



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

FOR SALE OR LEASE: PRIME COMMERCIAL RETAIL BUILDING IN THE HEART OF OXNARD

321 S. C St., Oxnard, CA 93030



SCHOOL



**SANTA CLARA
ELEMENTARY SCHOOL**

**OXNARD
POLICE**

RETREAT CENTER

ST. MICHAEL'S HOUSE

AVAILABLE



Herbalife

**GOLDEN
ACUPUNCTURE
CLINIC**

**BRIAN BAI
CLINIC**



**CITY OF
OXNARD
CALIFORNIA**
CITY OR TOWN HALL

**CoStar
POWERBROKER**

JOHN AQUINO

(805) 410-0423 | johnaquino16@yahoo.com
DRE#00604472

MICHAEL SHARON

(818) 572-4050 | msharon@illicre.com
DRE#01495419

5945 CANOGA AVENUE - WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - WWW.ILICRE.COM - DRE #01834124

PROPERTY OVERVIEW

321 S. C St. presents an excellent owner-user or investment opportunity in the heart of Downtown Oxnard. The property consists of three retail/office units, each approximately 1,288 SF, featuring private restrooms and flexible layouts suitable for a variety of commercial uses.

The property is partially occupied by a long-term hair salon tenant currently paying \$2,300 per month, while the remaining units provide immediate leasing or owner-user potential. With projected rental income of up to \$2,500 per unit, the asset offers attractive upside through lease-up and income growth. Ideally located adjacent to the Police Station and City Hall, the property benefits from a central location with strong surrounding daytime activity and convenient access to downtown amenities.

SIZE



± 3,866 SF GLA
± 6,969 SF LOT

LISTING PRICE



\$1,300,000

PROPERTY DETAILS

Address	321 S. C St., Oxnard, CA 93030
APN	202-0-083-030
Size	±3,866 SF GLA ±6,969 SF Site Area
Units	3
Year Built	1962
Use	Commercial/Retail





FOR SALE OR LEASE

LEASING OVERVIEW

This $\pm 3,866$ SF retail property offers an excellent opportunity for investors or owner-users in the heart of Oxnard. The building is currently configured into three suites of approximately 1,288 SF each, providing flexibility for multiple tenants or a single occupant. Each unit includes a private restroom, making the property well-suited for a variety of retail, office, or service-oriented businesses.

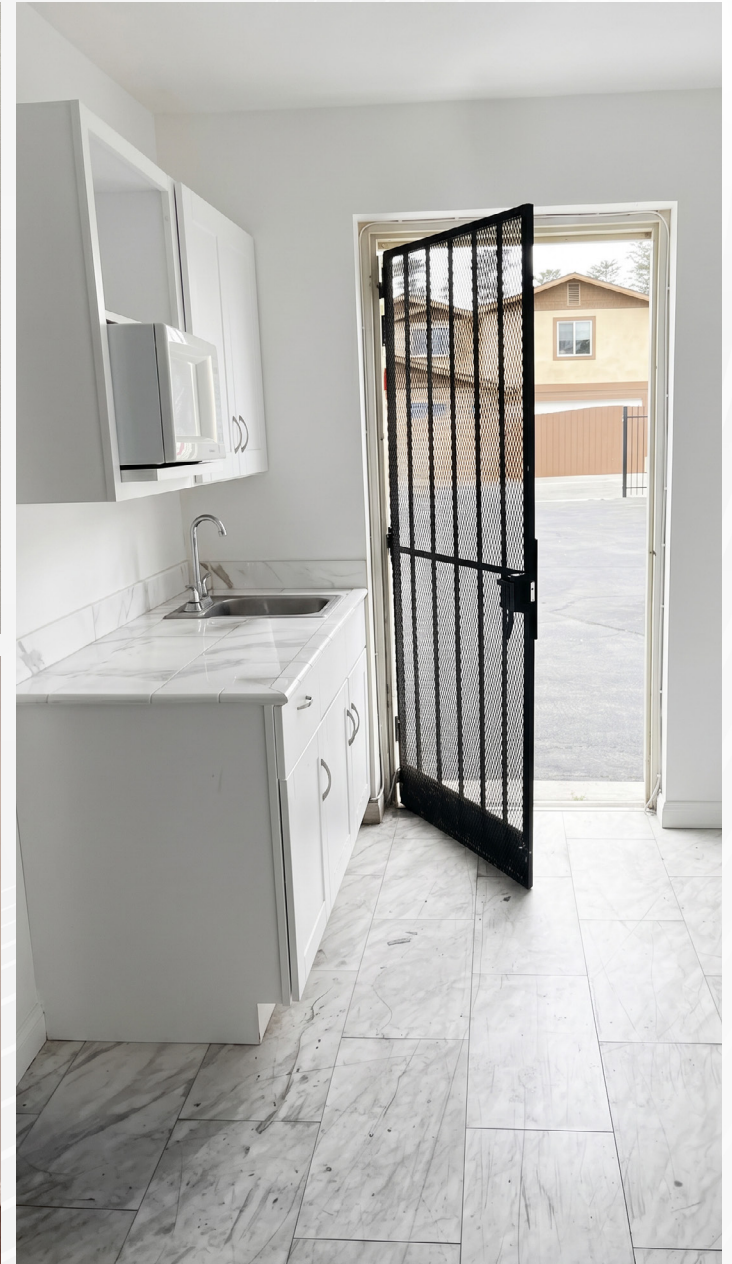
Conveniently located next to Oxnard City Hall and the Police Station, the property benefits from a central location with excellent accessibility and a strong daytime population. The site also features private on-site parking for seven vehicles, adding convenience for both tenants and customers.

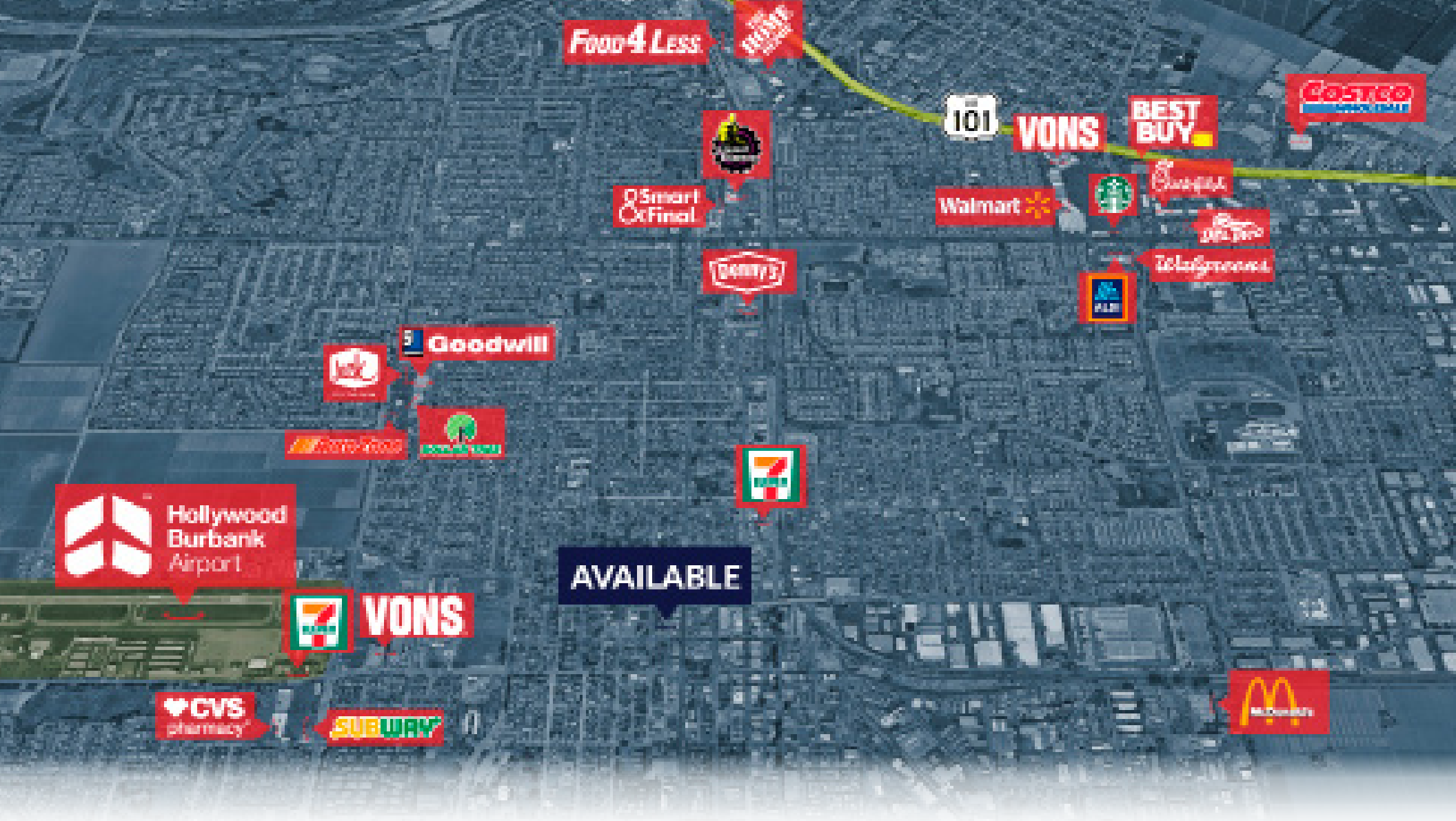
UNITS AVAILABLE

- ✓ UNIT 321 | $\pm 3,866$ SF (Divisible into three $\pm 1,288$ SF suites)

FOR SALE OR LEASE

PROPERTY PHOTOS





AERIAL MAP

LOCATION OVERVIEW

Oxnard, CA

Located along California's Central Coast, Oxnard is one of Ventura County's largest and fastest-growing cities, offering a dynamic business environment supported by a diverse economy, strong consumer demographics, and a steadily expanding population. The city is recognized for its thriving retail, industrial, agricultural, and manufacturing sectors, making it an attractive destination for businesses of all sizes.

Oxnard provides an ideal setting for retailers, service providers, and professional businesses seeking long-term growth. With a highly accessible location, a skilled workforce, and a business-friendly climate, the city continues to attract new investment while serving as a major commercial hub for the surrounding communities. Residents and visitors alike benefit from a wide range of shopping, dining, entertainment, and recreational amenities.

Oxnard's strategic location offers excellent connectivity throughout Southern California and the Central Coast via major transportation corridors, making it a convenient destination for businesses and consumers.

- 15 minutes to Ventura
- 25 minutes to Camarillo
- Direct access to U.S. Highway 101 and State Route 1
- Near the Port of Hueneme, one of California's key commercial ports
- Convenient access to Oxnard Transit Center with Metrolink and Amtrak service



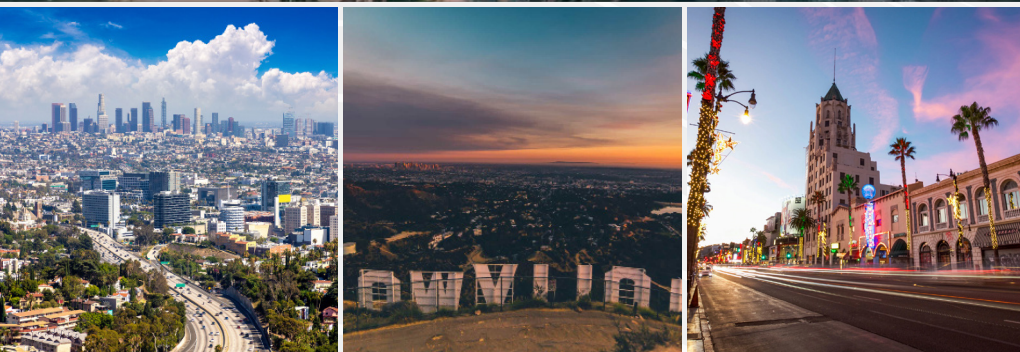
LOCATION OVERVIEW

Los Angeles County

Los Angeles County is well located on the Southern Coast of California and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. Home to approximately 9.9 million residents, it is the most heavily populated county in the U.S. and is only exceeded by eight states.

The county includes approximately 88 vibrant cities hosting more than 244,000 business establishments, the greatest concentration in the state, with more minority and women-owned businesses than any other in the U.S., and is the nation's top international trade and manufacturing center. Los Angeles County has one of the most educated labor pools in the country. Its well-trained workforce of more than 4.7 million people includes over 1.5 million college graduates. With a Gross Domestic Product (GDP) of approximately \$750 billion, if Los Angeles County were its own nation, its economy would be the 19th largest in the world.

Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace, and international trade. The Los Angeles area is so large and diverse, it has something for everyone. While Hollywood and the beach culture are most often associated with the collective image of Los Angeles, it also boasts an abundance of museums, some of the world's best restaurants and hotels, and access to nearly any type of recreational activity one can imagine.



DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimate	32,389	177,149	256,151
Daytime Population	28,388	161,125	231,909
Avg HH Income	\$93,198	\$117,448	\$116,731
Avg HH Size	3.60	3.60	3.30
Median Home Price	\$668,188	\$700,864	\$707,997

TRAFFIC COUNTS	W 3RD ST	S C ST
Cars per Day	±13,151	±15,174



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JOHN AQUINO
Associate

(805) 410-0423 | johnaquino16@yahoo.com
DRE#00604472



MICHAEL SHARON
Senior Vice President

(818) 572-4050 | msharon@illicre.com
DRE#01495419



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