

Priced at \$2,795,000



246 W 6th Street

Oxnard, CA 93030

Downtown Development Opportunity - ±27,878 SF Lot with
Significant Multifamily and Mixed-Use Potential

PARTNERSCRE

Petito | Toomarian | Daniely

TABLE OF CONTENTS

Property Overview 3

Location Highlights 4

Maps 5

Walk Score 6

Parcel Report 8

Assessor Map 9

Photos 10

Confidentiality Disclaimer 12

Contact Information 13

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246 W 6th Street

The Offering

PartnersCRE is pleased to present a **27,878-square-foot development opportunity at 246 W 6th Street in Downtown Oxnard, California**. The corner parcel, located at a signalized intersection and approximately **0.30 miles from the Oxnard Transit Center**, is zoned **DT-G (Downtown General)** and currently improved with an indoor swap meet and multi-vendor retail use.

The DT-G zoning provides flexibility for a range of development concepts, including **multifamily residential, mixed-use, affordable housing, live/work, office, hotel, retail, restaurant, and service uses**. The zoning is designed to support a **pedestrian-oriented downtown environment** and does not establish a maximum dwelling-unit density or FAR; development potential is instead governed by applicable objective standards and site-specific requirements.

The site may also benefit from **California density bonus and transit-oriented development legislation**, including **AB 2345, AB 1287, AB 2097, and AB 2011/AB 2243**, subject to project eligibility and City confirmation. Given its proximity to the Oxnard Transit Center, **AB 2097** may eliminate minimum automobile parking requirements if the transit center qualifies as a major transit stop under state law.

Additional development considerations include an **85-foot base height**, with potential for up to **106 feet** through the community-benefit height program, subject to applicable approvals, including a Development Agreement and FAA review. The site is also subject to **10% private and 7% public open-space requirements**, along with potential overlay and site-specific requirements, including Shopfront Overlay, Airport Hazard Overlay, AHP/AHD additive-zone provisions, and rear alley access.

With its **Downtown location, transit proximity, flexible zoning, and potential housing and development incentives**, 246 W 6th Street offers a compelling opportunity for developers seeking to participate in the continued growth and revitalization of Downtown Oxnard.

At a Glance

Oxnard

\$2,795,000

Price

27,878 $\pm$ SF

Lot Size

\$100 SF

Price per SF (Land)

202014314

APN

DT-G, Downtown General Zone

Zoning

Indoor swap meet (multi-vendor retail)

Existing

Highlights

- $\pm$ 27,878 SF corner lot in Downtown Oxnard.
- DT-G (Downtown General) zoning allows multifamily, mixed-use, commercial, live/work, office, retail, and other uses.
- No maximum residential density or FAR under the DT-G zoning code.
- Approximately 0.30 miles from the Oxnard Transit Center, creating potential AB 2097 parking benefits.
- Potential development opportunities under California Density Bonus Law, AB 2011/AB 2243, and AB 1287.
- Base height of 85 feet, with potential for 106 feet through the Downtown Code community-benefit program, subject to approval.
- 10% private open space and 7% public open space requirements.
- Existing indoor swap meet / multi-vendor retail use; existing building size requires verification.

246 W 6th Street

Location Highlights

DOWNTOWN OXNARD

Located just minutes from the property, Downtown Oxnard offers a vibrant mix of local restaurants, shops, businesses, and community amenities. Its historic character and convenient access to major transportation routes make it a central destination for residents and visitors.

THE COLLECTION AT RIVERPARK

Approximately 3 miles from the property, The Collection at RiverPark is a premier shopping, dining, and entertainment destination featuring a variety of restaurants, retailers, and recreational amenities. The center provides a convenient lifestyle hub for the surrounding community.

OXNARD PERFORMING ARTS & CONVENTION CENTER

Located approximately 0.7 miles away, the Oxnard Performing Arts & Convention Center hosts concerts, theatrical performances, community events, and conferences throughout the year, serving as a key cultural and entertainment destination in the area.



Jordan Petito | Navid Toomarian | Josh Daniely

OXNARD BEACH PARK

Approximately 5 miles from the property, Oxnard Beach Park provides direct access to the Pacific Ocean along with sandy beaches, walking paths, picnic areas, and scenic coastal views. It offers residents an attractive destination for recreation and relaxation.

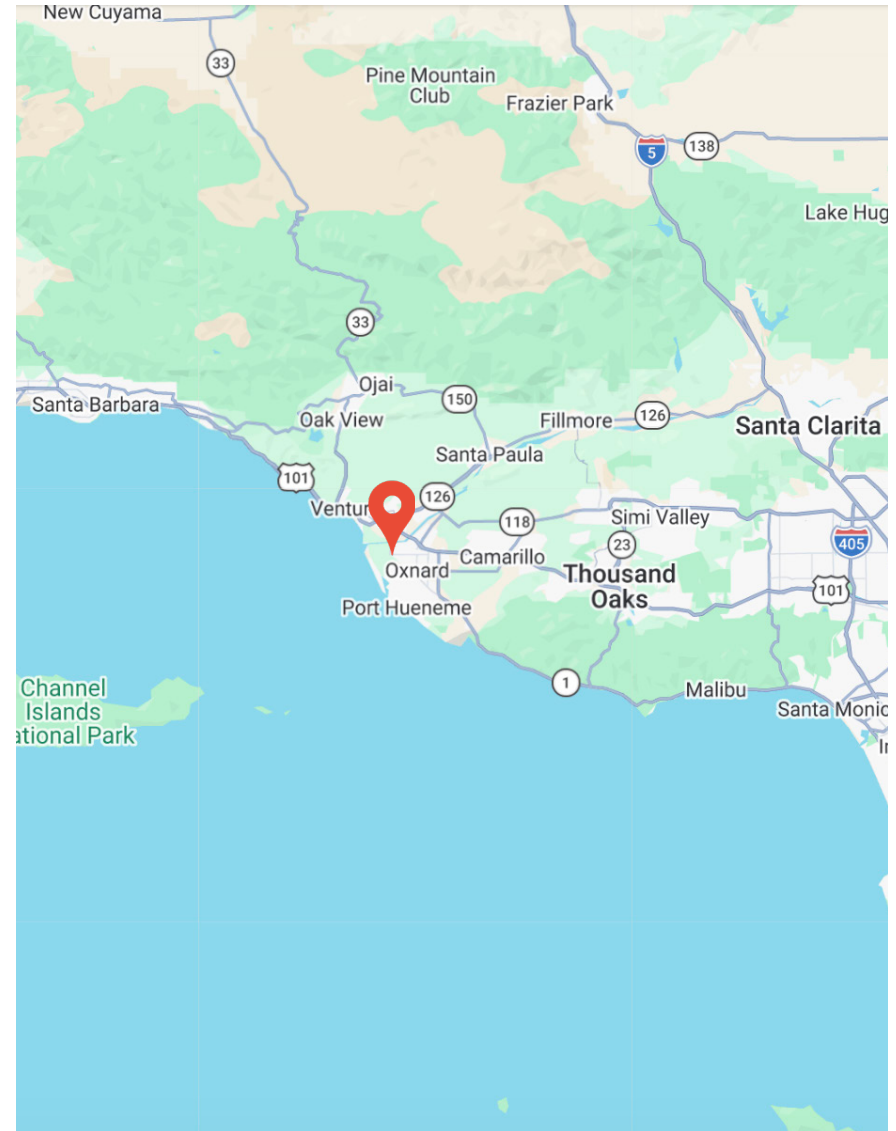
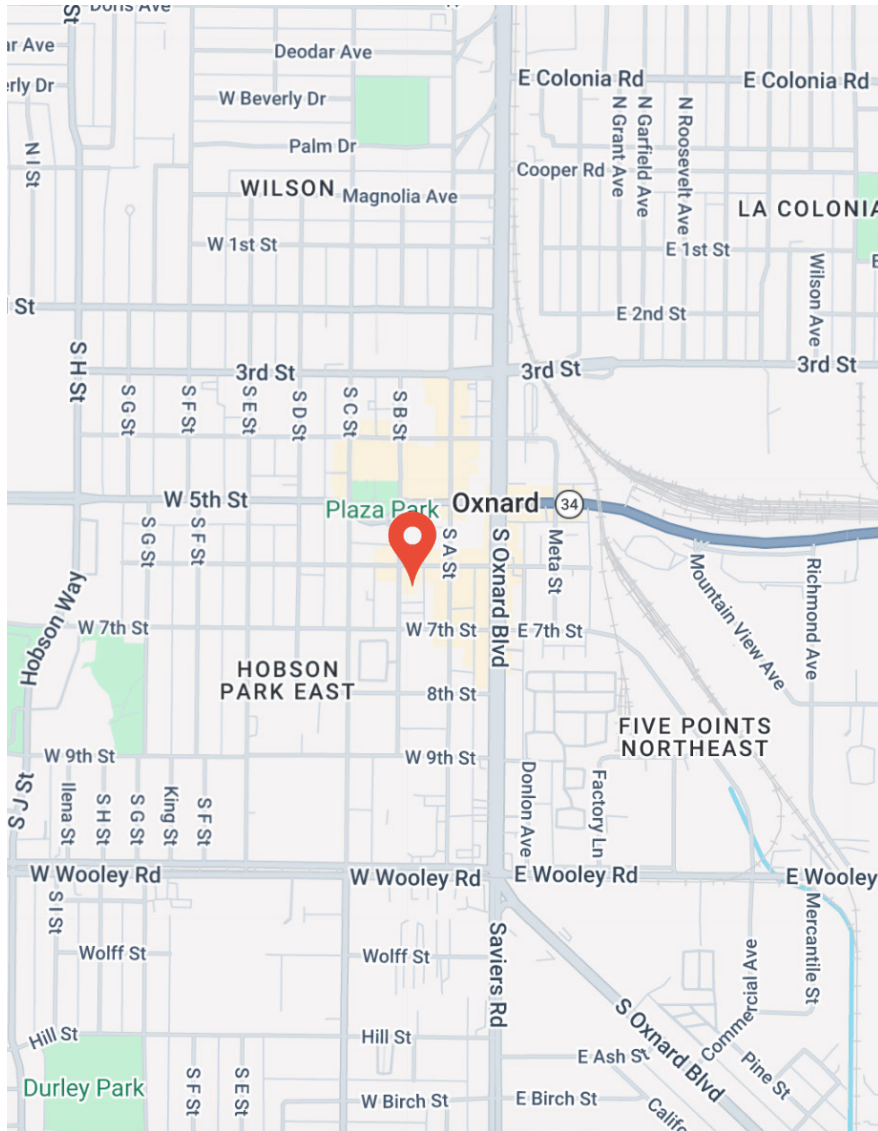
OXNARD AIRPORT

Approximately 2 miles from the property, Oxnard Airport provides convenient regional air service and serves as an important transportation hub for Ventura County and the surrounding communities.



246 W 6th Street

Location Map



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

246 W 6th Street

Walk Score

Walk Score® 

Walk Score
96

Walker's Paradise

Daily errands do not require a car.

Transit Score
45

Some Transit

A few nearby public transportation options.

Bike Score
56

Bikeable

Some bike infrastructure.

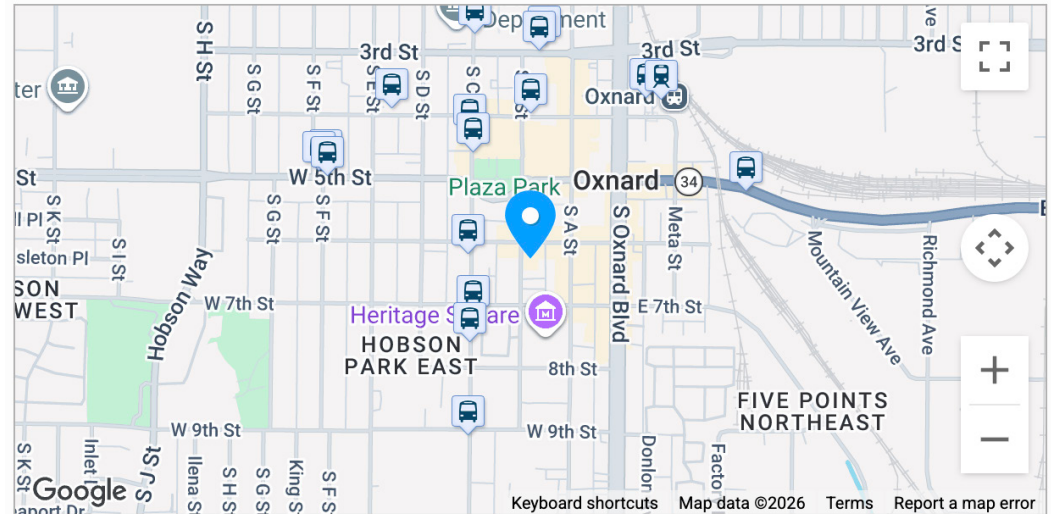
About this Location

246 West 6th Street has a Walk Score of 96 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

246 West 6th Street is a nine minute walk from the Metrolink Ventura County Line at the Oxnard Metrolink Station stop.

This location is in Oxnard. Nearby parks include Heritage Square, Plaza Park and Plaza Park.

<https://www.walkscore.com/score/246-w-6th-st-oxnard-ca-93030>



Rail lines:

Metrolink Ventura County Li... 0.3 mi

Bus lines:

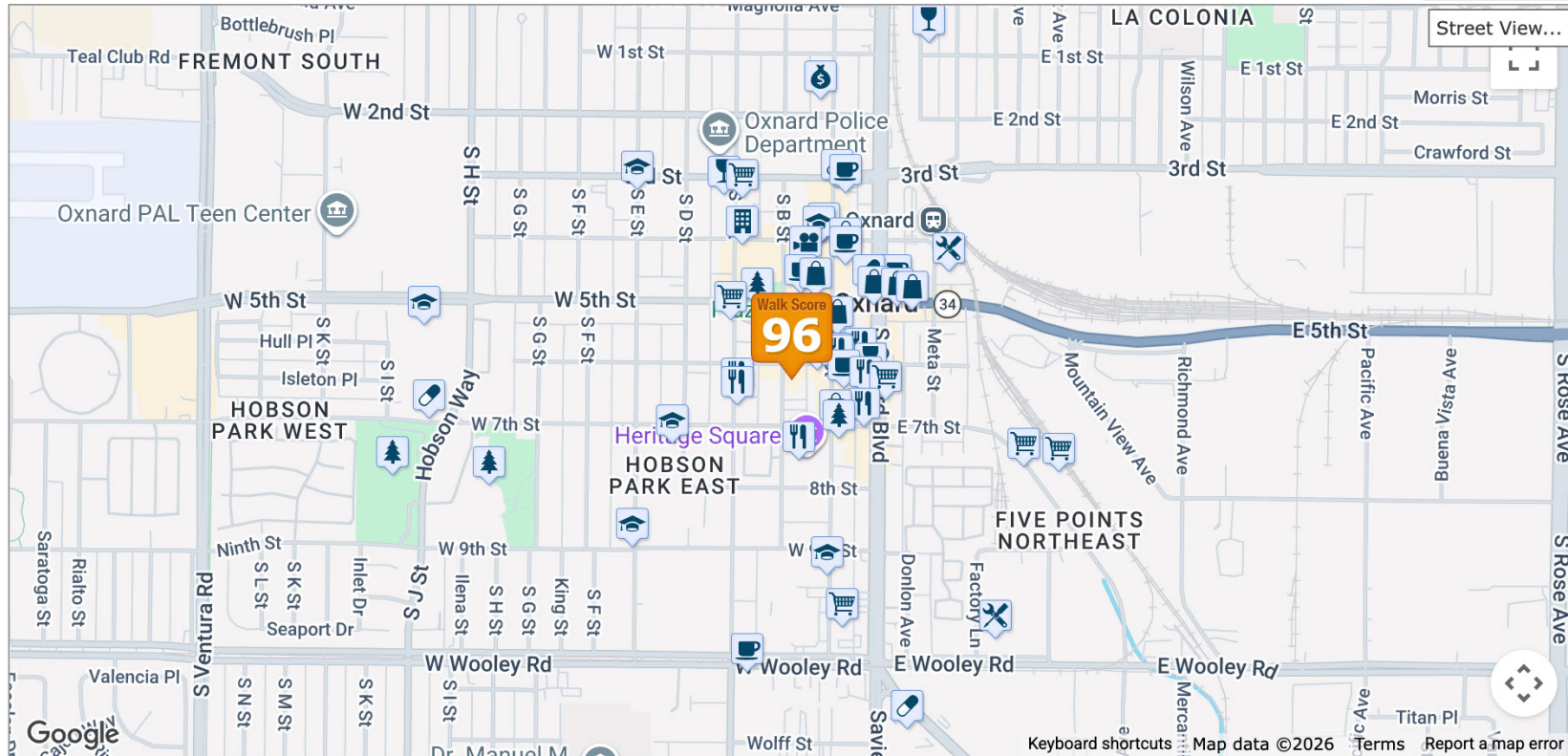
18A	0.1 mi	1B	0.1 mi
1A	0.1 mi	5	0.2 mi
3	0.2 mi	19	0.2 mi
6	0.2 mi	4B	0.2 mi
2	0.2 mi	18E	0.2 mi

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246 W 6th Street

Walk Score

Restaurants:	
Izzy Otani Fish Market	.1km
Coffee:	
Tomas Cafe	.1km
Bars:	
El Tapatio Night Club	.2km
Groceries:	
La Mexicana Market	.09km
Parks:	
Heritage Square	.1km
Schools:	
New Harvest Christian Schools	.3km
Shopping:	
Lee's Fashion	.08km
Entertainment:	
Plaza Stadium 14	.3km
Errands:	
Oxnard Drug	.3km
Search Nearby:	



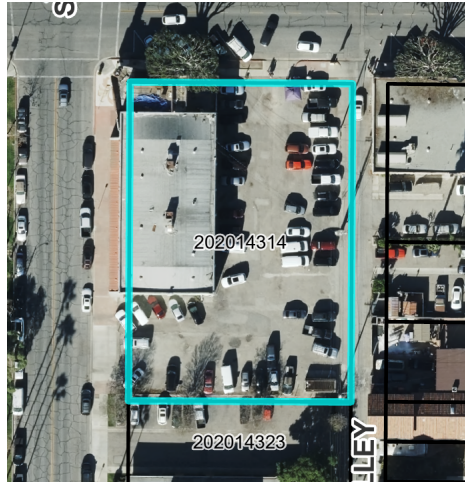
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246 W 6th Street

Parcel Report



APN	202014314
APN Suffix	0
Document Date	20140826
Document Number	140107292
Tract Number	
Map Number	
Situs Number	246
Situs Direction	W
Situs Street	SIXTH
Situs Suffix	ST
Acreage	0.6428



Cities

City:	Oxnard
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Election Precincts

Election Precinct:	Oxnard 5-057
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Political Districts

Assembly District:	Stephen Anthony Bennett (38th)
Senatorial District:	S Monique Limon (21st)
Congressional District:	Julia Andrews Brownley (26th)
Supervisory District:	Vianey Lucia Lopez (5th)

Page 1 Date: 08-25-2026 11:33

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School Districts

Elementary School District:	OXNARD
Secondary School District:	OXNARD UNION

Land Use

County Soar:	No
Census Designated Places 2020:	No

Hazards

Earthquake Fault Hazard Zones:	No
Liquefaction Zone:	Yes
Military Influence:	No
Tsunami Inundation Zone:	No
General Plan:	City
Overlay Zones:	No
Zone Designation:	Oxnard
Area Plan Zone Designation:	No
Area Plan Boundaries:	No

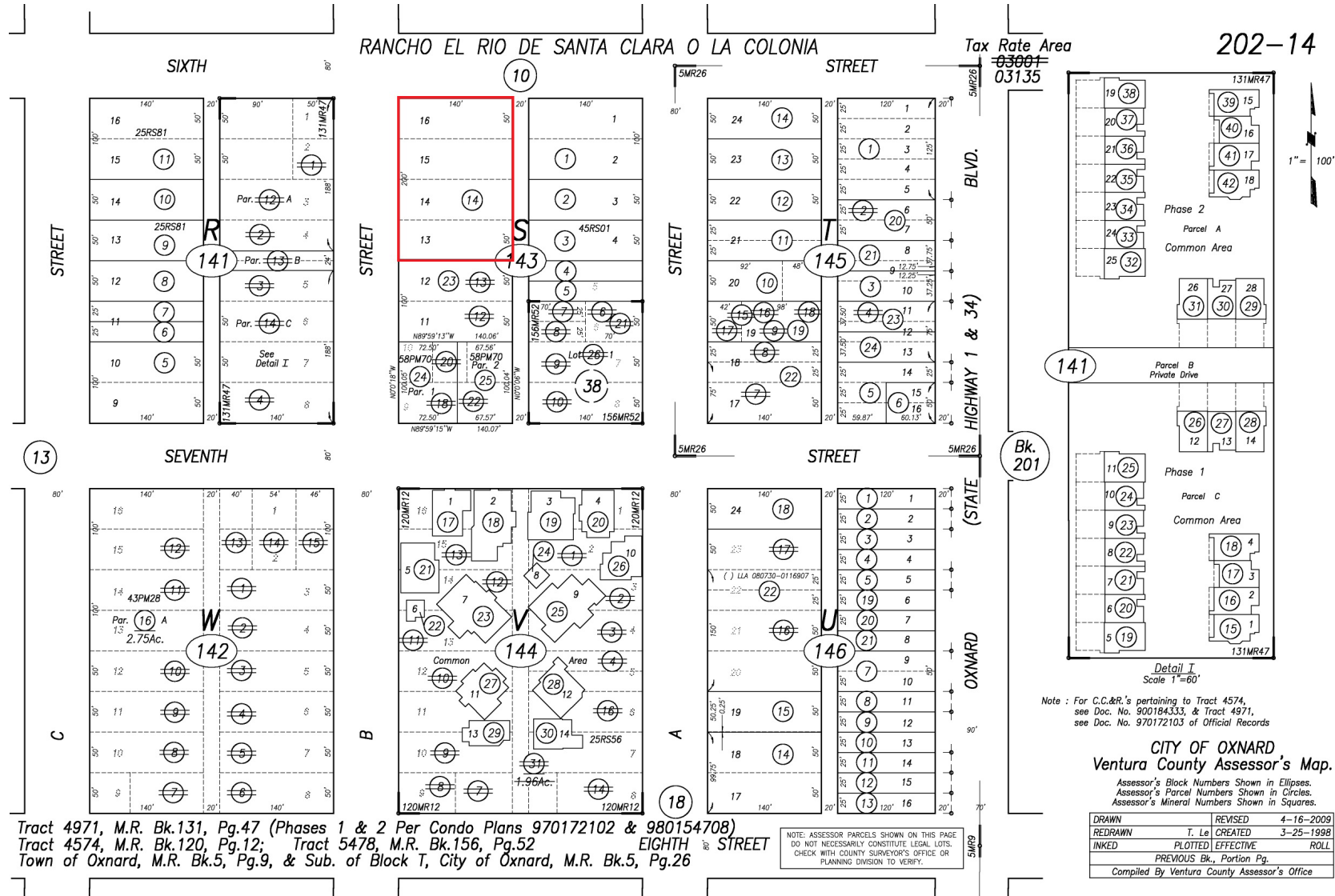
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Assessor Map



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