

Free Standing Building
FOR LEASE

Restaurant, Service, R&D or Medical Use

1600 Ives Avenue ■ Oxnard, California

PROPERTY INFORMATION

- **Price:** \$12,500 Mo/NNN
- **APN:** 220 0 274 015; 025; 095
- **Lot Size:** 77,503± Sq. Ft. (1.779± Acres)
- **Building Size:** 8,828± Sq. Ft.
- **Price per SF:** \$1.42
- **Zoning:** Oxnard BRP (Contact Broker)
- **Year Built:** 1989



*VIEWING BY APPOINTMENT ONLY.
PLEASE DO NOT DISTURB TENANT.*



For information please contact your exclusive listing agents:

Kim Simons
Senior Associate
805 277 4012
kimsimons@naicapital.com
DRE License #01098103

Ken Simons
Senior Vice President
805 277 4015
kensimons@naicapital.com
DRE License #00625646

2555 Townsgate Rd.
Suite 320
Westlake Village, CA 91361
805 446 2400 Main
805 446 2401 Fax

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Inventory List

- Seating for approximately 250
- Two Scotsman icemakers (one not working)
- Bally walk-in freezer approximately 11' X 12' with five four-level shelves
- Large built-in wash area (needs dishwasher)
- Ample storage
- Two five-level storage racks 5' long
- Walk in refrigerator approximately 13' X 10'
- Large built-in prep areas
- One exhaust hood 9' X 5'
- One large wok stove
- One large built-in sink and prep area
- One exhaust hood 22' X 5'
- One full size 54" wide by 30" deep True stand alone refrigerator
- Two Blodgett ovens dual flow
- Three Imperial deep fryers
- Custom 6 wok stove
- Two Victory stations
- Six large buffet warmers
- 6' X 4.5' exhaust hood



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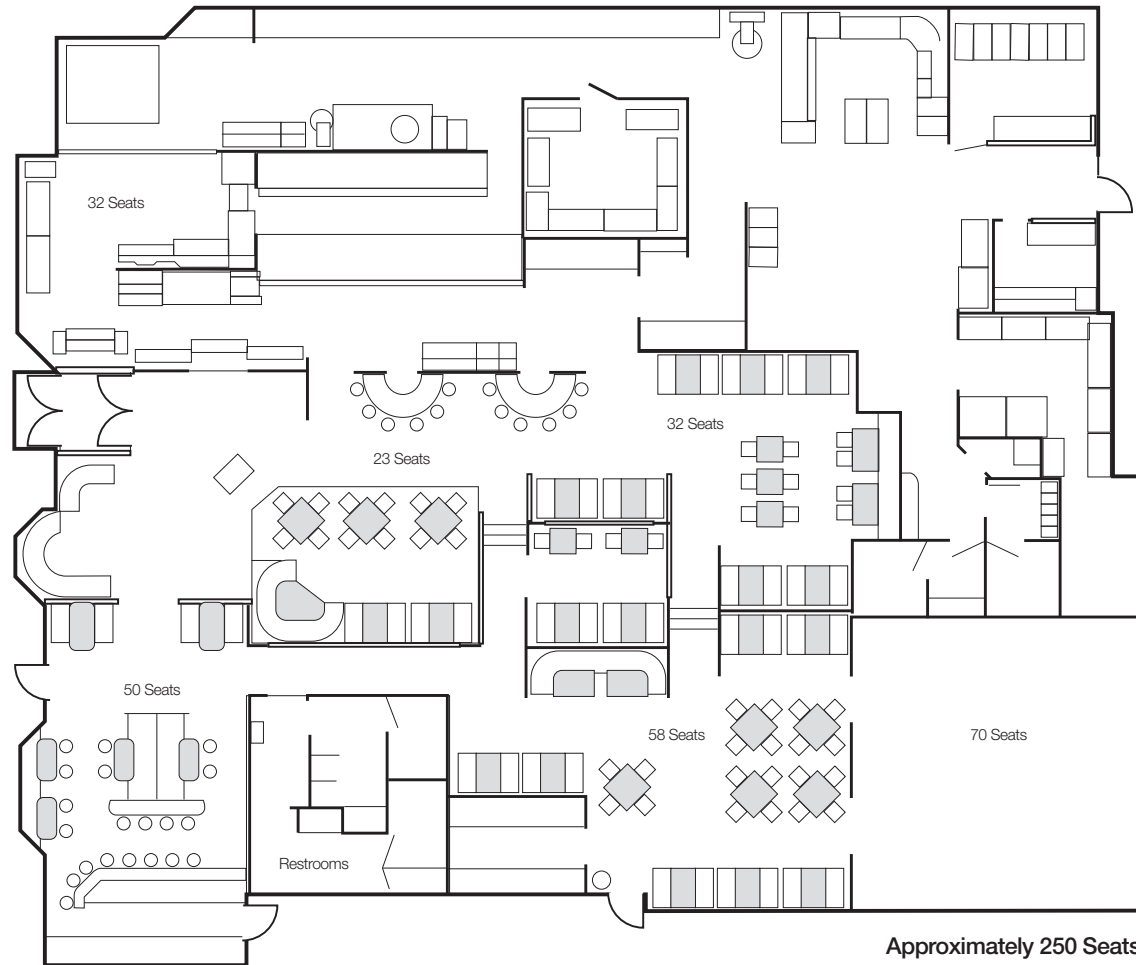
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Floor Plan



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Demographics

	1 Mile	3 Miles	5 Miles	Ventura County	California	Entire US
Population: 2008						
Total Population	21,941	170,325	226,662	818,660	37,274,313	305,316,813
Male Population	52.8%	51.7%	51.3%	50.2%	50.0%	49.3%
Female Population	47.2%	48.4%	48.7%	49.8%	50.0%	50.7%
Median Age	27.4	28.7	30.2	35.9	34.9	36.9
Population Density (per sq. mi.)	6,984.0	6,024.0	2,886.0	440.8	235.7	84.9
Employees	8,999	51,070	83,416	367,341	16,146,879	145,474,789
Establishments	804	4,042	6,051	31,096	1,418,776	11,875,669
Income: 2008						
Median HH Income	\$55,615	\$55,414	\$58,773	\$74,626	\$59,378	\$52,599
Per Capita Income	\$14,919	\$17,450	\$20,662	\$32,389	\$28,446	\$26,464
Average HH Income	\$69,979	\$67,346	\$74,018	\$97,565	\$82,999	\$68,953
Households: 2008						
Total Households	4,440	40,907	60,280	264,117	12,358,701	113,634,428
Average Household Size	4.79	4.07	3.69	3.04	2.95	2.61
Household Growth 1990 - 2000	0.5%	7.8%	9.1%	11.9%	10.8%	14.7%
Housing: 2008						
Owner Occupied Housing Units	61.1%	55.1%	54.2%	65.9%	54.0%	59.2%
Renter Occupied Housing Units	36.5%	40.8%	39.8%	29.6%	37.7%	28.4%
Vacant Housing Units	2.5%	4.1%	6.1%	4.5%	8.3%	12.4%
Race: 2008						
White	31.3%	37.6%	42.5%	67.2%	59.9%	73.5%
Black	1.9%	3.8%	3.9%	2.0%	6.1%	12.4%
American Indian, Eskimo, Aleut	1.0%	1.0%	1.0%	0.7%	0.7%	0.8%
Asian	10.6%	9.1%	8.9%	7.2%	12.7%	4.6%
Hawaiian or Pacific Islander	0.4%	0.5%	0.5%	0.3%	0.4%	0.2%
Other	50.5%	43.2%	38.5%	18.3%	15.5%	5.7%
Multirace	4.4%	4.8%	4.8%	4.2%	4.8%	2.9%
Ethnicity: 2008						
Hispanic	82.7%	72.8%	66.7%	37.5%	37.0%	15.5%
Non-Hispanic	17.3%	27.3%	33.3%	62.5%	63.0%	84.5%

*The current geography selection may have crossed one or more related geography boundaries. In this case, we have chosen to incorporate the geography related to your selection with the largest area. Current year data is for the year 2008, 5 year projected data is for the year 2013. More About Our Data. Demographic data © 2008 by Experian/Applied Geographic Solutions. © 2008. NAI Site Right is brought to you by SRC, LLC.

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Aerial View



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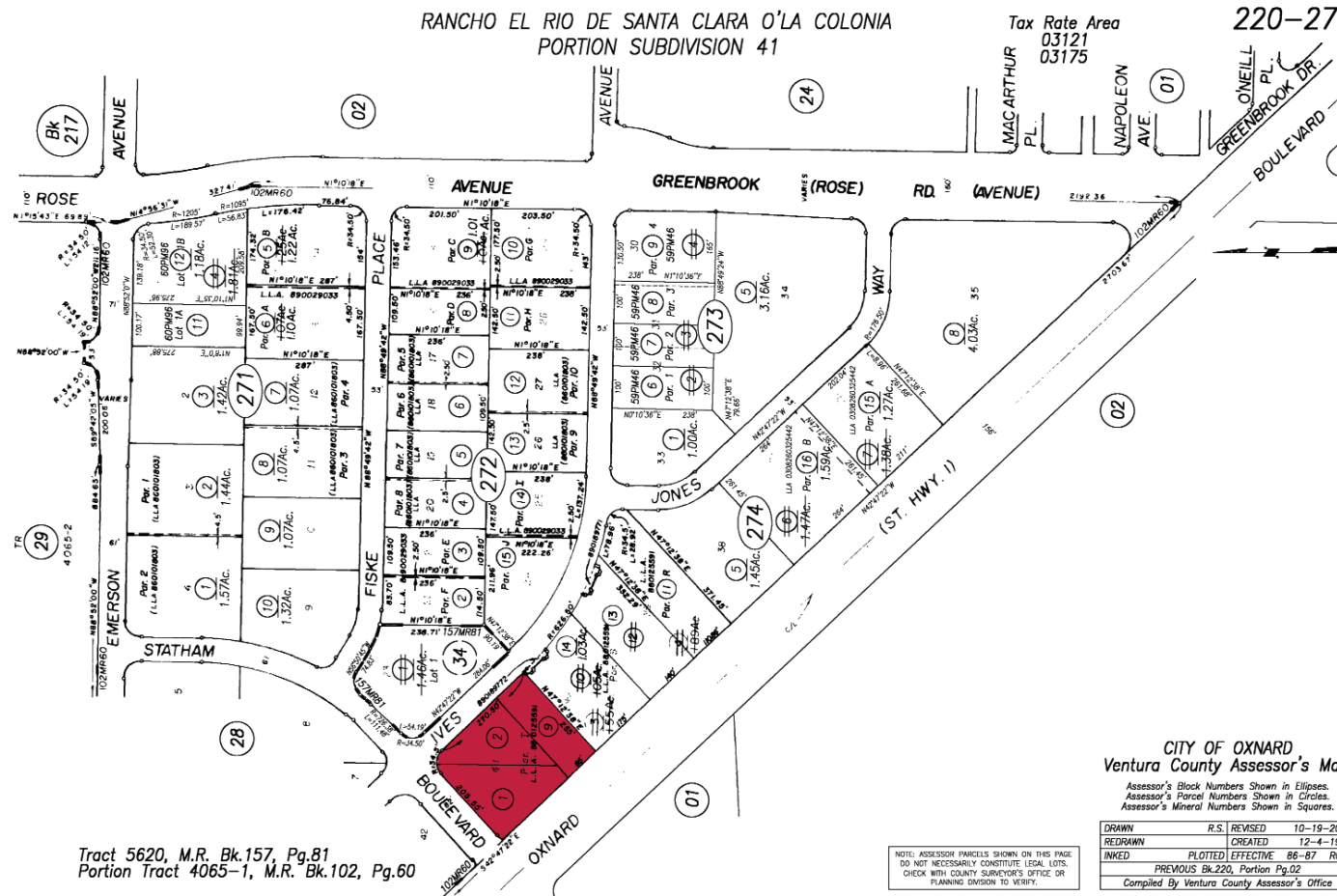
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Parcel Map



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Area Information

City of Oxnard, CA

The economy of Oxnard is driven by international trade, agriculture, manufacturing, defense, and tourism. Oxnard is one of the key manufacturing centers in the Greater Los Angeles area. The Port of Hueneme is the busiest and only deep-harbor commercial port between Los Angeles and San Francisco, and is vital to trade with the Pacific Rim economies. Companies utilizing the Port include Del Monte Foods, Chiquita, BMW, Land Rover, and Jaguar. Other key industries driving Oxnard's existence include finance, transportation and the high tech industry.

According to the City's 2008 Comprehensive Annual Financial Report, the top employers in the city are:

#	Employer	# of Employees
1	St. John's Regional Medical Center	1,994
2	Oxnard High School District	1,500
3	Waterway Plastics	1,300
4	City of Oxnard	1,167
5	Haas Automation	996
6	Aluminum Precision	700

Some of the major companies headquartered in Oxnard are Haas Automation, Seminis, Raypak, Drum Workshop, Borla Performance, Boss

Audio, and Vivitar which was bought by Sakar International in late 2008. Procter & Gamble and Sysco maintain their West Coast operations in Oxnard.

The Dallas Cowboys held their pre-season training camp at River Ridge Field in Oxnard in 2001, 2004-06, and 2008 (the Cowboys trained at California Lutheran University in nearby Thousand Oaks from 1964-89). The Los Angeles Raiders trained at River Ridge in the 1980s and 90s.

Fast Facts about Oxnard College

Ideally situated on California's Central Coast two miles from the beach in Ventura County, Oxnard College is freeway close, located between Santa Barbara and Los Angeles by way of the Ventura Freeway and the easily accessible Pacific Coast Highway. The 118-acre OC campus was founded in 1975 and will undergo a major reconstruction over the next decade as part of the Measure S bond-funded expansion of the Ventura County Community College District.

Over 7500 students both day and evening and hundreds in faculty.

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