

Marcus & Millichap

COLLEGE PARK SHOPPING CENTER

4807-4917 S. Rose Avenue | Oxnard | CA

MULTI-TENANT RETAIL CENTER IN OXNARD
OFFERING MEMORANDUM

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01

THE PROPERTY

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PROPERTY OVERVIEW

CURRENT

\$16,500,000

\$1,150,597

6.9%

53,321 SF

\$309.44

1973

Price

Net Operating
Income

Cap Rate

Gross
Leasable Area

\$ Per SF

Year Built



COLLEGE PARK SUMMARY

Marcus & Millichap is pleased to present College Park Shopping Center, a ±53,321-square-foot neighborhood shopping center situated on 5.27 acres at 4751–4815 South Rose Avenue in Oxnard, California. The property occupies a highly visible signalized corner at South Rose Avenue and East Pleasant Valley Boulevard, with combined traffic counts exceeding 32,000 vehicles per day in the heart of Ventura County's Oxnard sub market.

Tenant Mix & Anchors

College Park Shopping Center features a diverse mix of stable, long-term tenants serving the surrounding residential community. The center is anchored by Island Pacific Supermarket (44% of GLA) and Dollar Tree (29% of GLA), combining for 73% of total occupancy.

- Island Pacific Supermarket is a Filipino/Asian grocery chain headquartered in Walnut, California, operating 17 locations across California and Nevada. The chain specializes in fresh seafood, meats, produce, and grocery products with a focus on Filipino and Asian cuisine.

Site Features & Development Potential

The center offers excellent parking with 342 spaces (a ratio of 6.41 per 1,000 SF), strong visibility, and dual frontage—approximately 495 feet along East Pleasant Valley Boulevard and 300 feet along South Rose Avenue.

With a large underlying parcel and Opportunity Zone designation, there is potential to develop up to 10,000 additional square feet of retail space.

Demographics & Surroundings

Located just 0.6 miles from Oxnard College, a public community college offering over 20 degree and certificate programs, the center is surrounded by dense residential neighborhoods:

- 1-Mile Radius: 8,886 households | 42,058 residents
- 3-Mile Radius: 62,543 households | 171,639 residents

The property sits 3.5 miles from the Port Hueneme Naval Base, Ventura County's largest employer with more than 19,000 personnel, and approximately 7.5 miles from U.S. 101 (Ventura Freeway).

Retail Synergy

Home to 14 tenants, the center's tenant mix includes essential neighborhood services such as a hair salon, coin laundry, bakery, liquor store, and shoe shop. The average shop size (excluding anchors) is ±1,655 square feet, providing flexible, easily leasable suites with minimal turnover costs.

AERIAL MAP



**COLLEGE PARK
SHOPPING CENTER**

E PLEASANT VALLEY RD

S ROSE AVE

25,868 VPD

13,936 VPD



OXNARD STATE BEACH PARK

HUENE HIGH SCHOOL

GREEN JUNIOR HIGH SCHOOL

PLEASANT VALLEY VILLAGE

OXNARD AIRPORT

Walmart
TACO BELL
POPEYES
WELLS FARGO
dds
DISCOUNTS DOLLAR TREE

CHANNEL ISLANDS HIGH SCHOOL

Starbucks
WALGREENS

Ralphs
Carl's Jr.
Pollo Loco
Little Caesars Pizza
MCDONALD'S

FRED L. WILLIAMS ELEMENTARY

COLLEGE PARK SHOPPING CENTER

OXNARD COLLEGE

S ROSE AVE

E PLEASANT VALLEY RD

PROPERTY OVERVIEW

PROPERTY DETAILS



ADDRESS	4807-4917 South Rose Avenue, Oxnard, CA 93033
# OF TENANTS	14
ANCHOR TENANT	Island Pacific Supermarket & Dollar Tree
APN	224-0-020-285
GLA	53,321 SF
LOT SIZE	5.27 AC
ZONING	C2PD (General Commercial with Planned Development Overlay) Qualified Opportunity Zone
PERMITTED USES	Retail, Grocery, Restaurants, Services, Office, Fitness, ETC.
YEAR BUILT	1973
OCCUPANCY	~94% Leased
PARKING SPACES/RATIO	321-6.4 to 1 currently
ROOFING	New Roof with 20-Year Warranty
GENERAL PLAN	Commercial or Neighborhood/ Community Commercial
INVESTMENT NOTE	Zoning supports stable longterm retail tenancy: PD allows modernization, redevelopment, or mixed-use adaptation without rezoning

TRAFFIC COUNTS

S. ROSE AVENUE

13,936 VPD

E. PLEASANT VALLEY ROAD

25,868 VPD

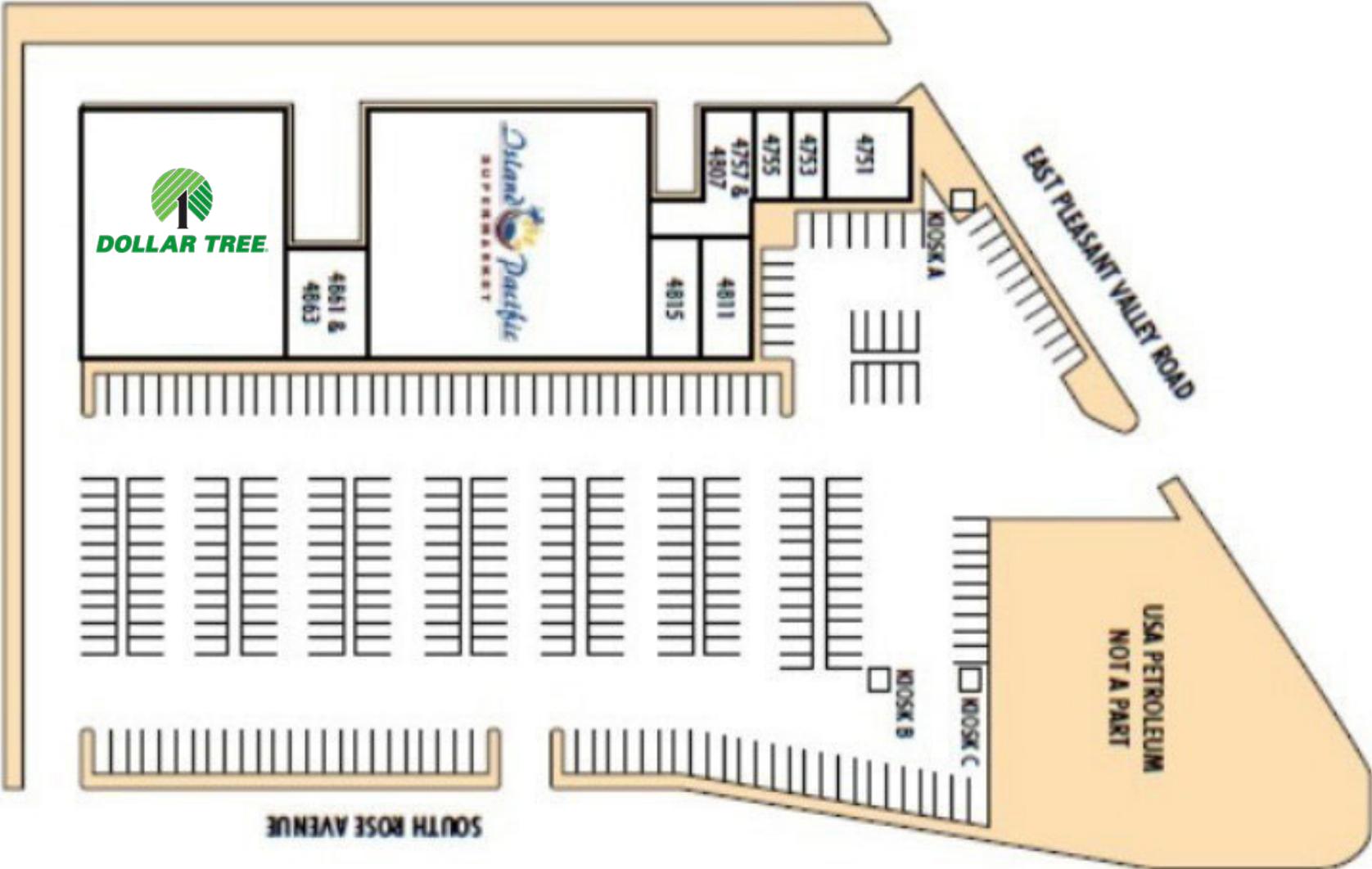
OPPORTUNITY ZONE ADVANTAGE

- The property is located within Census Tract 32.01, officially designated as a Qualified Opportunity Zone (QOZ) by the U.S. Treasury.
- Investors may benefit from federal tax incentives under the Opportunity Zone program, including:
- Capital gains deferral through reinvestment in a Qualified Opportunity Fund (QOF).
- Potential basis step-ups and exclusion of appreciation after 10+ years of ownership (subject to IRS guidelines).

VALUE-ADD INVESTMENT HIGHLIGHTS

- Stable Anchor, Re-tenanting Upside – Island Pacific draws consistent traffic; smaller suites offer upside through re-tenanting at market rents.
- Curb Appeal Improvements – Modest capex in façade, lighting, signage, and parking can enhance rent potential and tenant quality.
- Repositioning / Pad Potential – Large lot and flexible zoning may allow for pad site additions, drive-thru, or redevelopment (subject to city approval).
- Tax-Efficient Equity – Opportunity Zone status provides a unique structure for tax-advantaged appreciation and long-term returns.

SITE PLAN





PROPERTY PHOTOS





PREMIUM LOCATION

- SW signalized corner of S. Rose Avenue and E. Pleasant Valley Road, totaling a combined average of 32,000 + Vehicles per Day.
- Grocery Anchored by Island Pacific Market
- 1.2 miles away from Pacific Coast Highway
- 0.6 of a mile from Oxnard College
- Approximately 7.5 miles from the Interstate 101 Ventura Freeway

BUILDING & TENANTS

- Ideal in-line units with an average square footage of 1,655 each
- Ideal unit sizes which are easily leasable with minimal costs between tenants.
- 495 feet of frontage along East Pleasant Valley Boulevard and 300 feet of frontage along South Rose Avenue.
- Signalized corner location
- 342 parking spaces, a parking ratio of 6.41 parkingspaces per 1,000 square feet
- 5.27 acres of land creates long term development potential
- Grocery anchored with internet-resistant tenants

DENSE SURROUNDINGS

- Over 8,886 households within one mile of the center, over 43,041 households within three miles, over 62,543 households within five miles and a population of 238,333.
- The center is located 0.6 of a mile from Oxnard College, a public community college that offers degrees and certificated in 20 different fields.

02

THE FINANCIALS

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PRICING

METRIC	ANNUAL	
PRICING		
Price	\$16,500,000	
Price/SF	\$309.44/SF	
Cap Rate	6.9%	
OPERATING DATA		
Scheduled Base Rent	\$984,719	
Expense Recoveries	\$352,630	
Other Revenue*	\$229,200	
Potential Gross Revenue	\$1,566,549	
Effective Gross Revenue	\$1,512,868	
Expenses	\$362,271	
Net Operating Income	\$1,150,597	
EXPENSES		PSF
Utilities	\$12,000	\$0.37
Day Porter Cleaning	\$18,000	\$0.24
Security	\$36,000	\$0.12
Trash	\$18,000	\$0.24
Landscape	\$24,000	\$0.18
Insurance	\$18,000	\$0.24
Management	\$45,386	\$0.97
Property Tax	\$190,885	\$4.01
TOTAL	\$362,271	\$6.37/\$0.53

* \$67,770 represents the 18-month rent guarantee for the 3,006 SF vacant unit, calculated at \$2.00 per SF plus \$0.50 per SF for CAM.

\$75,000 represents the 18-month rent guarantee for the EV chargers, based on an approximate annual income of \$50,000.



RENT ROLL

UNIT	TENANT	SF	LEASE COMM	LEASE END	OPTIONS	SCHEDULED BASE RENT	\$ PER SF
4749	Catalyst Cannabis	1,500	11/01/2019	10/31/2025	Month to Month	\$35,617	\$23.74
4751	Vero Beauty	1,500	04/01/2018	10/31/2028		\$43,356	\$28.90
4753	College Park Lavanderia	1,500	07/01/2017	06/30/2027		\$46,200	\$30.80
4753	College Park Lavanderia		07/01/2027	06/30/2032	Option 1		
4755 A/B	Carniceria La Hacienda	2,400	10/01/2017	09/30/2027		\$82,740	\$34.47
4757	Dulceria La Reyna	1,390	10/01/2023	09/30/2033		\$38,479	\$27.68
4811	College Donuts	1,200	10/01/2024	09/30/2034		\$47,192	\$39.32
4811			10/01/2034	09/30/2039	Option 1		
4811			10/01/2039	09/30/2044	Option 2		
4815	Four Guys Liquor	2,400	01/01/2018	12/31/2032		\$82,083	\$34.20
4815			01/01/2033	12/31/2037	Option 1		
4815			01/01/2038	12/31/2042	Option 2		
4815			01/01/2043	12/31/2047	Option 3		
4833	Island Pacific Seafood Market	23,200	04/30/2018	07/31/2034		\$417,600	\$18
4833					* 1 (5) years at \$19.80 per SF		
4833					* 3 (5) years at FMV		
4861-63	Alas Cargo / Freight Service	1,500	02/01/2026	07/31/2031	3% annual increase	\$36,000	\$24.00
4917	Dollar Tree	15,225	07/31/2013	06/30/2031	* 3 (5) years	\$110,534	\$7.26
KIOSK-A	El Kiosko Boots	0	01/01/2026	11/30/2024	Month to Month	\$18,000	
KIOSK-B	Watermill Exp	0	06/01/2023	10/14/2027		\$10,200	
			10/15/2027	10/31/2032	Option 1 - \$875.50 plus 3% annual increase		
			11/01/2032	10/31/2037	Option 2 - \$1,014.94 plus 3% annual increase		
			11/01/2037	10/31/2042	Option 3 - \$1,176.60 plus 3% annual increase		
KIOSK-CC	CA Recycle	0	09/01/2025	08/31/2030		\$26,400	
LOT-C	Food Truck	0	01/01/2026	12/31/2045	Month to Month as of 03/01/2020	\$9,000	
	High Noon Advisors		10/24/2022	09/30/2042	2 (5) years	\$19,200	
TOTAL		51,815				\$1,022,601	\$19.74

*See Lease Abstract

LEASE ABSTRACT

DOLLAR TREE STORES, INC.

BASIC INFORMATION

Premises: 4917 S. Rose Avenue, Oxnard, CA

Tenant: Dollar Tree Stores, Inc.

Lease Date: June 28, 2013

LEASE TERM

Initial Term: 10 years from Delivery Date to January 31st after 10th anniversary of Rent Commencement Date

Rent Commencement Date: Delivery Date (no free rent period)

Extension Options: Three (3) additional 5-year terms

Renewal Notice: 180 days prior to expiration (30-day grace period if reminded)

RENT SCHEDULE

PERIOD	RATE/SF	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$6.00	\$91,350	\$7,612.50
Years 6-10*	\$6.60	\$100,485	\$8,373.75
Extended Term 1	\$7.26	\$110,533.50	\$9,211.13
Extended Term 2	\$7.99	\$121,647.75	\$10,137.31
Extended Term 3	90% of Fair Market Rent	TBD	TBD

*Current Rent Schedule

EXPENSES

Triple Net Lease: Tenant pays pro rata share of Real Property Taxes, Insurance Costs, and Common Area Costs

Annual Increase Cap: 105% of prior year (non-cumulative)

Audit Rights: Tenant may audit; landlord reimburses if >5% error

BASIC INFORMATION

Premises: 4833 S Rose Ave, Oxnard, CA

Tenant: Abacus Business Capital, Inc.

Lease Date: June 20, 2011

Amendment Date: August 1st, 2023

Size: ± 23,200 Square Feet

Term: Extended for 11 years and 3 months (May 1, 2023 – July 31, 2034)

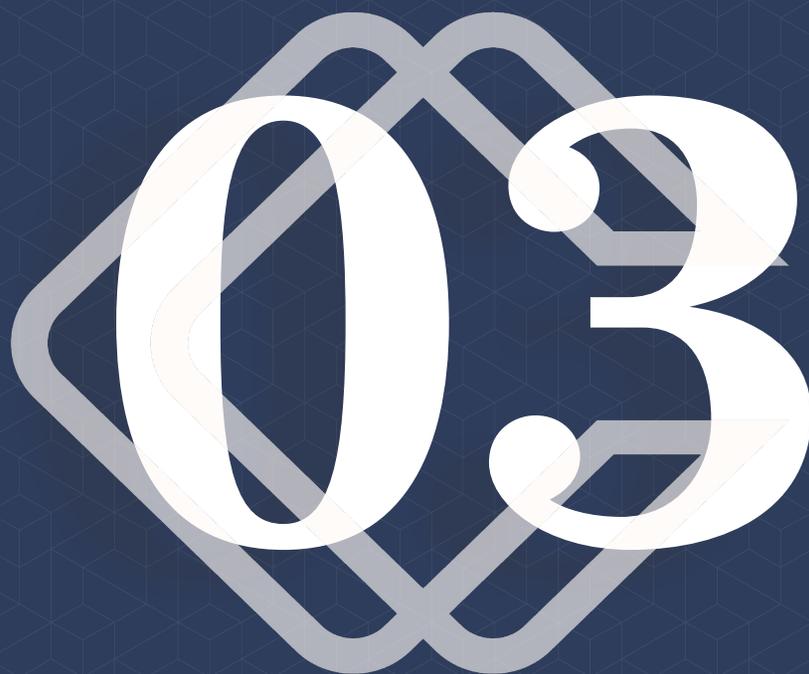
BASE RENT

- May–July 2023: \$34,800/month (\$18.00/sf/year)
- Aug 2023–July 2024: \$23,200/month (\$12.00/sf/year)
- Aug 2024–July 2029: \$34,800/month (\$18.00/sf/year)
- Aug 2029–July 2034: \$36,733/month (\$19.00/sf/year)

CAM/NNN CAPS

- Taxes capped at 2% annual increase
- Other CAM capped at 6% annual increase

Tenant Allowance: \$725,000 for alterations (paid out in full)



THE MARKET

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VENTURA COUNTY

Ventura County is located between Malibu and Santa Barbara, stretching across nearly 43 miles of coastline. The market's low crime rates, open space, and a wide range of recreational activities contribute to its quality-of-life appeal. The 101 Tech Corridor, a deep-water port and Naval Base Ventura County (NBVC) draw businesses and residents to the market.

METRO HIGHLIGHTS

○ SKILLED LABOR POOL

California State University Channel Islands, California Lutheran University and Ventura County Community College uphold a talented labor pool.

○ 101 TECH CORRIDOR

The 101 Corridor — stretching from Calabasas to Camarillo — is a center for high-tech companies, specifically biotech, health care, telecommunications and clean energy firms.

○ NAVAL BASE VENTURA COUNTY

NBVC generates large revenues for the local economy, supporting jobs in the government sector, as well as defense contractors serving the base. More than 19,000 people are employed at the base.



THE ECONOMY

1

Ventura County's economy is supported by the agriculture, health services, biomedicine, tourism and financial services sectors. Amgen's world headquarters is in Thousand Oaks.

2

Due to Ventura County's proximity to Los Angeles, local businesses can capitalize on major air, ground, rail and port-served transportation networks.

3

NBVC — comprising Port Hueneme, Point Mugu and San Nicolas Island (60 miles offshore) — is a major aviation shore command and naval construction force mobilization site. Port Hueneme has five berths and is the only deep-water port between Los Angeles and San Francisco, connecting Ventura County to markets around the world.

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	42,058	171,639	238,333
2021 Estimate			
Total Population	41,707	169,251	234,417
2010 Census			
Total Population	41,206	165,145	227,441
2000 Census			
Total Population	38,987	152,879	201,727
Daytime Population			
2021 Estimate	30,278	141,381	199,445
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Households	8,886	43,041	62,543
2021 Estimate			
Total Households	8,792	42,301	61,308
Average (Mean) Household Size	4.4	3.8	3.7
2010 Census			
Total Households	8,598	40,820	58,889
2000 Census			
Total Households	8,459	38,641	53,656
Growth 2021-2026	1.1%	1.7%	2.0%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2026 Projection	9,223	46,310	67,390
2021 Estimate	9,106	45,412	65,930
Owner Occupied	5,260	21,626	32,528
Renter Occupied	3,532	20,675	28,780
Vacant	314	3,111	4,623
Persons in Units			
2021 Estimate Total Occupied Units	8,792	42,301	61,308
1 Person Units	11.9%	16.9%	16.8%
2 Person Units	14.9%	20.0%	21.8%
3 Person Units	13.1%	14.3%	14.9%
4 Person Units	14.4%	15.0%	15.5%
5 Person Units	13.3%	11.6%	11.3%
6+ Person Units	32.3%	22.2%	19.7%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2021 Estimate			
\$200,000 or More	2.3%	4.4%	5.4%
\$150,000-\$199,999	7.4%	7.0%	8.3%
\$100,000-\$149,999	18.1%	16.9%	17.8%
\$75,000-\$99,999	16.4%	15.7%	15.6%
\$50,000-\$74,999	18.5%	17.8%	17.3%
\$35,000-\$49,999	14.8%	13.7%	13.0%
\$25,000-\$34,999	8.7%	9.0%	8.5%
\$15,000-\$24,999	8.9%	8.7%	8.0%
Under \$15,000	5.0%	6.9%	6.2%
Average Household Income	\$80,665	\$86,334	\$92,445
Median Household Income	\$66,811	\$65,924	\$70,536
Per Capita Income	\$17,147	\$21,815	\$24,368
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2021 Estimate Total Population	41,707	169,251	234,417
Under 20	31.0%	29.8%	29.1%
20 to 34 Years	25.6%	25.0%	24.4%
35 to 39 Years	7.1%	7.4%	7.3%
40 to 49 Years	11.3%	11.6%	11.8%
50 to 64 Years	14.6%	15.1%	15.7%
Age 65+	10.3%	11.2%	11.7%
Median Age	30.9	31.9	32.7
Population 25+ by Education Level			
2021 Estimate Population Age 25+	25,473	105,501	148,289
Elementary (0-8)	28.1%	24.1%	21.2%
Some High School (9-11)	10.4%	9.3%	9.1%
High School Graduate (12)	28.0%	25.3%	24.8%
Some College (13-15)	16.9%	19.6%	20.4%
Associate Degree Only	6.3%	6.6%	7.1%
Bachelor's Degree Only	8.4%	11.0%	12.6%
Graduate Degree	1.8%	4.0%	4.9%
Population by Gender			
2021 Estimate Total Population	41,707	169,251	234,417
Male Population	50.8%	51.0%	50.6%
Female Population	49.2%	49.0%	49.4%

DEMOGRAPHICS



POPULATION

In 2021, the population in your selected geography is 234,417. The population has changed by 16.2 percent since 2000. It is estimated that the population in your area will be 238,333 five years from now, which represents a change of 1.7 percent from the current year. The current population is 50.6 percent male and 49.4 percent female. The median age of the population in your area is 32.7, compared with the U.S. average, which is 38.4. The population density in your area is 2,984 people per square mile.



EMPLOYMENT

In 2021, 113,033 people in your selected area were employed. The 2000 Census revealed that 49.7 percent of employees are in white-collar occupations in this geography, and 50.3 percent are in blue-collar occupations. In 2021, unemployment in this area was 6.0 percent. In 2000, the average time traveled to work was 20.3 minutes.



HOUSEHOLDS

There are currently 61,308 households in your selected geography. The number of households has changed by 14.3 percent since 2000. It is estimated that the number of households in your area will be 62,543 five years from now, which represents a change of 2.0 percent from the current year. The average household size in your area is 3.6 people.



HOUSING

The median housing value in your area was \$377,990 in 2021, compared with the U.S. median of \$227,827. In 2000, there were 29,920 owner-occupied housing units and 23,736 renter-occupied housing units in your area. The median rent at the time was \$735.



INCOME

In 2021, the median household income for your selected geography is \$70,536, compared with the U.S. average, which is currently \$65,694. The median household income for your area has changed by 48.0 percent since 2000. It is estimated that the median household income in your area will be \$74,381 five years from now, which represents a change of 5.5 percent from the current year.

The current year per capita income in your area is \$24,368, compared with the U.S. average, which is \$36,445. The current year's average household income in your area is \$92,445, compared with the U.S. average, which is \$94,822.



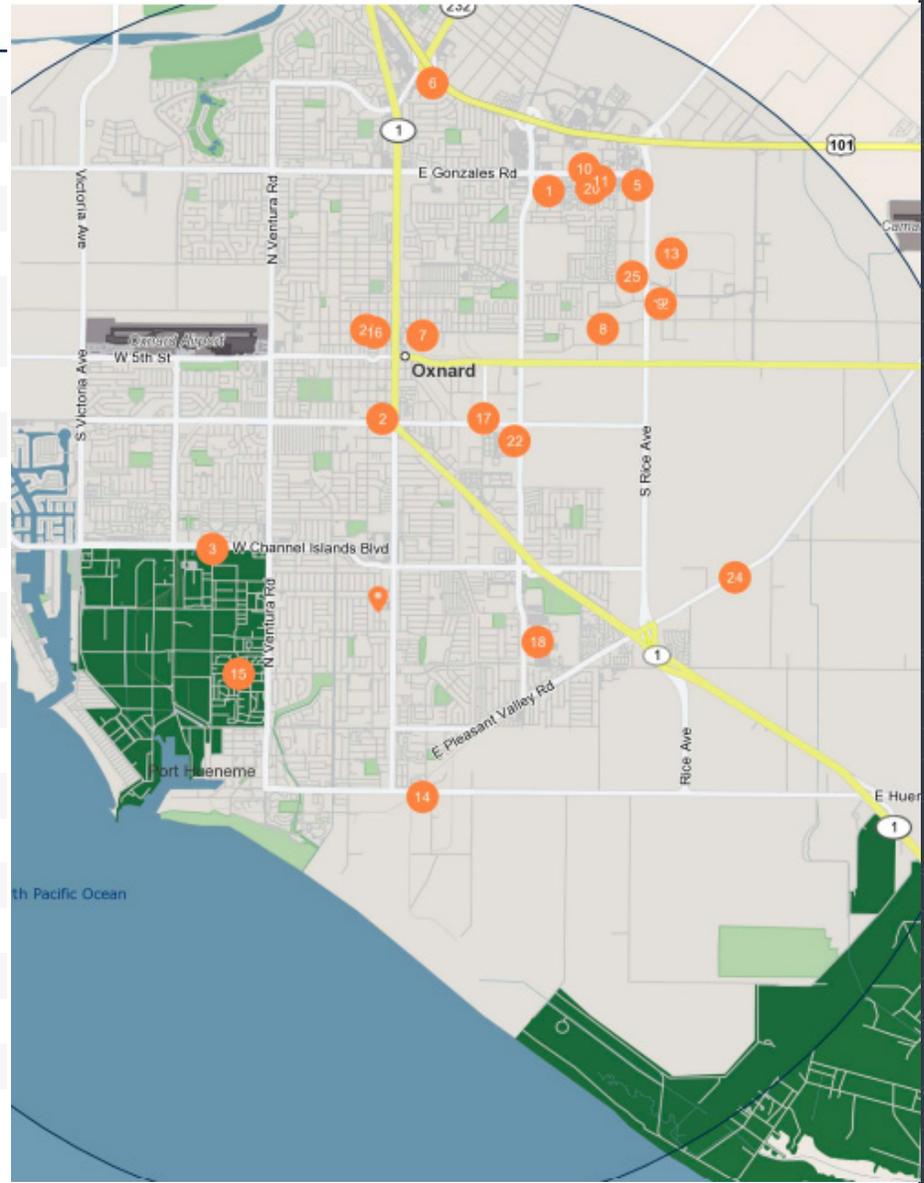
EDUCATION

The selected area in 2021 had a lower level of educational attainment when compared with the U.S. averages. Only 4.9 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.0 percent, and 12.6 percent completed a bachelor's degree, compared with the national average of 19.5 percent.

The number of area residents with an associate degree was lower than the nation's at 7.1 percent vs. 8.3 percent, respectively. The area had fewer high-school graduates, 24.8 percent vs. 27.2 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 20.4 percent in the selected area compared with the 20.5 percent in the U.S.

DEMOGRAPHICS

	NEARBY EMPLOYERS	EMPLOYEES
1	Dignity Health-St Johns Regional Medical Ctr	1900
2	Oxnard School District-Office of The Superintendent	1400
3	United States Dept of Navy-US Naval Medical Clinical Lab	924
4	United States Dept of Navy-Naval Medical Clinic	924
5	Verizon Communications Inc-Verizon	900
6	Maxim Healthcare Services Inc	897
7	Ramco Enterprises LP-Ramco Employment Services	743
8	B & S Plastics Inc-Waterway Plastics	700
9	Seminis Vegetable Seeds Inc-Seminis	600
10	Kaiser Foundation Hospitals-Oxnard 2103 East Gonzales Road	593
11	Kaiser Foundation Hospitals-Oxnard 2200 East Gonzales	593
12	Northrop Grumman Systems Corp	508
13	Procter & Gamble Paper Pdts Co-Procter & Gamble	500
14	San Miguel Produce Inc-Cut N Clean Greens	500
15	United States Dept of Navy-NAVAL FACILITIES	500
16	City of Oxnard-Public Works Department	450
17	Gill Transport LLC	400
18	Ventura Cnty Cmnty College Dst-Oxnard College	400
19	United States Dept of Navy	400
20	Workrite Uniform Company Inc	385
21	City of Oxnard-Oxnard Police Department	370
22	Correctons Rhbltation Cal Dept-Probation Office	350
23	United States Dept of Navy-Morale Welfare & Recreation	350
24	Pleasant Valley Flowers Inc	335
25	Conroy Farms Inc	325



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