

FOR SALE

Commercial Building

±7,395 SF in Downtown Oxnard

OFFERED AT \$1,550,000

(\$210/SF)

400 SOUTH B ST

DOWNTOWN OXNARD CALIFORNIA 93030

PRESENTED BY

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400 SOUTH B STREET

OXNARD
CALIFORNIA
93030

INVESTMENT HIGHLIGHTS

Building Size

±7,395 SF Plus ±625 SF Patio

Land Size

±7,000 SF (±0.16 AC)

Parking

Street + Free Parking Structure Directly Across The Street w/ ±440 Spaces

APN

202-0-104-165

Year Built

1974

Zoning

CBD (Central Business District Zone)

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NEW TO MARKET

Commercial Building Totaling ±7,395 SF

Analysis



Income

Rental Income	\$111,888
Other Income (1)	\$102.59/Month

Operating Expenses

Taxes (2)	\$23,925
Insurance	\$6,019
Pest Control	\$8,054
HVAC Maintenance	\$1,779.83
Security	\$300.99
Repairs & Maintenance	\$7,748.62

Gross Operating Expenses \$47,827.44

Net Operating Income \$64,060.56

Purchase Price \$1,550,000

Footnotes

(1) Tenant is reimbursing the landlord \$102.59 per month for landlord-fronted window tinting. Tenant has completed 12 of 29 payments, with 17 payments remaining. This income is non-recurring.

(2) 1.15 % of Purchase Price of \$1,550,000

Rent Roll

Tenant	Size	Lease Term	Lease Type	Monthly Rent	Annual Rent	Rent/SF (Year & Month)	Rent Increases	Options
Interface Children & Family Services	±7,395 SF Plus ±625 SF Patio	Jan 1, 2025 – Jun 30, 2027	Gross	\$9,324	\$111,888	\$15.13/SF (Month) \$1.26/SF (Year)	Annual CPI Increases Capped at 4%	2 × 2-year options with CPI increases capped at 4%

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Property Features



- **Prime Downtown Oxnard location** adjacent to Oxnard City Hall, supporting consistent demand from professional and service-oriented users.
- **Next to retail and entertainment tenants**, including Plaza Stadium Cinemas 14 and Centennial Plaza (Starbucks, Subway, Cold Stone Creamery, and more).
- **Walkable downtown core** with access to transit, dining, and public services, in an area with limited new office supply.
- **Beneficiary of nearby residential growth**, with ±400 multifamily units planned or underway within 1 mile.

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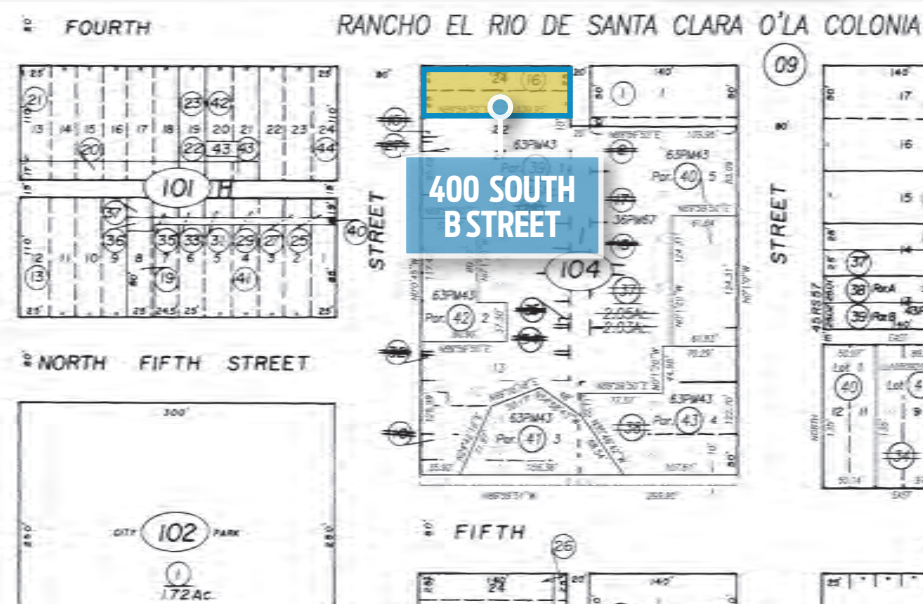
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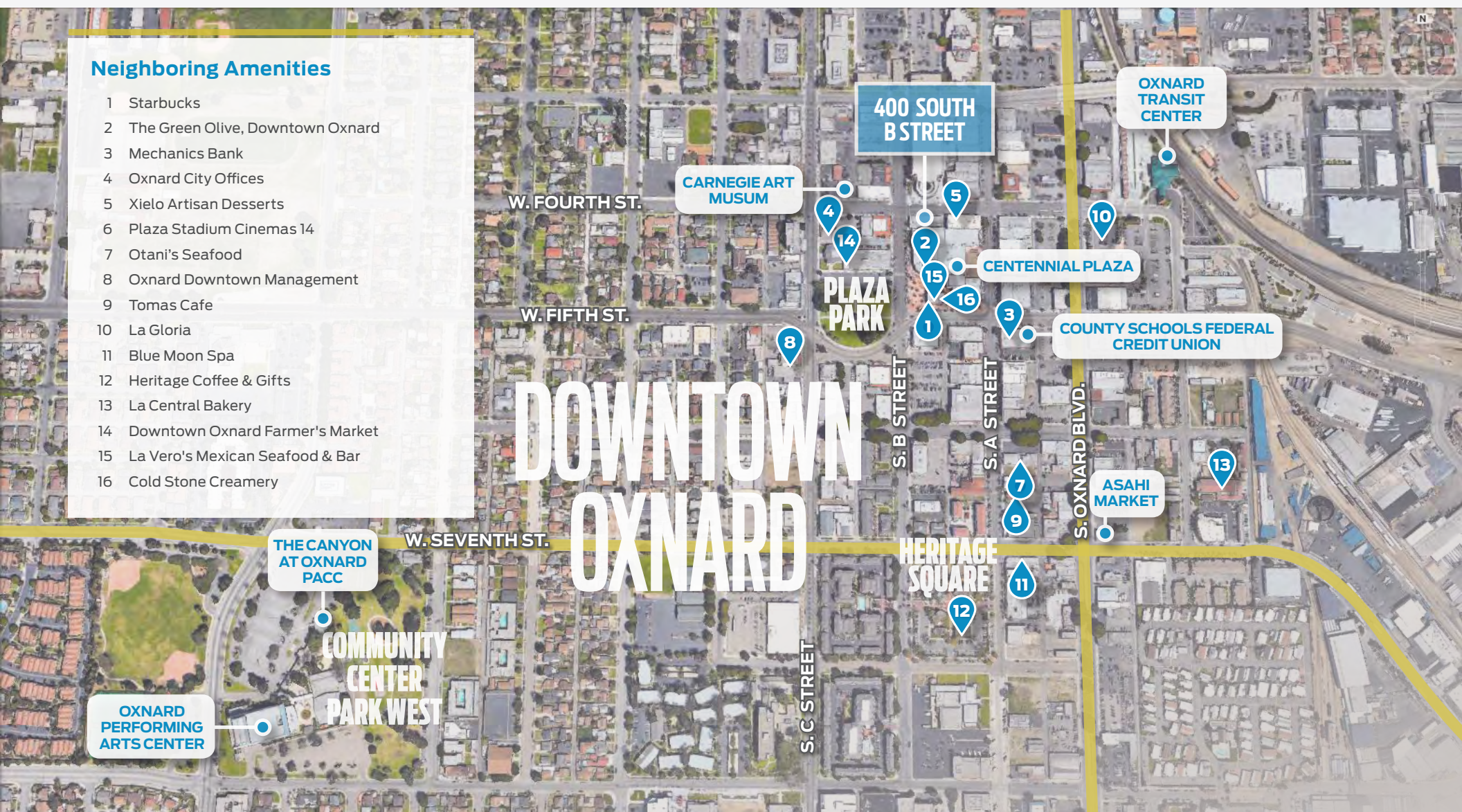
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Neighboring Amenities

- 1 Starbucks
- 2 The Green Olive, Downtown Oxnard
- 3 Mechanics Bank
- 4 Oxnard City Offices
- 5 Xielo Artisan Desserts
- 6 Plaza Stadium Cinemas 14
- 7 Otani's Seafood
- 8 Oxnard Downtown Management
- 9 Tomas Cafe
- 10 La Gloria
- 11 Blue Moon Spa
- 12 Heritage Coffee & Gifts
- 13 La Central Bakery
- 14 Downtown Oxnard Farmer's Market
- 15 La Vero's Mexican Seafood & Bar
- 16 Cold Stone Creamery



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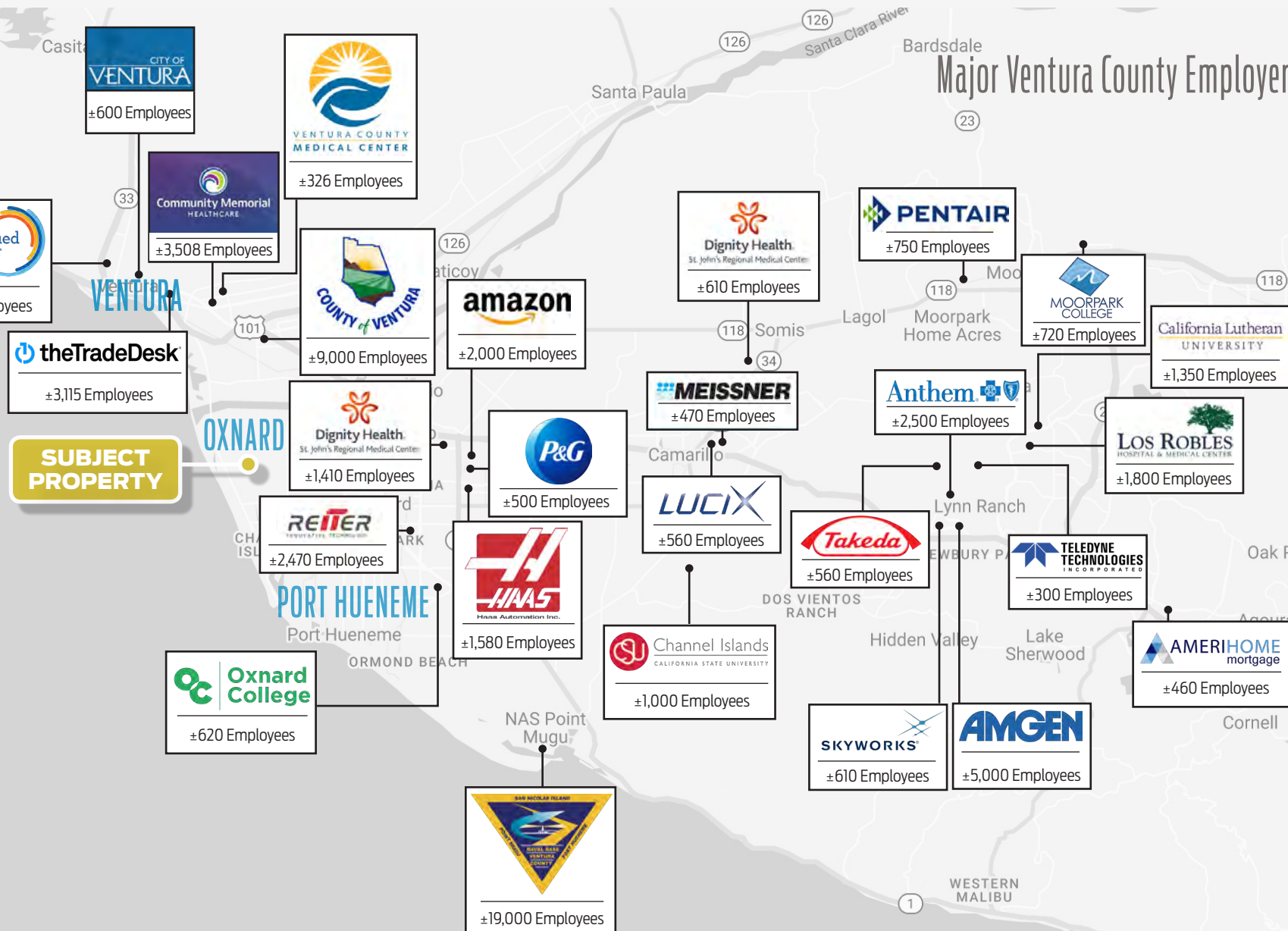
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Major Ventura County Employers



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OXNARD — CA

Situated nearly 60 miles northwest of Los Angeles and just south of Ventura, is the casual seaside town of Oxnard offering a blend of oceanfront recreation, seasonal festivals, delightful strawberries, excellent weather, and tranquil, uncrowded beaches for residents and tourists alike.

Outdoor enthusiasts will appreciate the exceptional surfing, coastal bike paths, hiking trails, kart racing, and whale watching opportunities. Oxnard's Mandalay Bay boasts an array of dining and leisure options, while Channel Islands National Park & Channel Islands National Marine Sanctuary are just a 90-minute boat ride from Oxnard's harbor.

Oxnard's primary employer is the U.S. Navy, supporting over 17,000 employees. The area is also home to numerous well-established employers, including Morgan Stanley, Verizon California, Haas Automation, Fidelity National Title Insurance Co., and DeVry University.

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