

100% LEASED INVESTMENT OPPORTUNITY

RIVERPARK GATEWAY

2775 N. VENTURA ROAD, OXNARD, CA



INVESTMENT SUMMARY

LOCATION	2775 N. Ventura Road, Oxnard, CA 93036
APN	132-0-100-185
ZONING	C-2
YEAR BUILT	2009
BUILDING SIZE	32,431 Sq. Ft.
OCCUPANCY	100%
SALE PRICE	\$8,190,000 (\$253 PSF)
CAP RATE	5.37%
NOI	\$439,860

 **LEE & ASSOCIATES®**
COMMERCIAL REAL ESTATE SERVICES



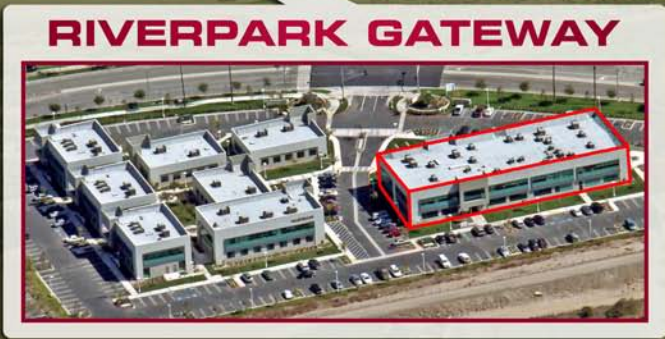


THE ESPLANADE

BED BATH & BEYOND
Golfsmith
LA FITNESS
Party City
STAPLES
WORLD MARKET
Ragdoll
DICK'S SPORTING GOODS
T.J. MAXX
TILLY'S
Walmart
rack
NOODSTRM
THE HOME DEPOT
WAGON WHEEL

THE COLLECTION RIVERPARK

REI
FIVE GUYS BURGERS and FRIES
GANDOLFO'S
WHOLE FOODS MARKET
STARBUCKS COFFEE
Panera
Bank of America
KABUKI
Yard House
Color Me Mine
GEN KOREAN BBQ HOUSE
TARGET
Famous Dave's
menchie's
CENTURY THEATRES
Massage Envy



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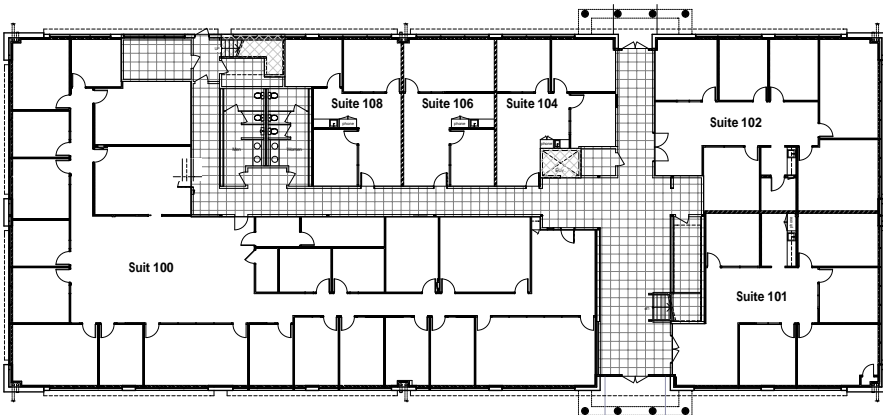
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FLOOR PLANS

1ST FLOOR



2ND FLOOR

