

411 W Pleasant Valley Road

Offering Memorandum



Commercial Development Opportunity in Oxnard, CA

 Douglas Elliman
Commercial

The Offering

**411 West Pleasant Valley Road
Oxnard, CA 93033**


Douglas Elliman is pleased to present the exclusive listing of 411 W Pleasant Valley Road, a vacant 14,953 SF land parcel located in the coastal city of Oxnard, California. The property is zoned C2 and will allow for a variety of commercial uses. It is positioned on the northwest corner of the signalized intersection of West Pleasant Valley Road and South C Street. The development site is located near Highway 101, 16 miles from Ventura and 62 miles from Los Angeles.

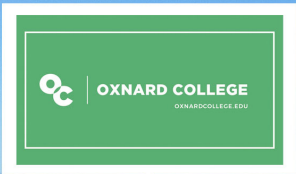
Investment Highlights

- Development Opportunity
- Corner Lot
- Signalized Intersection
- Coastal Suburb
- C2 Zoning



Ansgar Larsen
Elementary School 

Charles F Blackstock
Junior High 



SC St

W Pleasant Valley Rd



Property Details

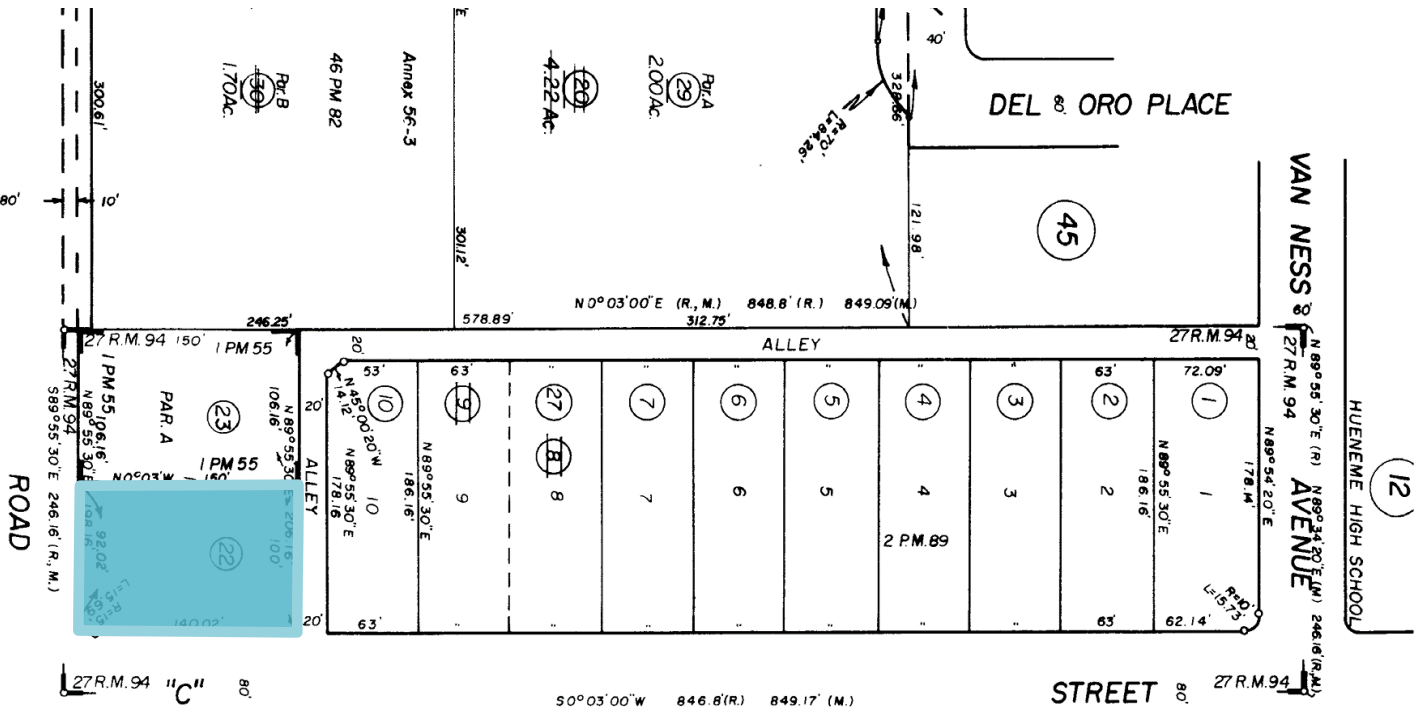
\$860,000

Offering Price

Address	411 W Pleasant Valley Rd Oxnard, CA 93033
Property Type	Vacant Land
Zoning	C2 (Commercial)
Lot Size	14,953 SF / 0.34 AC
Land PSF	\$93.29
Parcel Number	205-0-320-225



Parcel Map



Tax Rate
0300.
0303.

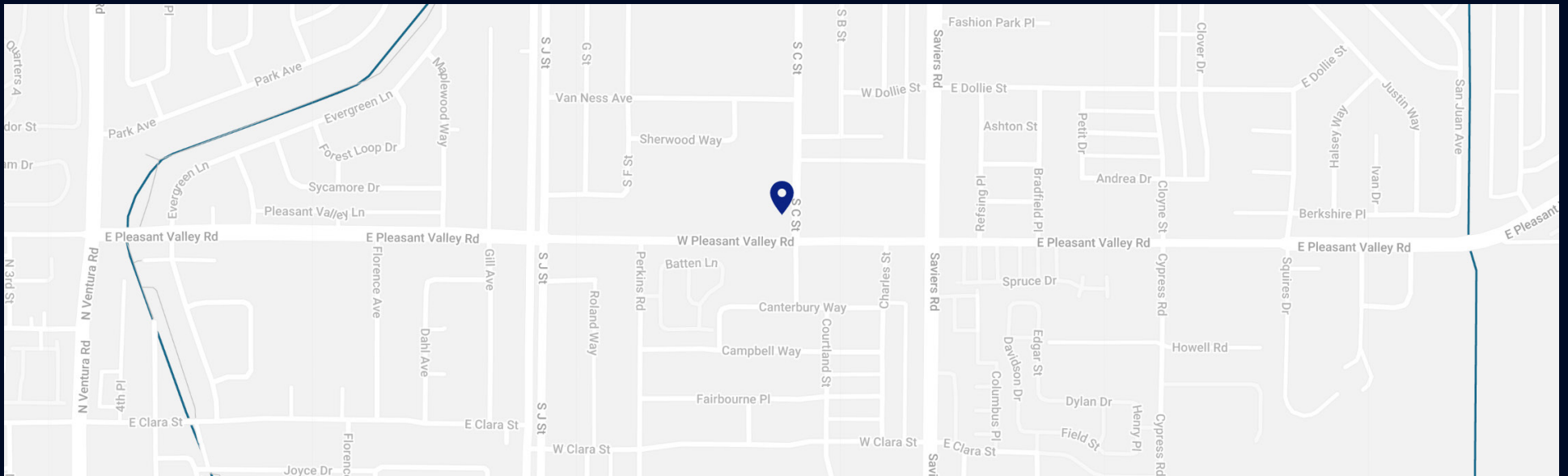
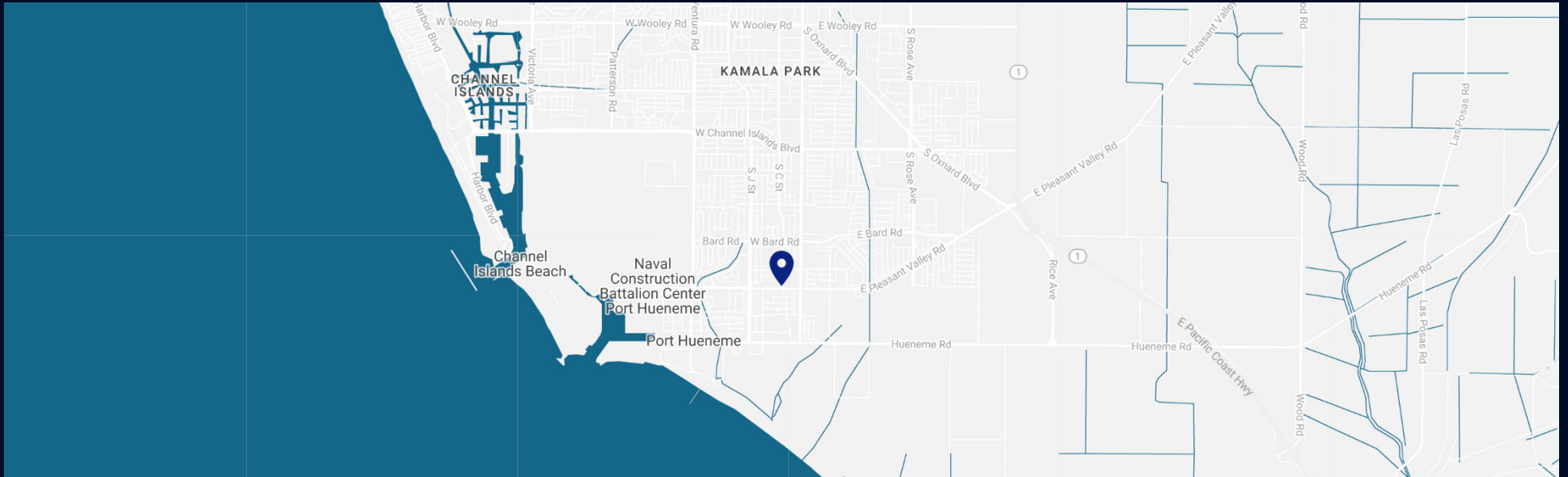
ROSA ST.

ALLEY
PLEASANT V.
VILLAGE
14

CITY
Ventura Cou.

Assessor's Block
Assessor's Parcel
Assessor's Mineral
DRAWN
REDRAWN

Regional Maps



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, 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.

Demographics	1 Mile	3 Miles	5 Miles
Population (2022)	37,388	129,478	212,390
Population (2027 Projected)	36,961	127,940	210,801
Households (2022)	8,468	31,859	55,255
Households (2027 Projected)	8,366	31,497	54,937
Median Age	33.1	34.7	35.5
Average Household Income	\$80,342	\$84,104	\$94,068
Median Household Income	\$66,901	\$71,246	\$77,578
Median Home Value	\$441,417	\$445,431	\$487,735

Source: CoStar Group Inc.

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Ormond Beach South
(Edison Stacks)

Southwin



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