

OFFERING MEMORANDUM

3127 SAVIERS RD



OXNARD, CA

 Douglas Elliman

 Kidder Mathews

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EXCLUSIVELY LISTED BY

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01

EXECUTIVE SUMMARY

THE OFFERING

EXECUTIVE SUMMARY

Douglas Elliman and Kidder Matthews are pleased to present the exclusive listing of 3127 Saviers Rd, a multi-tenant retail property located in the Oxnard, California.

THE OFFERING

Built in 1964, the building is comprised of 3 retail units that total 7,300 square feet. The Offering sits on a single parcel of 24,381 square feet of C-2-PD zoned land. The striped parking lot offers approximately 31 parking spaces, allowing for flexibility in the possible uses for conversion.

Additionally, the Property features a secured parking/loading area in the rear, which can be accessed through the alley. Currently, the building has only one space occupied and has two adjacent spaces available for immediate occupancy. This is the ideal owner-user opportunity for

any business searching to establish a new location for their operations, having multiple options when it comes to occupying the building.

The Property is strategically positioned along Saviers Road, which turns into Oxnard Boulevard and serves as a primary corridor that runs through the city. Located just south of East Channel Islands Blvd, the immediate location allows tenants to enjoy the short drive to The Collection at RiverPark and other premier retail businesses along Oxnard Blvd.





02

PROPERTY OVERVIEW

PROPERTY DETAILS

INVESTMENT HIGHLIGHTS

PARCEL MAP

REGIONAL MAP

AMENITIES MAP

PROPERTY PHOTOS

PROPERTY OVERVIEW



PROPERTY DETAILS

Address	3127 Saviers Rd Oxnard, CA 93033
Property Type	Retail
No. of Stories	Single Story
No. of Retail Units	3 Units
Year Built	1964
Gross Leasable Area	±7,390 SF
Gross Building Area (Assessor's SF)	±7,300 SF
Lot Size	±24,381 SF / 0.56 AC
Zoning	C-2-PD
Parcel Number	205-0-080-535
Parking Spaces (Striped)	±31 Spaces
Parking Ratio	±4.19 Spaces per 1,000 SF

INVESTMENT HIGHLIGHTS

SINGLE-STORY retail property comprising of (3) three commercial units in Oxnard, California

MASSIVE LOT size totaling 24,381 SF and zoned C-2-PD

OWNER-USER opportunity to occupy a portion of the building

TWO RETAIL UNITS, total of 5,122 SF, will be delivered vacant (69.3% of the building)

STRONG COMMERCIAL thoroughfare with one curb cut for access to Saviers Road

APPROXIMATELY 31 striped spaces in the front parking lot

REAR ALLEY access with a gated parking/loading area behind the structure

END-CAP property of an inline shopping center

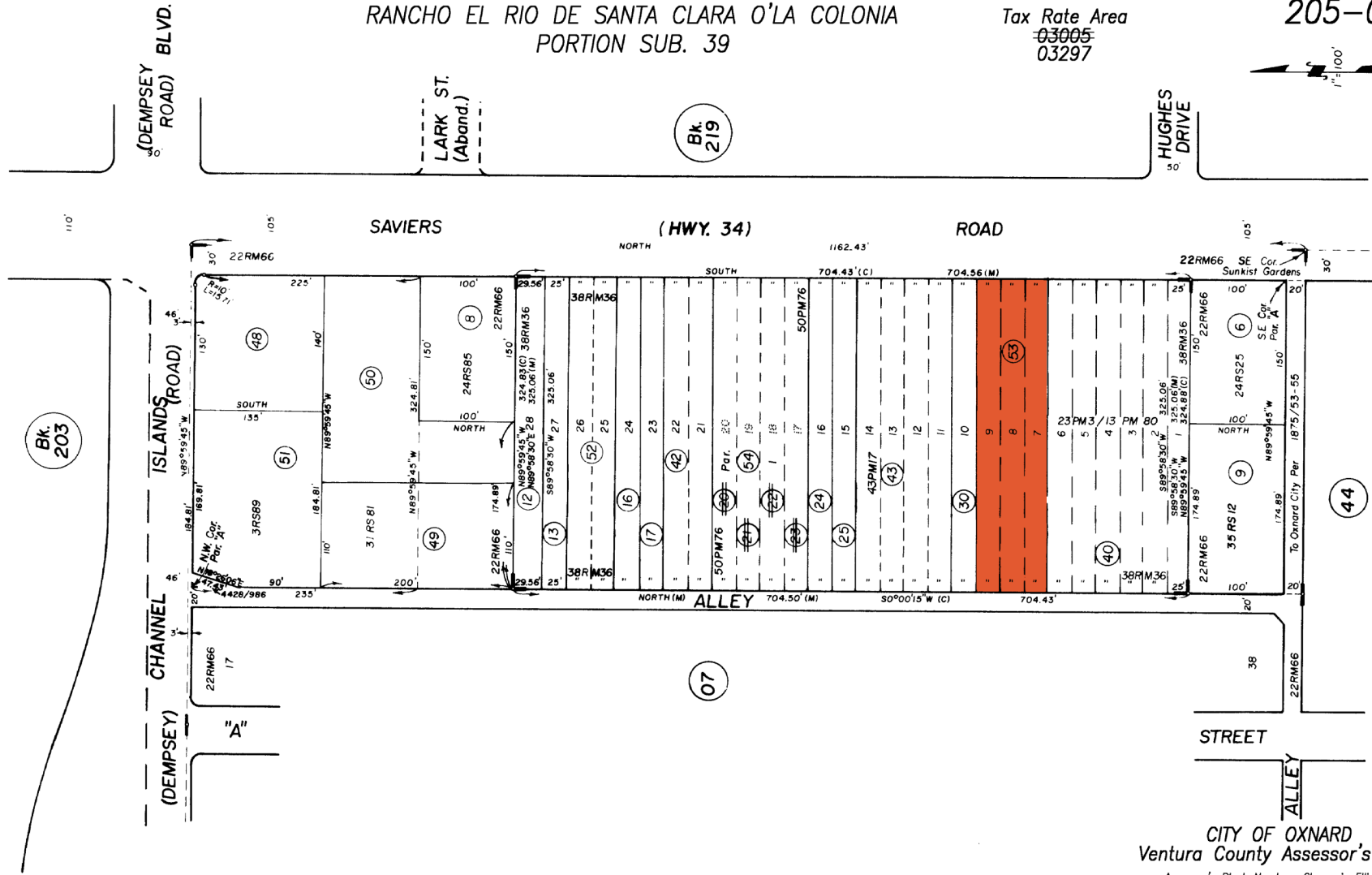
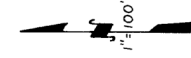


PARCEL MAP

RANCHO EL RIO DE SANTA CLARA O'LA COLONIA
PORTION SUB. 39

Tax Rate Area
~~03005~~
03297

205-08

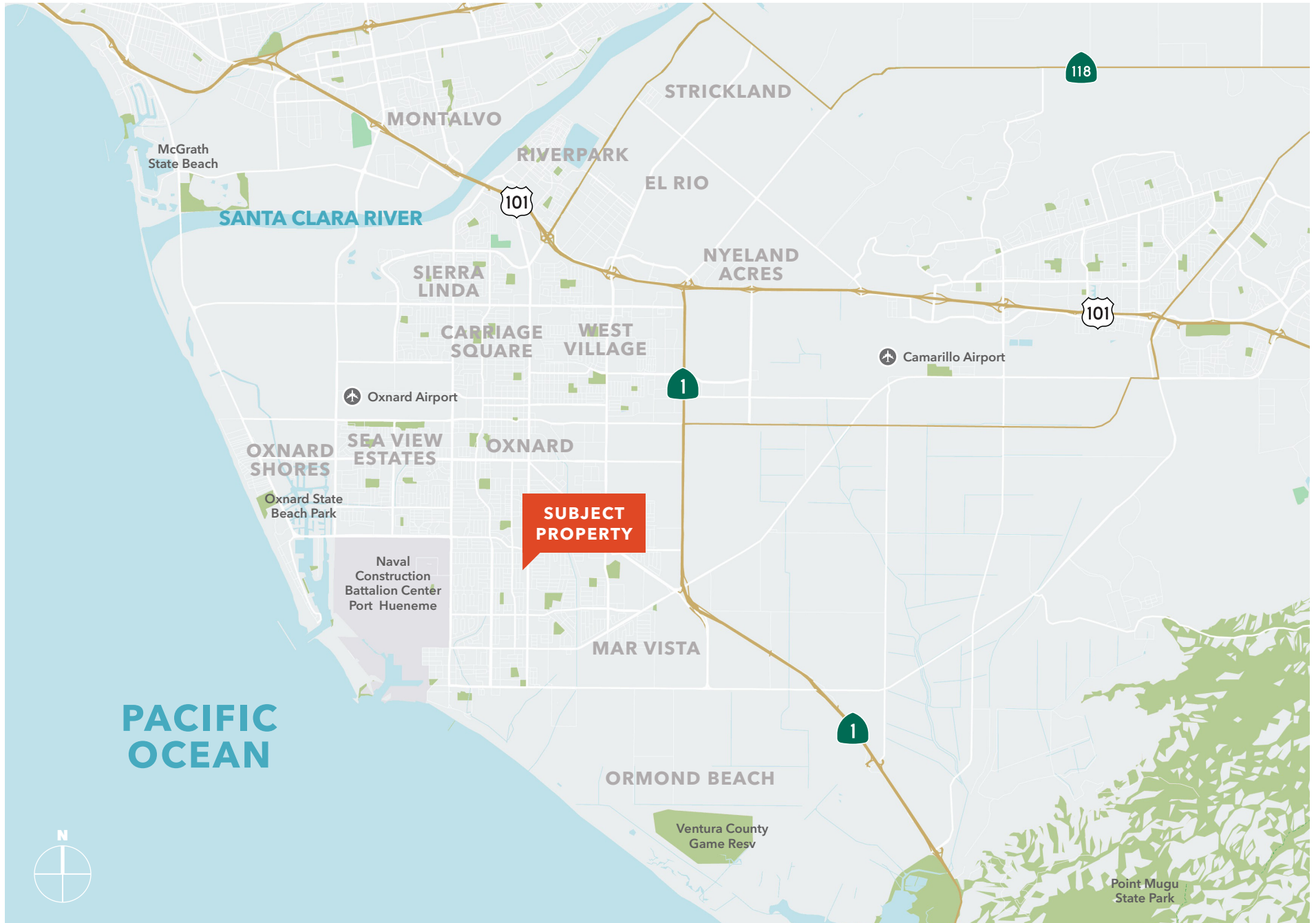


Portion Parcel A, Sunkist Gardens Unit 1, M.R. Bk.22, Pg.66
Tract 1491, M.R. Bk.38, Pg.36

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE
DO NOT NECESSARILY CONSTITUTE LEGAL LOTS.
CHECK WITH COUNTY SURVEYOR'S OFFICE OR
PLANNING DIVISION TO VERIFY.

DRAWN	B.M.V	REVISED	10-15-2002
REDRAWN		CREATED	10-18-1963
INKED		PLOTTED	EFFECTIVE 64-65 ROLL
Compiled By Ventura County Assessor's Office			

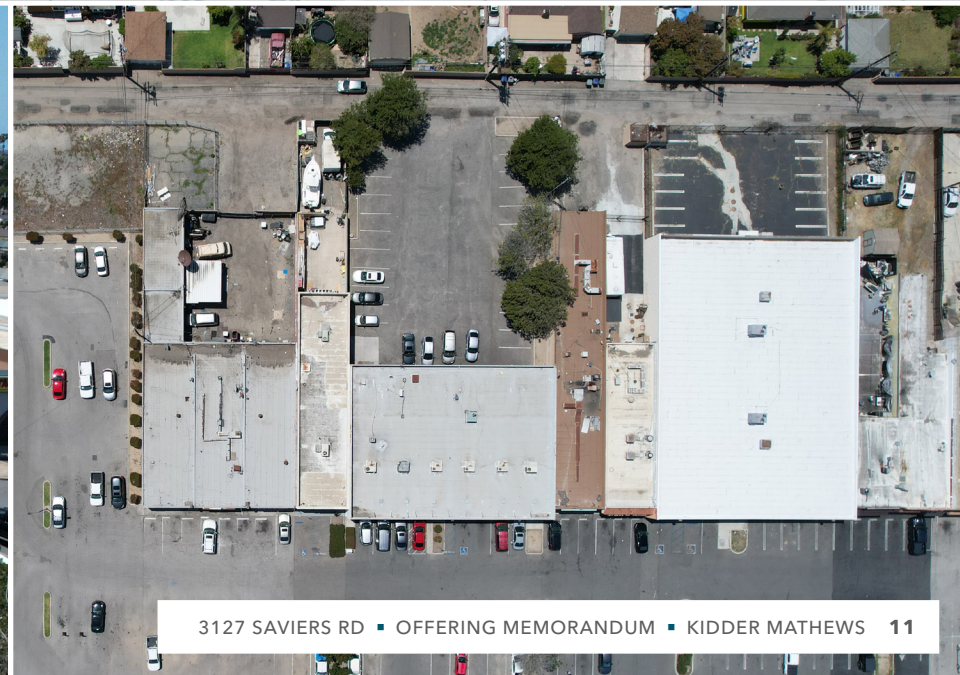
REGIONAL MAP



AMENITIES MAP



PROPERTY PHOTOS





03

FINANCIAL ANALYSIS

PRICING DETAILS

RENT ROLL

OCCUPANCY SUMMARY

LEASE VS. OWN

FINANCIALS

\$1,950,000

OFFERING PRICE

PRICING DETAILS

GROSS BUILDING AREA ±7,300 SF

BUILDING PSF \$267.12

LOT SIZE ±24,381 SF

LAND PSF \$79.98

RENT ROLL

Unit #	Tenant Details			Current			Pro Forma			Lease Details			
	Tenant	GLA	GLA %	Base Rent	PSF	Lease Type	Base Rent	PSF	Lease Type	Start	End	Options	Increase
3127	Smoke Empire	2,268 SF	30.7%	\$2,700.00	\$1.19	Gross	\$3,969.00	\$1.75	NNN	-	-	-	
3129	Vacant	2,622 SF	35.5%	\$0.00	\$0.00	-	\$4,588.50	\$1.75	NNN	2/1/21	4/30/24	(3) 3-Yr	Schedule
3133	Vacant	2,500 SF	33.8%	\$0.00	\$0.00	-	\$4,625.00	\$1.85	NNN				
Monthly Total		7,390 SF	7,390 SF	\$2,700.00	\$1.19 Avg		\$13,182.50	\$1.78 Avg					
Annual Total				\$32,400.00	\$14.29 Avg		\$158,190.00	\$21.41 Avg					

OCCUPANCY SUMMARY

Tenant Details		
Status	GLA	GLA %
Occupied	2,268 SF	30.69%
Vacant	5,122 SF	69.31%
Monthly Total	7,390 SF	
Annual Total		



LEASE VS. OWN ANALYSIS

LEASE SCENARIO

FLOOR AREA

Comparable Lease Floor Area	5,122 SF	
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LEASE STRUCTURE

	PSF	Amount
Lease Length (3-5 Years)		
Annual Base Rent	\$21.00	\$107,562
Monthly Base Rent	\$1.75	\$8,964
CAM Reimbursement (Full Service)	\$0.51	\$2,613

LEASE ASSUMPTIONS

	PSF	Monthly Basis Amount
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INVESTMENT STRUCTURE

Prepaid Rent & Security Deposit (2 Months)	\$3.50	\$17,927
Tenant Improvements (Out-of-Pocket)	\$0	\$0
Total Start-Up Costs	\$3.50	\$17,927

GROSS CASH COSTS

Monthly Base Rent	\$1.75	\$8,964
Operating Expenses (CAM Reimbursement)	\$0.51	\$2,613
Lease-Out Income (Net of Taxes)	\$0	\$0
Total Gross Cash Costs	\$2.26	\$11,577

LEASE BENEFITS

Depreciation Tax Benefit	\$0	\$0
Average Principal Paydown/Equity Build	\$0	\$0
Rent Deduction Tax Benefit	\$0.61	\$3,137
Operating Expenses Tax Benefit	\$0.18	\$915
Interest on Start-Up Cost Difference	\$0	\$0
Total Lease Benefits	\$0.79	\$4,052
Net Cost of Lease	\$1.47	\$7,525

ANALYSIS ASSUMPTIONS:

*ASSET APPRECIATION IS NOT CALCULATED INTO THE ANALYSIS, BUT SHOULD BE CONSIDERED AS AN ADDITIONAL OWNERSHIP BENEFIT

*TAX BENEFITS ARE ESTIMATED AT 35% FOR DEPRECIATION, RENT DEDUCTION, INTEREST DEDUCTION, AND OPERATING COSTS

*DEPRECIABLE LIFE OF THE ASSET IS ASSUMED AT 39 YEARS

*DUE DILLIGENCE INCLUDES APPRAISAL REPORTS, ENVIRONMENTAL REPORTS, ETC.

*FINANCING IS ESTIMATED WITH 6.50% INTEREST RATES AND 25-YEAR AMORTIZATION

OWN SCENARIO

FLOOR AREA

Gross Building Area	7,390 SF	100.0%
Owner-Occupy Floor Area (Second Floor)	5,122 SF	69.3%
Lease-Out Floor Area (Ground Floor)	2,268 SF	30.7%

INVESTMENT STRUCTURE

	PSF	Amount
Acquisition Price	\$263.87	\$1,950,000
Tenant Improvements (Owner-Occupy Space)	\$0	\$0
Tenant Improvements (Lease-Out Space)	\$0	\$0
Total Capital Investment	\$263.87	\$1,950,000

ACQUISITION ASSUMPTIONS

	PSF	Monthly Basis Amount
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INVESTMENT STRUCTURE

Down Payment (15%)	\$39.58	\$292,500
Tenant Improvements	\$0	\$0
Loan Origination Fees (1%)	\$2.24	\$16,575
Due Dilligence & Closing Costs	\$1.44	\$10,663
Total Start-Up Costs	\$43.27	\$319,738

GROSS CASH COSTS

Debt Service	\$1.51	\$11,192
Operating Expenses	\$0.50	\$3,663
Lease-Out Income (Net of Taxes)	\$0.24	\$1,755
CAM Reimbursement (Lease-Out Space)	\$0	\$0
Total Gross Cash Costs	\$2.25	\$16,609

OWNERSHIP BENEFITS

Depreciation Tax Benefit	\$0.48	\$3,542
Average Principal Paydown/Equity Build	\$0.32	\$2,349
Interest Deduction Tax Benefit	\$0.43	\$3,142
Operating Expenses Tax Benefit	\$0.12	\$888
Interest on Start-Up Cost Difference	(\$0.14)	(\$1,063)
Total Ownership Benefits	\$1.20	\$8,859
Net Cost of Ownership	\$1.05	\$7,750



03

AREA OVERVIEW

VENTURA COUNTY

OXNARD

AREA OVERVIEW

VENTURA COUNTY

Ventura County is located in Southern California, along the Pacific Coast. It is home to a population of over 843,000 people and covers an area of approximately 2,208 square miles. The county is known for its beautiful beaches, stunning mountain views, and numerous outdoor recreational opportunities. Ventura County also boasts a diverse economy.

The county's economy is driven by industries such as agriculture, manufacturing, healthcare, and tourism. Ventura County's agricultural sector produces a variety of crops, including strawberries, citrus fruits, and avocados. The manufacturing industry includes aerospace and defense, medical devices and electronics. The healthcare sector is also a major employer in the county, with numerous hospitals and medical centers. According to California Employment Development Department major employers in the county include Amgen, Kaiser Permanente, Oxnard College, and others. The county's beautiful beaches, scenic drives, and historic landmarks attracts visitors from all over the world.

Ventura County has a well- developed transportation network. The county is served by several major highways, including the US 101, which runs along the coast. The Ventura County Transportation Commission operates a public bus system that connects all major cities in the county. The county is also served by Amtrak and Metrolink commuter trains. In addition

to its transportation infrastructure, Ventura County is home to several major attractions, including Channel Islands National Park, the Ronald Reagan presidential Library, and the Ventura Harbor Village.

OXNARD

Oxnard is a city located in Ventura County, California. The city is situated along the Pacific coastline. With a population of 200,946 people, it is the largest and most populous city in the County. The city is known for its beautiful beaches, pleasant climate, and thriving agriculture industry. The city is home to two military bases and Port Hueneme. The port is the only deep-harbor commercial port between Los Angeles and San Francisco. Oxnard's city center has a growing cultural arts district, state-of-the-art cinemas, and over 40 international dining options. The city has family friendly events year-round with summer concerts, outdoor festivals, art shows, and holiday parades. Downtown also boasts an emerging retail sector-featuring specialty and artisan boutiques.



OXNARD

163,805

2022 3-MILE EST POPULATION

\$77,446

2022 MEDIAN HOUSEHOLD INCOME

-0.12%

2022-2027 EST POPULATION GROWTH

30.3

2022 3-MILE MEDIAN AGE



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 Douglas Elliman

 Kidder Mathews