

OFFERING MEMORANDUM

707-709 E. HUENEME RD. OXNARD CA 93033

12,577 SF | TWO-TENANT LEASED INVESTMENT FOR SALE



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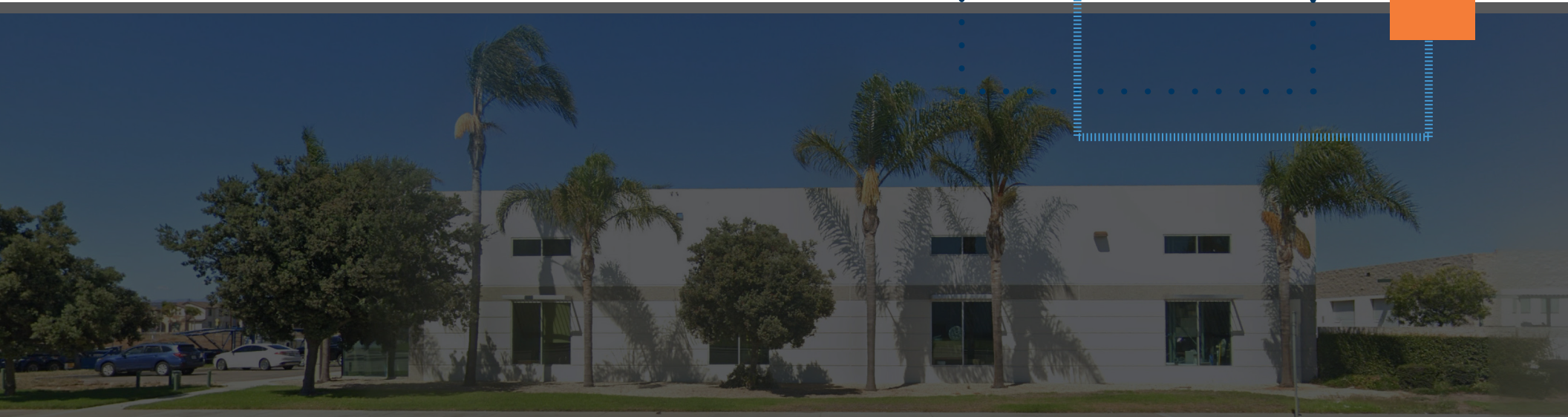
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SECTION 1

EXECUTIVE SUMMARY

Mike Wax, SIOR and Jonathan Wolk of IPA Commercial are pleased to present the investment opportunity to purchase **707-709 E. Hueneme Road, Oxnard**, a modern industrial facility located in West Ventura County. The 12,577 sq. ft. two-tenant property is comprised of all ground floor industrial space, which is 100% leased to two tenants, and includes a fenced parking area. The building is equipped with 600 Amp 277/480 Volt power service. Conveniently situated on a corner lot of just over one acre of land with two access points.

The property is located in the beautiful West Ventura County with limited developable land and a desirable coastal climate. It is also located conveniently less than one mile from the Pacific Ocean, two miles from the Port of Hueneme and 10 minutes from the 101-freeway corridor. The City of Oxnard industrial location also includes numerous corporate neighbors, retail amenities and executive housing.

This is a terrific opportunity to acquire a fully-leased industrial investment priced considerably below replacement value for similar industrial properties in Southern California.

The contemporary architectural design and concrete tilt-up construction are well suited to the long-term investor. The unit sizes and low office percentage appeal to a large pool of potential tenants and are ideal for the local leasing markets. The fenced parking is a unique feature that is highly desirable. Tight market fundamentals and lack of comparable product make this an attractive option for investors.

Benefit from the upside of long-term rental growth and continued industrial real estate demand. This is a rare chance to purchase a smaller two-tenant industrial building in the greater Ventura County area.

INVESTMENT HIGHLIGHTS



Modern Building Design

- Two-tenant Configuration
- Desirable Size Units



West Ventura County Location



Close Proximity to Port of Hueneme



Priced Below Replacement Cost

INVESTMENT SUMMARY



\$3,299,000
Sale Price



\$262.30
Price PSF



100%
Occupancy



\$139,793
NOI (Current)



4.24%
CAP Rate

SECTION 2

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

ADDRESS	707-709 E. Hueneme Road Oxnard, CA 93033
DESCRIPTION	Single-story, multi-tenant, industrial building
BUILDING AREA	Total building - 12,577 SF <ul style="list-style-type: none">• 707 E. Hueneme - 7,015 SF• 709 E. Hueneme - 5,562 SF
GROSS LAND AREA	1.03 Acres (45,058 SF)
APN	223-0-044-055
YEAR BUILT	2005 (Renovated 2009)
PARKING	25 car parking
GRADE-LEVEL DOORS	2
CLEAR HEIGHT	18'
ZONING	"ML" industrial zone, City of Oxnard
CONSTRUCTION TYPE	Concrete tilt-up
MEZZANINE	None
POWER	600 Amps 277/480 Volt 3 Phase
ELECTRIC SERVICE	Southern California Edison
WATER	City of Oxnard



PROPERTY HIGHLIGHTS



12,577 SF BUILDING



7,015 SF AND 5,562 SF UNITS



1.03 ACRES OF LAND



100% LEASED



25 PARKING SPACES



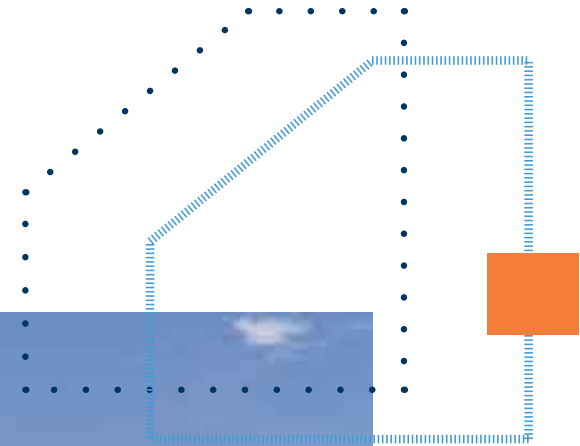
CORNER LOCATION



TWO-TENANT PROPERTY



TWO ACCESS POINTS



SECTION 3

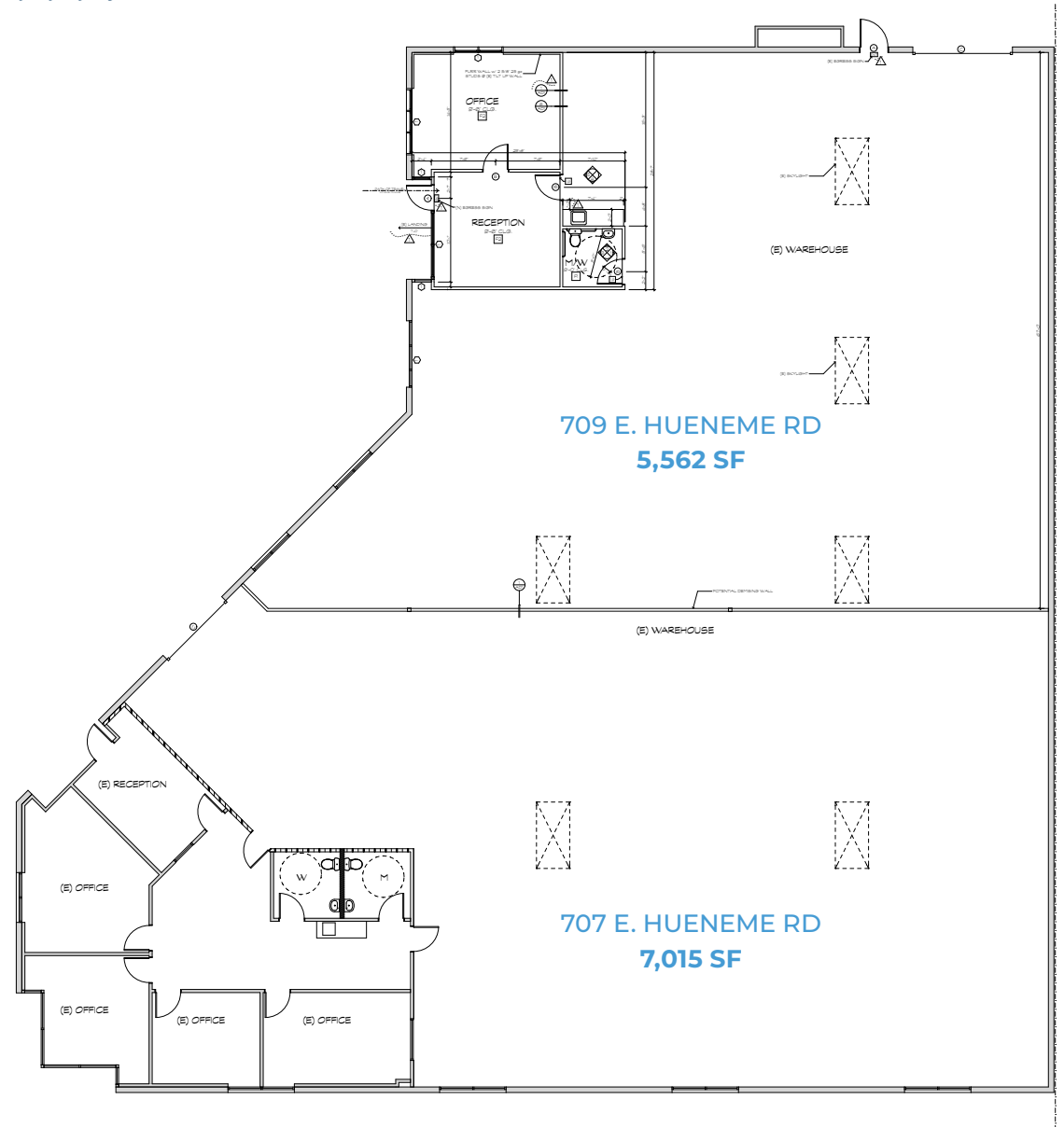
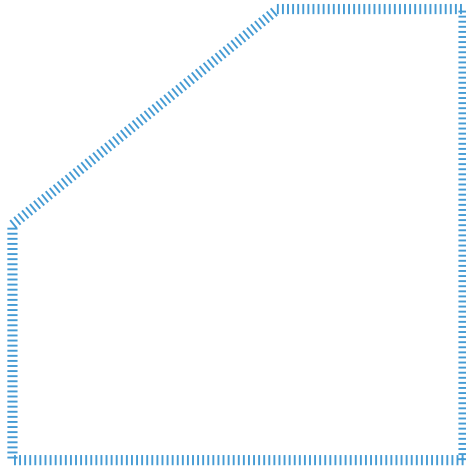
PROPERTY PHOTOS





SECTION 4

BUILDING FLOORPLAN



SECTION 5

FINANCIAL SUMMARY

INVESTMENT SUMMARY

ADDRESS	707-709 E Hueneme Rd Oxnard, CA 93033
BUILDING SF	12,577 SF
PURCHASE PRICE	\$3,299,000
PRICE PSF	\$262.30
NUMBER OF UNITS	2
CURRENT CAP RATE	4.24%
OCCUPANCY	100%
CURRENT NOI	\$139,783



2025 INCOME & EXPENSE SUMMARY

ADDRESS	UNIT SIZE	LEASE EXPIRATION	OPTION
707 E Hueneme Road	7,015 SF	12/31/25	Yes - FMV
709 E Hueneme Road	5,562 SF	1/31/26	Yes - FMV
GROSS INCOME		ANNUAL	
707 E Hueneme Base Rent		\$104,703	
707 E Hueneme CAM Income		\$7,200	
709 E Hueneme Base Rent		\$80,495	
709 E Hueneme CAM Income		\$5,700	
POTENTIAL GROSS INCOME		\$198,095	
Vacancy Loss		-	
GROSS OPERATING INCOME		\$198,095	
OPERATING EXPENSES*			
City of Oxnard Water, Sewer & Trash		\$3,709	
Professional Landscape Maintenance		\$6,000	
Common Area Electricity		\$1,980	
HVAC Maintenance		\$680	
Fire Sprinkler & Alarm		\$1,355	
Insurance Fire & Extended Coverage		\$5,000	
County of Ventura Real Property Taxes		\$39,588	
TOTAL OPERATING EXPENSES		\$58,312	
NET OPERATING INCOME		\$139,783	

* 2025 Contract rents with Expenses estimated. The information provided herein is deemed reliable but not guaranteed and is subject to change. IPA Commercial assumes no liability for its accuracy or completeness. Hvac and insurance costs are estimated. Industrial gross leases. Buyer to independently verify all information herein.