

# 612-628 PACIFIC AVE

OXNARD, CA 93030

## FOR SALE

3,172-4,750 SQ.FT  
INDUSTRIAL CONDOS



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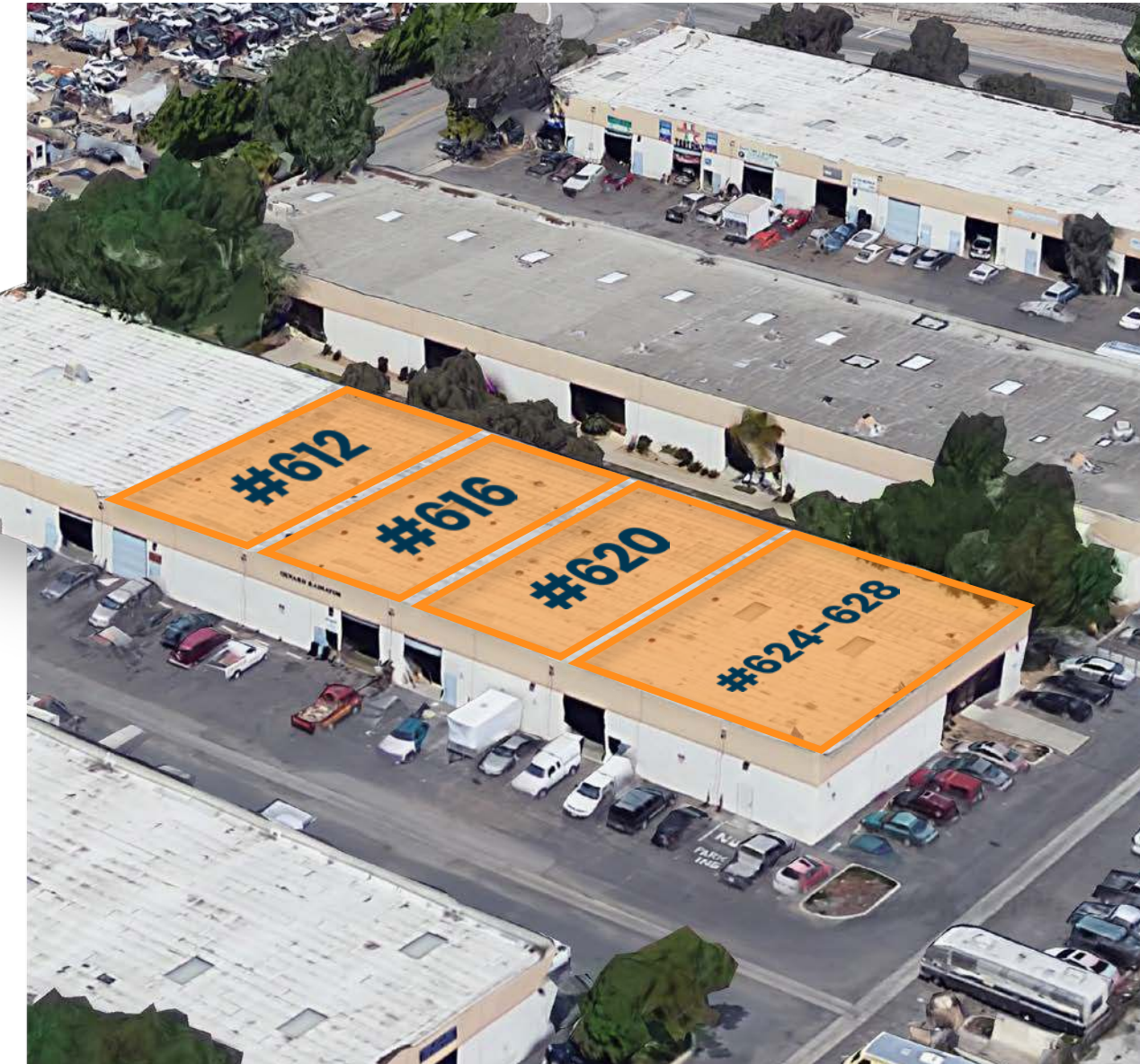
# INDUSTRIAL CONDOMINIUMS

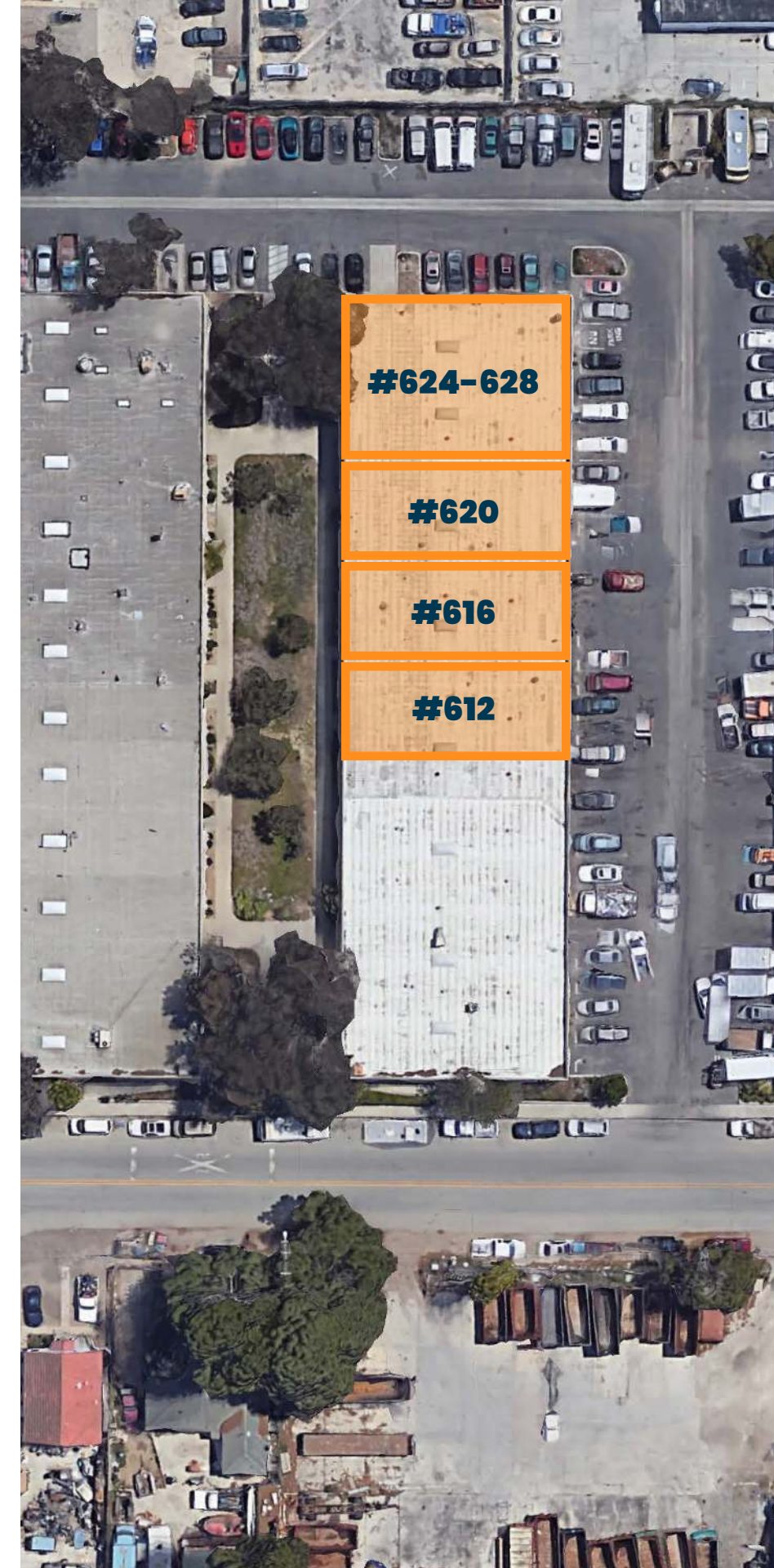
WAREHOUSE / DISTRIBUTION / MANUFACTURING

Stratton International, Inc. is pleased to present industrial condos for sale at 612-628 Pacific Ave, Oxnard, CA 93030. The property is located in an opportunity zone within close proximity to the Oxnard Airport & Oxnard College.

M2	15'	120-208V 3P 4W	1.96/1,000 SF	\$175-\$195
ZONING	CEILING HT	POWER	PARKING	PRICING PSF

UNIT <b>#624-628</b>	4,750 Sq.Ft 1x 10'x12' Ground Level <b>VACANT - AVAILABLE IMMEDIATELY</b>	200 AMPS <b>8% OFFICE</b>
UNIT <b>#620</b>	3,172 Sq.Ft 1x 10'x12' Ground Level <b>LEASED - EXPIRES FEBRUARY 2021</b>	100 AMPS <b>TBD OFFICE</b>
UNIT <b>#616</b>	3,172 Sq.Ft 1x 10'x12' Ground Level <b>LEASED - MONTH-TO-MONTH</b>	100 AMPS <b>TBD OFFICE</b>
UNIT <b>#612</b>	3,172 Sq.Ft 1x 10'x12' Ground Level <b>LEASED - MONTH-TO-MONTH</b>	100 AMPS <b>TBD OFFICE</b>





# #624-628

## UNIT OVERVIEW

Industrial condominium corner unit with minimal office build-out. Multiple entrances including separate entrance into the private office with floor-to-ceiling windows. One private restroom is located in the unit.

4,750 Sq.Ft. BUILDING	358 Sq.Ft. OFFICE	1x 10'x12' GROUND LEVEL	TBD POWER	9 Spaces PARKING
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**624-628**  
**PACIFIC AVE**  
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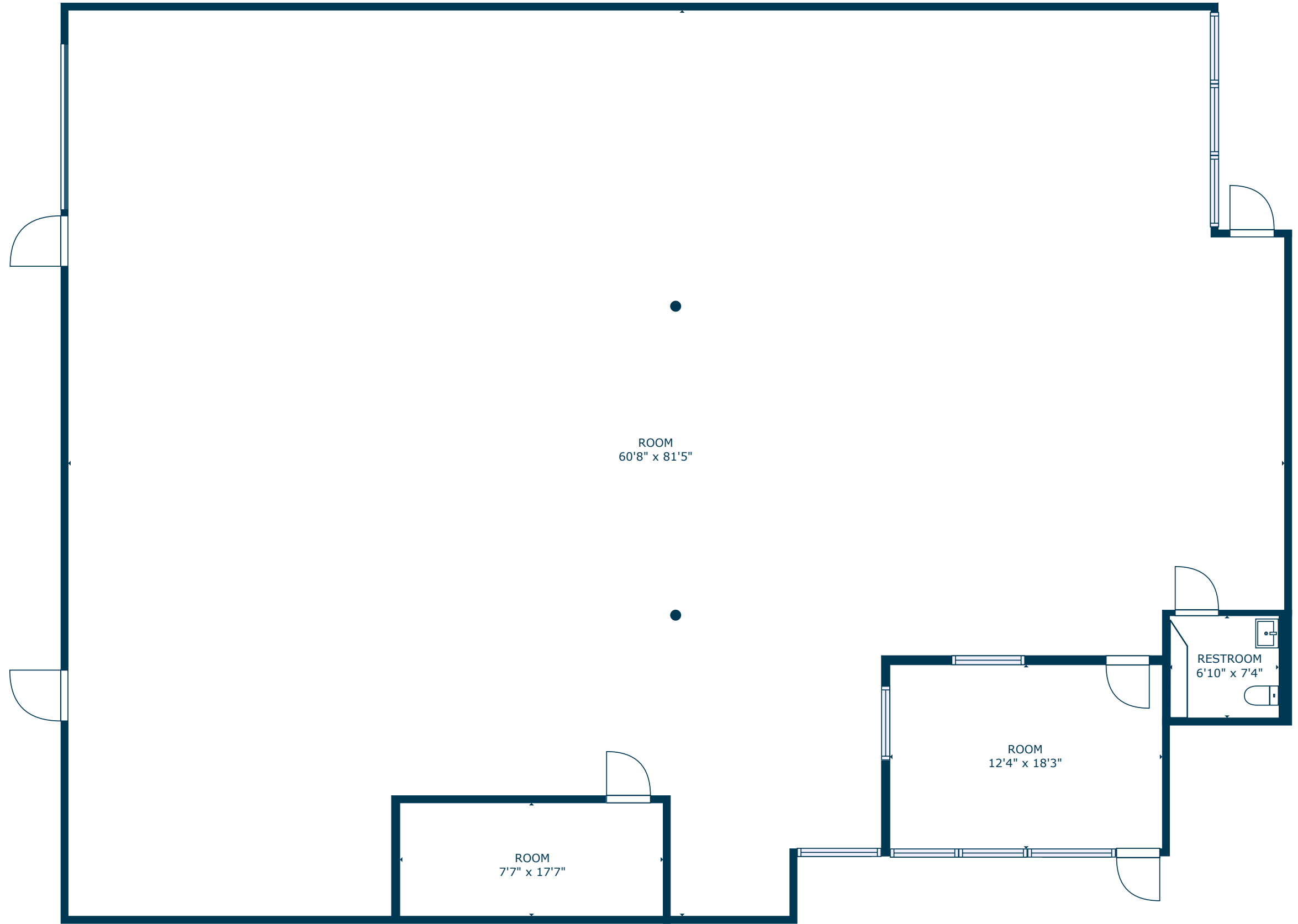
**3D TOUR**

SCAN, TAP or CLICK!



**Robert Stratton**  
CEO/Broker Officer  
661-212-5699

Robert@StrattonInternational.com  
DRE #01182000



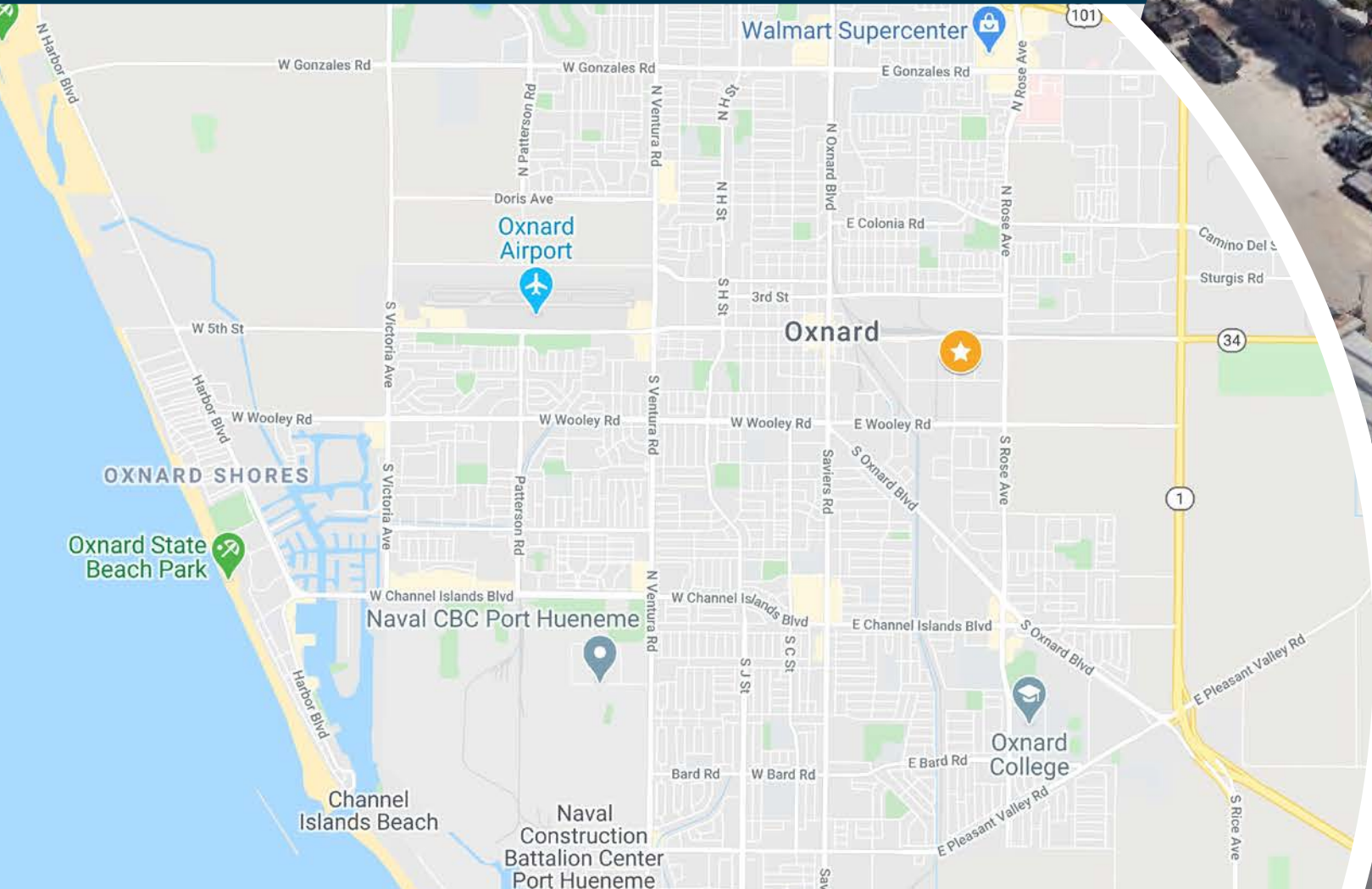
# DEMOGRAPHICS

OXNARD, CA

	1 MILE	3 MILE	5 MILE
POPULATION	20,501	185,185	257,933
GROWTH 2010-2020	<b>+0.87%</b>	<b>+1.10%</b>	<b>+5.58%</b>
HOUSEHOLDS	4,296	44,838	68,737
GROWTH 2010-2020	<b>+1.60%</b>	<b>+0.79%</b>	<b>+6.99%</b>
AVG HOUSEHOLD INCOME	<b>\$66,375</b>	<b>\$82,722</b>	<b>\$87,592</b>

## OPPORTUNITY ZONE

OPPORTUNITY ZONES OFFER THREE POTENTIAL TAX ADVANTAGES  
CAPITAL GAINS TAX DEFERRAL, STEP UP IN BASIS, OR CAPITAL GAINS  
TAX ELIMINATION.



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The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.