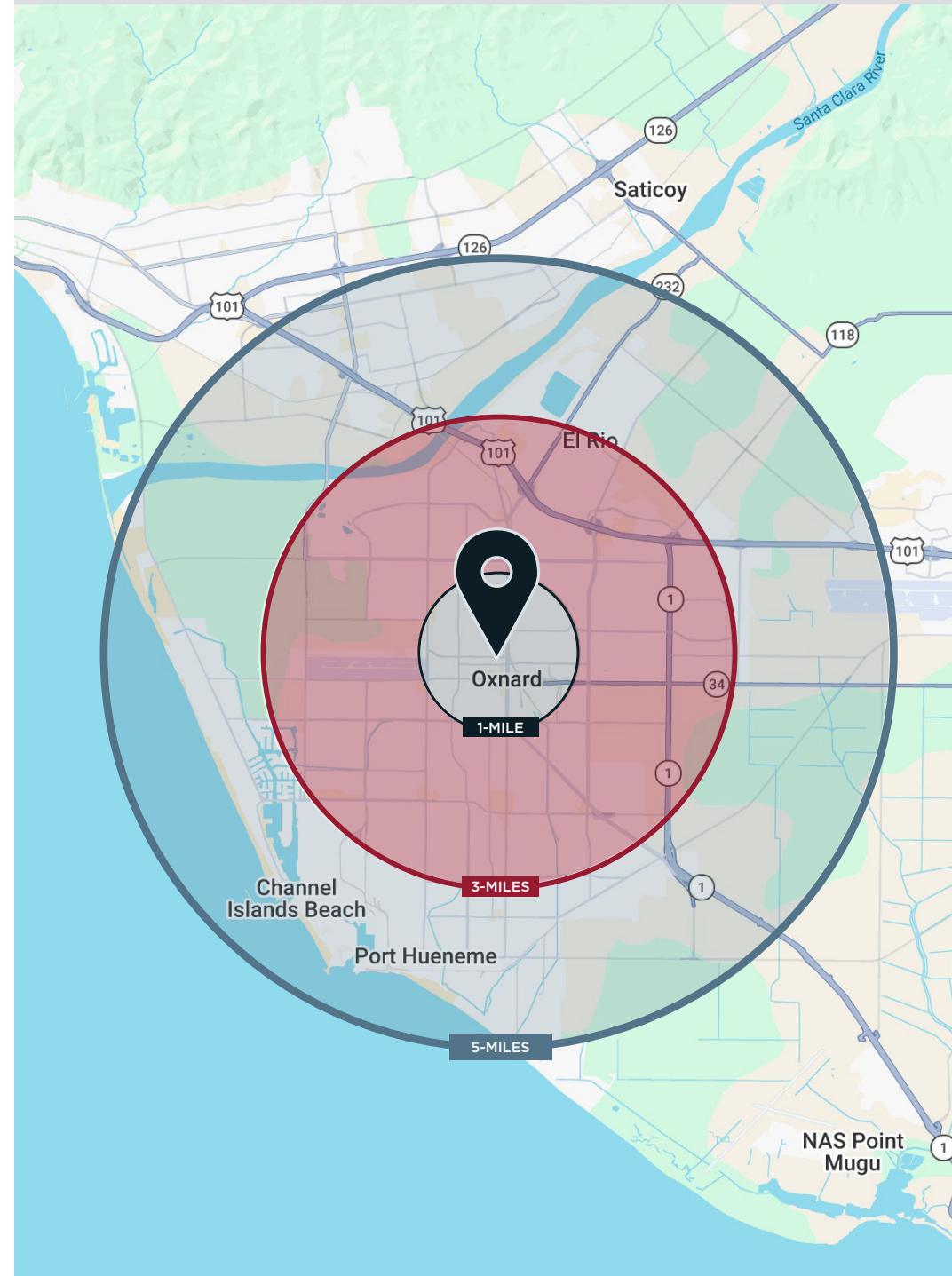
252-254 WEST 1ST ST | OXNARD, CA 93030

Based on available demographic data for the parcel and surrounding census areas:



These demographics reflect a stable and moderately growing residential catchment with strong household density supportive of neighborhood and convenience retail formats.

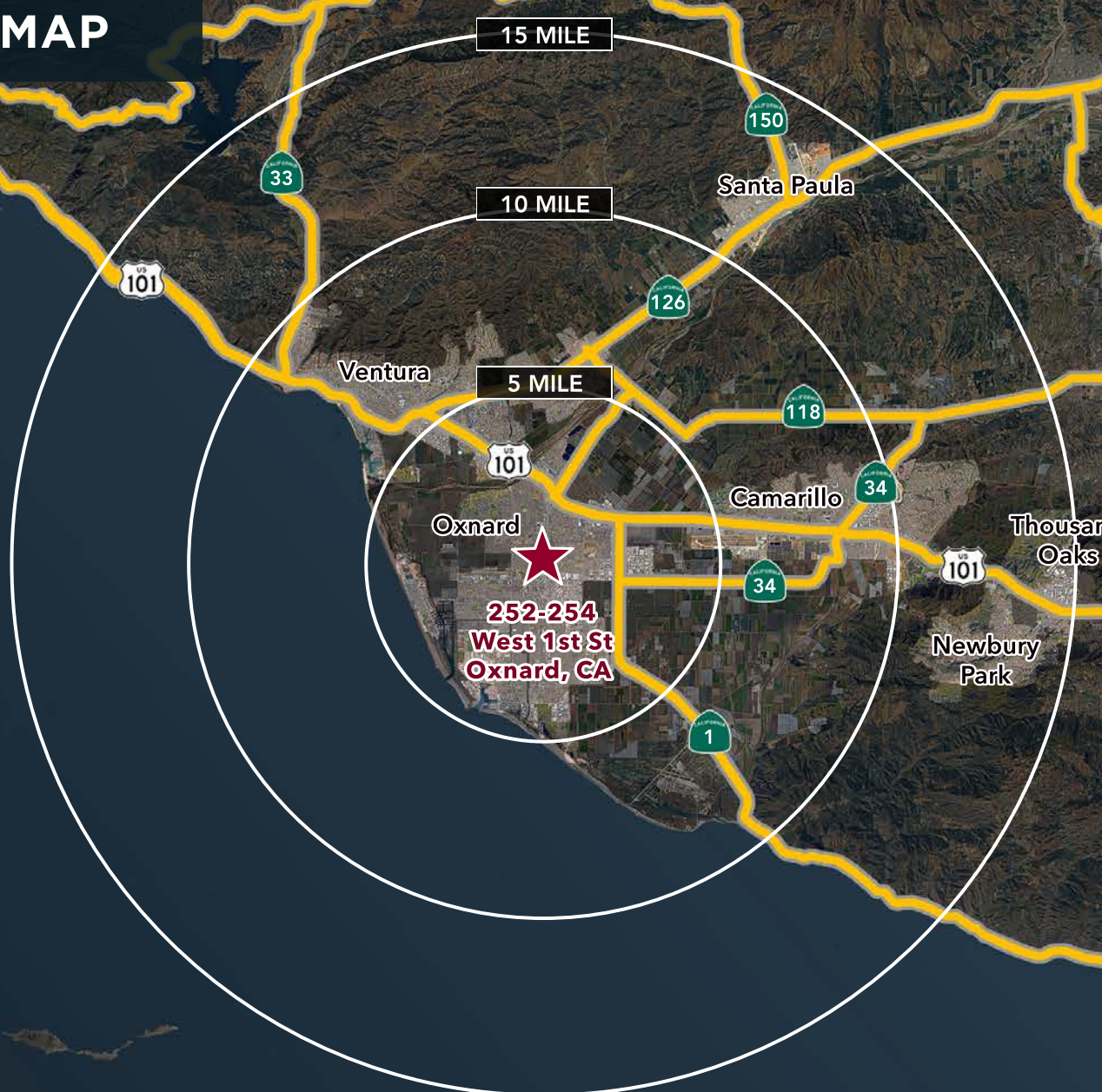
City-wide demographic trends show a larger population base (~200,000+ residents) with a relatively young median age and diverse cultural composition, which supports varied retail demand.



AMENITIES MAP



REGIONAL MAP



**252-254
West 1st St
Oxnard, CA**

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.