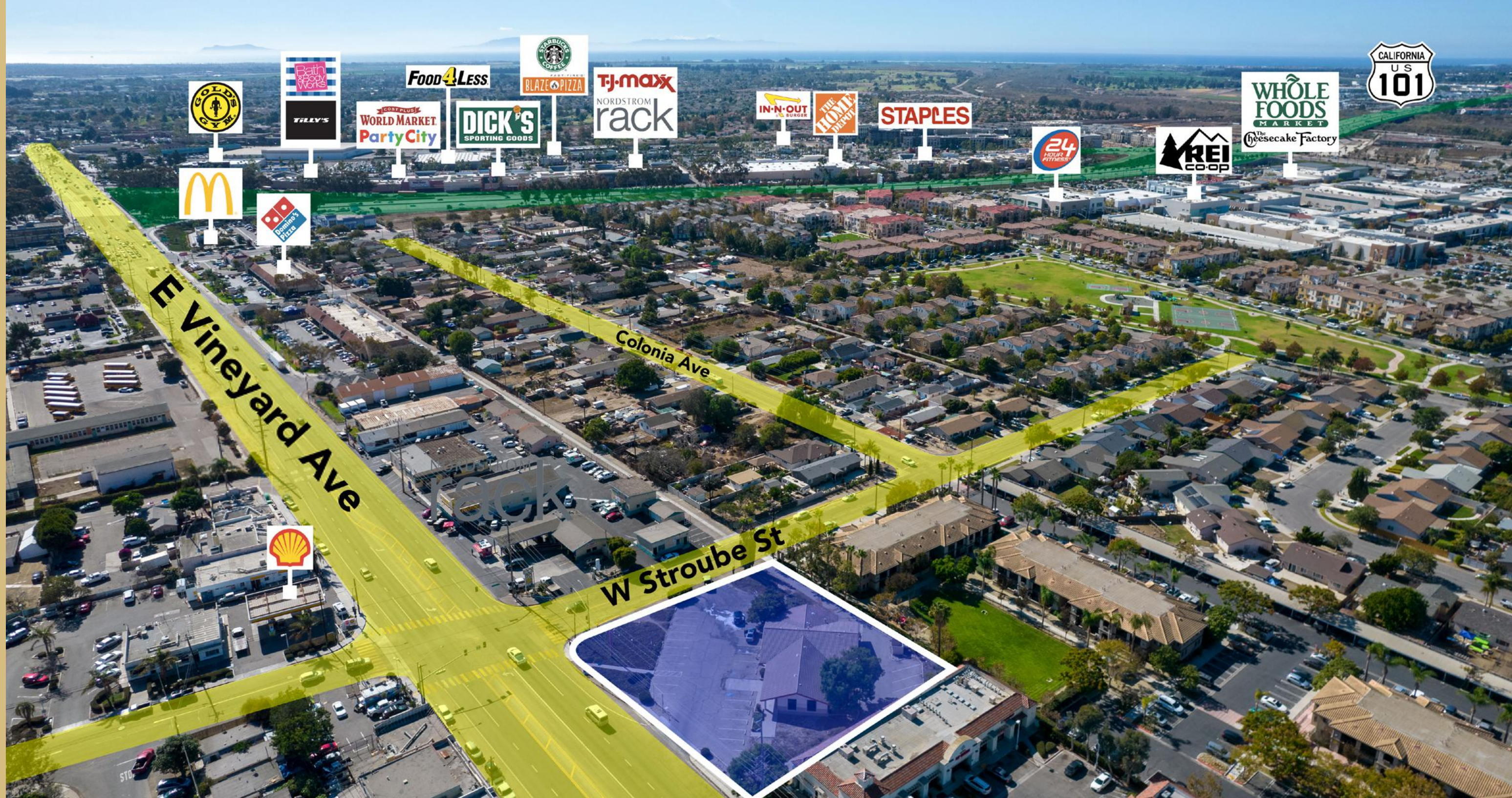


2805 E. VINEYARD AVENUE | OXNARD, CA

# OFFERING MEMORANDUM







# TABLE OF CONTENTS

EXECUTIVE SUMMARY

4

MARKET OVERVIEW

10

ADDITIONAL PHOTOS

16



# EXECUTIVE SUMMARY





# OFFERING Summary

## PROPERTY SUMMARY

TYPE OF OWNERSHIP	Fee Simple
PROPERTY	Commercial-General
ADDRESS	2805 E. Vineyard Avenue, Oxnard, CA 93036
ZONING	C2PD
PROPERTY APN(S)	132-0-060-050
BUILDING SIZE	3,641 SF
LOT SIZE	34,288 SF
YEAR BUILT	1962

## SALE SUMMARY

### PRICING

\$3,250,000

### PRICE PER SF ON LAND

\$95

### # OF PARKING

35 Spaces

### OCCUPANCY

Vacant

### Sale Type

Investment or Development Opportunity

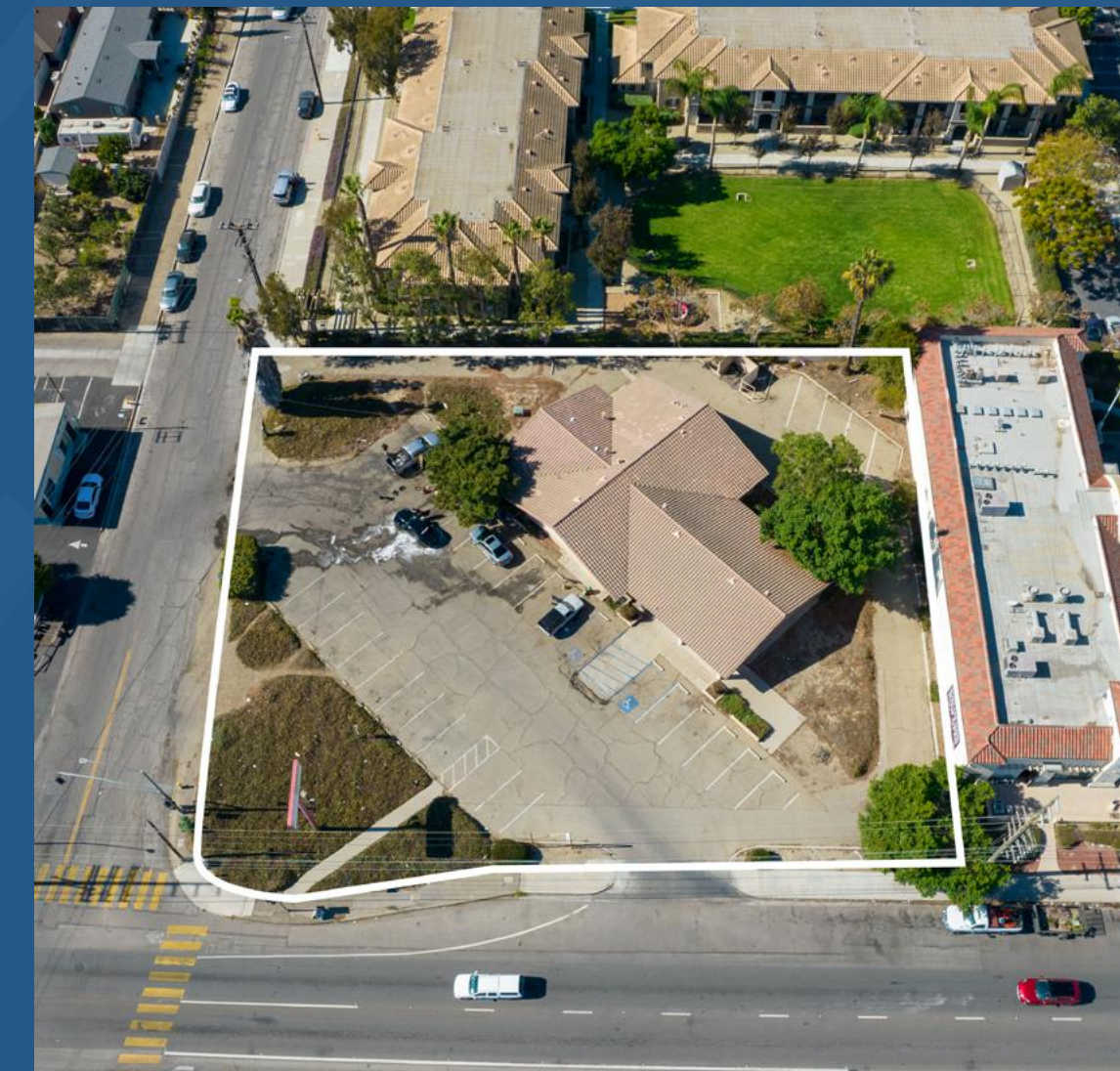
# PROPERTY OVERVIEW

Compass Commercial is pleased to present for sale a Development Opportunity located at **2805 E Vineyard Ave., Oxnard, CA 93036**. The property is composed of one building approximately 3,641 SF on one parcel of land. This real estate asset is ideal for investors and developers.

The property consists of one corner lot positioned on **34,288** square feet of land. The subject property is located just off the 101 freeway with close proximity to The Collection at RiverPark. There are several new developments in this area and it is just 9 miles from Ventura and 60 miles from Los Angeles, CA.

## HIGHLIGHTS

- Owner-User / Development Opportunity
- Corner Lot
- Located just off the 101 Freeway
- Located near new developments
- Close proximity to The Collection at RiverPark









# MARKET OVERVIEW



E





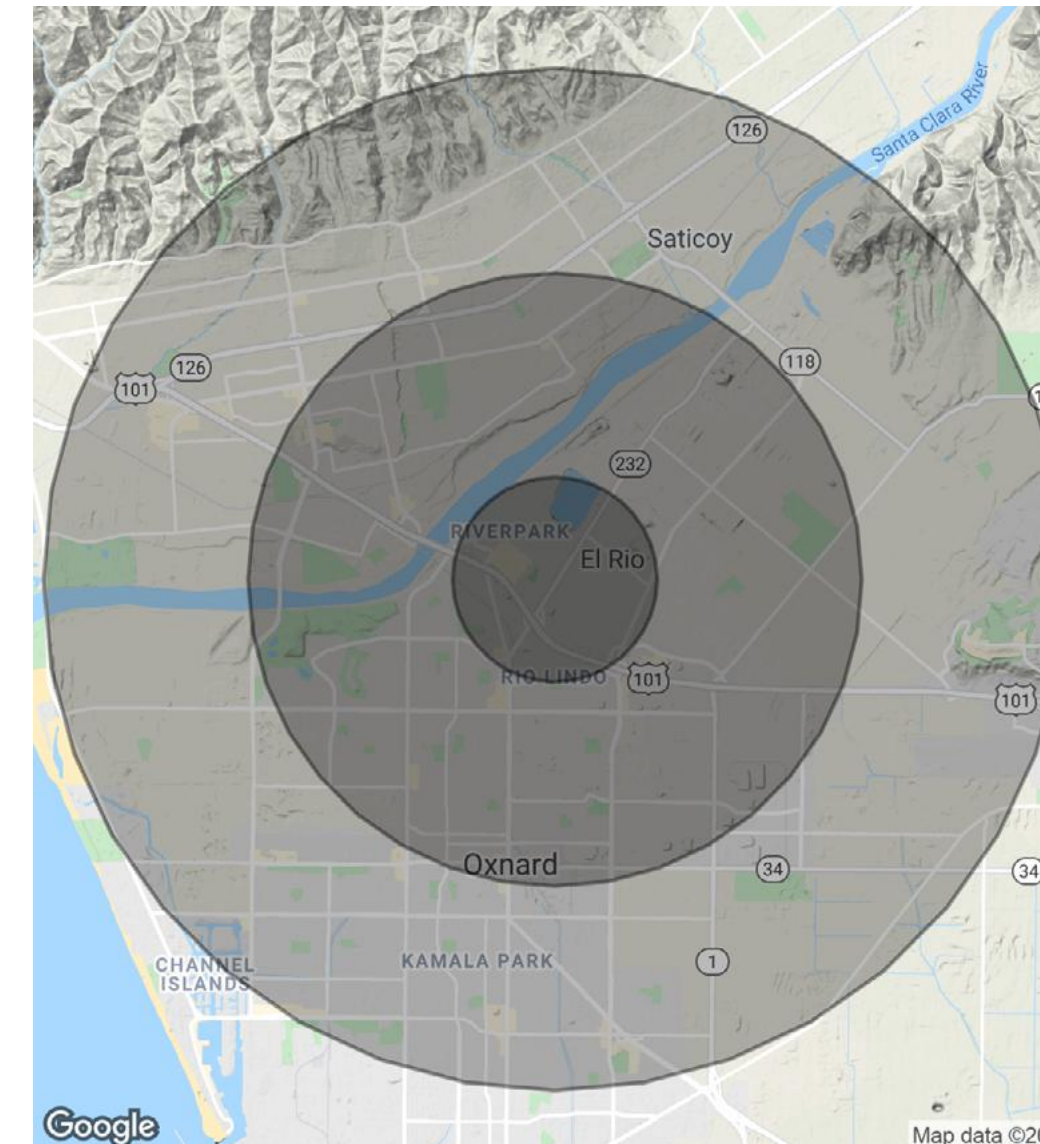
# MARKET OVERVIEW



# Area Snapshot DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	12,272	122,716	270,692
Average age	28.4	31.7	32.6
Average age (Male)	28.4	30.8	31.7
Average age (Female)	29.6	32.9	33.8
Households & Income	1 Mile	3 Miles	5 Miles
Total households	3,125	35,569	79,566
# of persons per HH	3.9	3.5	3.4
Average HH income	\$71,357	\$77,609	\$76,070
Average house value	\$362,711	\$524,629	\$505,858

\* Demographic data derived from 2010 US Census





# OXNARD & VENTURA

California cool, panorama-perfect, culturally authentic and vibrant beyond measure. Oxnard is home to miles of pristine white sand beaches, electric nightlife, some of the best taquerias in the state, historic Victorian era architecture, the California Strawberry Festival, and an expansively picturesque harbor that serves as the closest access point to the Channel Islands National Park. Just sixty miles northwest of LAX and in close proximity to Santa Barbara and other major destinations, Oxnard is one of California's best kept secrets.

Ventura - Welcome to the beautiful City of Ventura -- a California coastal community considered one of America's most desirable places to live. The combination of its phenomenal climate, friendly people and spectacular coastline make Ventura a locale for those who appreciate and enjoy the outdoors. Ventura, officially named San Buenaventura, was founded in 1782 when Saint Junipero Serra established Mission San Buenaventura, the ninth of the California missions. Serra named the mission after the Italian Saint Bonaventure, hence the nickname that Ventura is the "city of good fortune." Located along the Pacific Ocean between Los Angeles and Santa Barbara, the City was incorporated in 1866. Ventura is home to a diverse mix of more than 12,000 businesses and a robust workforce of more than 53,000. It's no wonder that progressive businesses like Patagonia, The Trade Desk and Petunia Pickle Bottom are headquartered in Ventura. Ventura is the region's leader in the healthcare and public administration sectors with three renowned medical institutions and the County's government center headquartered here. The City was one of the first to sponsor a business incubator, which has graduated a number of successful companies, including The Trade Desk, MomentFeed, Connexity, and GiddyUp.

# RETAILER MAP





ADDITIONAL  
PHOTOS

4













2805 E. VINEYARD AVENUE | OXNARD, CA

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