

FOR SALE

640 Mountain View Ave, Oxnard CA 93030



For more information, please contact:

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NAI Capital Commercial

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Property Summary

PROPERTY OVERVIEW

NAI Capital Commercial is pleased to present 640 Mountain View Ave, an incredible owner-user or investment opportunity. The subject property is an approximately 7,560 SF automotive property resting on an approximately 0.54 AC / 23,400 SF lot. The asset is located in a qualified opportunity zone, creating excellent future development potential for a new owner.

The property features 7 drive-in auto bays, a spray booth, and a total of 25 parking spaces. Currently operated as an autobody shop, it is well located adjacent to other auto upholstery, auto repair, tire and wheel, and body and paint stores along Mountain View Ave and 5th Service St. The asset is centrally located in the city of Oxnard, less than ten minutes by car from Highway 1, Highway 34 and the 101 Freeways.



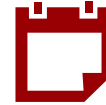
Property Highlights



**7,560 SF
Auto Body Shop**



**0.54 AC
Lot Size**



**Built in
1962**



**7 Drive In
Auto Bays**



**25
Parking Spaces**



**Features
Spray Booth**



**Central Oxnard
Location**



**Perfect for Owner User
or Investor**



Pricing Details

Price: \$2,365,000

Total SF: 7,560 SF

Price per SF: \$312

Total Lot Size: 23,400 SF

Total Price Per Land SF: \$101

VALUE ADD INVESTMENT PROPOSAL

Pro Forma Lease Rate: \$1.50/SF per month

Pro Forma Rent per Month: \$11,340

Pro Forma Annual Rent: \$136,080

Pro Forma Cap Rate: 5.75%

OWNER USER ANALYSIS

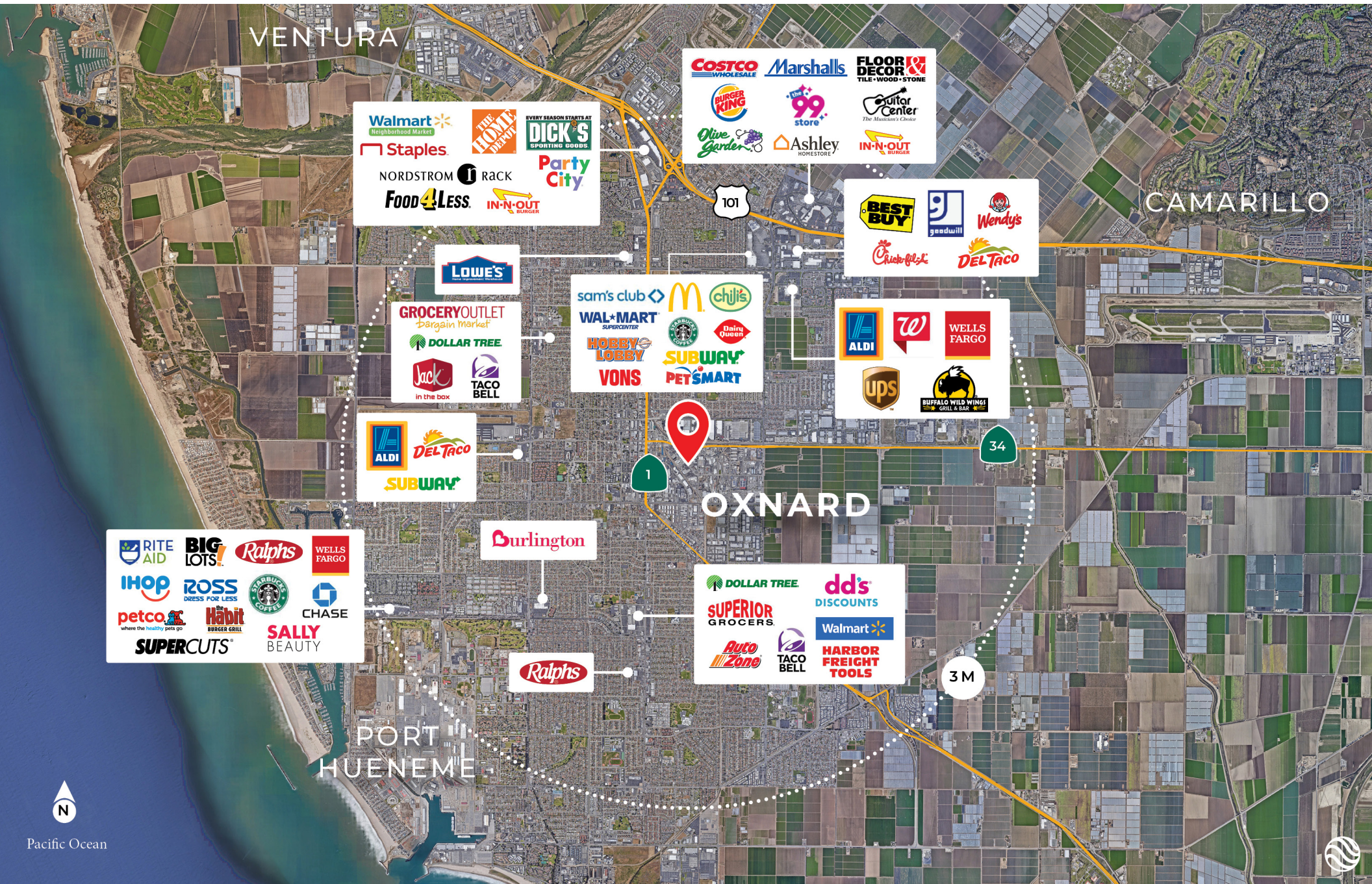
Business owners seeking to occupy 51% or more of the property can qualify for owner user financing with as little as 10% down payment.



Aerial Map



Amenities Map



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