



14
Tenants



53,321
SF



1973
Year Built



5.27 AC
Lot Size



MULTI-TENANT RETAIL IN OXNARD

College Park Shopping Center
4807-4917 S. Rose Avenue, Oxnard, CA

Offering Memorandum





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The
Property



Property Overview

~94% Leased OCCUPANCY

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

Current

List Price	\$16,500,000
Net Operating Income	\$1,150,597
Cap Rate	6.9%

Gross Leasable Area	53,321 SF
\$ Per SF	\$309.44
Year Built	1973

College Park Summary

Colliers is proud to offer for sale College Park Shopping Center, a ±53,321-square-foot neighborhood retail asset positioned on 5.27 acres at 4751–4815 South Rose Avenue in Oxnard, California. The center benefits from placement at a prominent signalized intersection along South Rose Avenue and East Pleasant Valley Boulevard, capturing strong visibility with traffic volumes exceeding 32,000 cars per day within Ventura County’s highly active Oxnard submarket.

Pleasant Valley Boulevard and 300 feet along South Rose Avenue. Given the size of the parcel and its designation within an Opportunity Zone, the site offers the potential to add up to ±10,000 square feet of additional retail development, presenting a value-add component for investors.

TENANT MIX & ANCHORS

College Park Shopping Center is supported by a well-established roster of tenants that cater to the daily needs of the surrounding residential base. The property is anchored by Island Pacific Supermarket, representing approximately 44% of the gross leasable area, and Dollar Tree, which accounts for roughly 29%, together comprising 73% of the center’s occupancy.

MARKET DEMOGRAPHICS & ACCESSIBILITY

Situated just 0.6 miles from Oxnard College, a public community college offering a wide array of degree and certification programs, the center is embedded within a densely populated residential area:

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

Island Pacific Supermarket is a Walnut, California–based Filipino and Asian grocery operator with 17 locations throughout California and Nevada. The brand is known for its specialty offerings, including fresh seafood, meats, produce, and culturally focused grocery items tailored to Filipino and Asian communities.

The property is located approximately 3.5 miles from Naval Base Ventura County at Port Hueneme, the region’s largest employer with over 19,000 personnel, and roughly 7.5 miles from U.S. Highway 101, providing convenient regional connectivity.

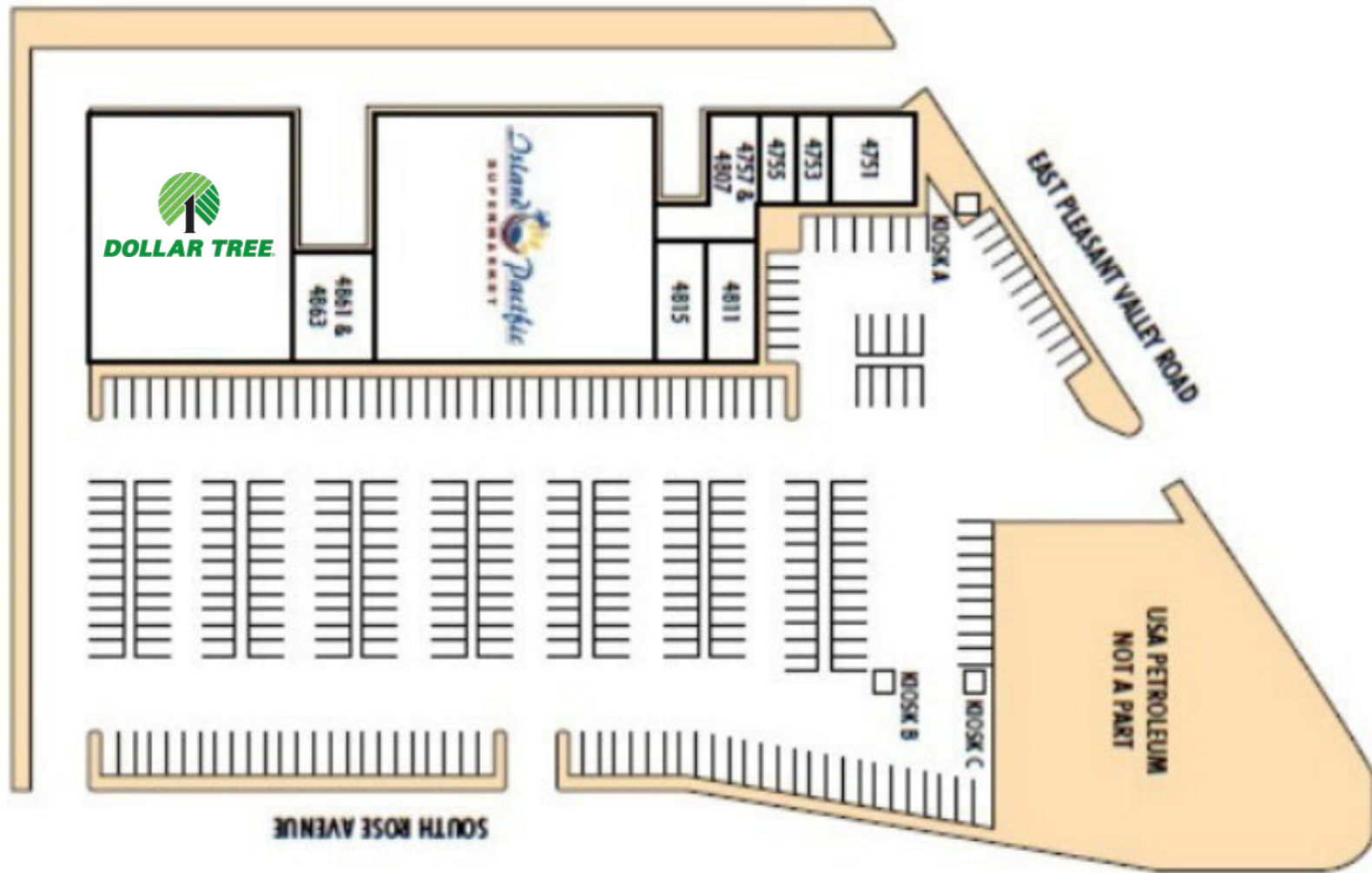
PROPERTY FEATURES & FUTURE UPSIDE

The center offers ample parking with 342 stalls, equating to a ratio of 6.41 spaces per 1,000 square feet. Its layout provides excellent access and exposure, featuring approximately 495 feet of frontage on East

RETAIL MIX & TENANT SYNERGY

The center is home to 14 tenants offering a variety of essential retail and service-oriented uses, including a salon, laundromat, bakery, liquor store, and shoe retailer. Excluding the anchor tenants, the average suite size is approximately ±1,655 square feet, allowing for flexible leasing opportunities and reduced costs associated with tenant turnover.

Site Plan





02

The
Finacials

Pricing Summary

METRIC	ANNUAL	
PRICING		
List 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	\$0.37	\$12,000
Day Porter Cleaning	\$0.24	\$18,000
Security	\$0.12	\$36,000
Trash	\$0.24	\$18,000
Landscape	\$0.18	\$24,000
Insurance	\$0.24	\$18,000
Management	\$0.97	\$45,386
Property Tax	\$4.01	\$190,885
Total	\$6.37/\$0.53	\$362,271

* \$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		
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		
			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				2 (5) Years	\$19,200	
		Totals	5,625 SF			\$7,225.00	\$86,700.00

Lease Abstract

DOLLAR TREE STORES, INC.

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)

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

PERIOD	RATE/SF	ANNUAL RENT	MONTHLY RENT
Year 1-5	\$6.00	\$91,350	\$7,612.50
Year 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 Value	TBD	TBD

*Current Rent Schedule

ISLAND PACIFIC - 1ST AMENDMENT

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

Ventura County

Ventura County sits between Malibu and Santa Barbara, spanning approximately 43 miles of coastline. The region is known for its strong quality of life, supported by low crime, abundant open space, and diverse recreational opportunities. Key economic drivers such as the 101 Tech Corridor, a deep-water port, and Naval Base Ventura County (NBVC) continue to attract both employers and residents to the area.

METRO HIGHLIGHTS

Skilled Workforce

The region is supported by a strong talent pipeline, anchored by higher education institutions including California State University Channel Islands, California Lutheran University, and the Ventura County Community College District.

101 Tech Corridor

Spanning from Calabasas to Camarillo, the 101 Corridor is a prominent innovation hub, home to a wide range of technology-driven industries such as biotechnology, healthcare, telecommunications, and renewable energy.

Naval Base Ventura County

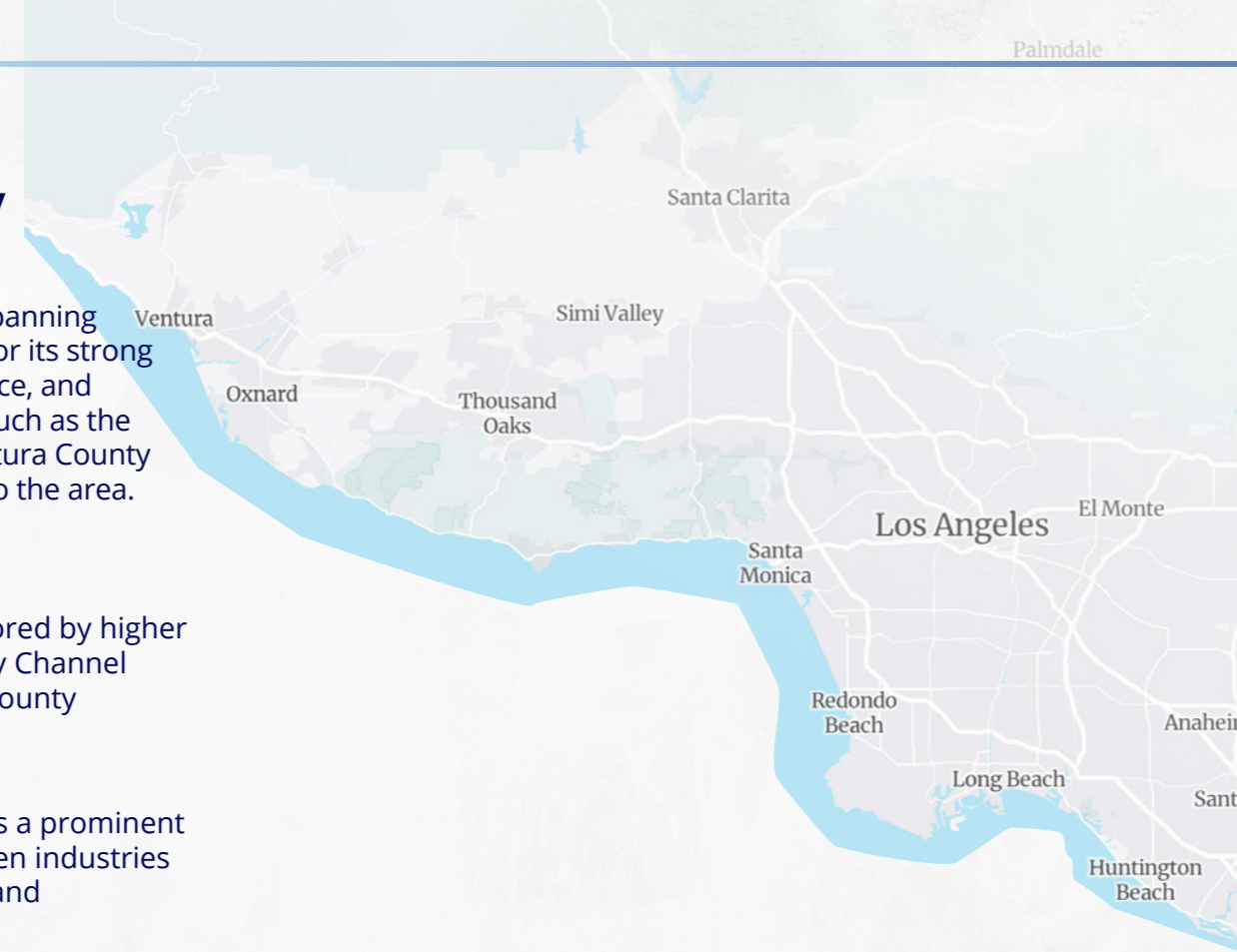
Naval Base Ventura County (NBVC) serves as a key economic driver for the area, contributing substantial economic output while supporting employment across government roles and defense contracting. The base has a workforce exceeding 19,000 personnel.

The Economy

1 Ventura County's economic base is driven by a diverse mix of industries, including agriculture, healthcare, biotechnology, tourism, and financial services. Thousand Oaks is home to Amgen's global headquarters, further strengthening the region's life sciences presence.

2 The county's close proximity to Los Angeles provides businesses with direct access to extensive transportation infrastructure, including major air, highway, rail, and port networks that support regional and international connectivity.

3 Naval Base Ventura County (NBVC)—which includes Port Hueneme, Point Mugu, and San Nicolas Island located approximately 60 miles offshore—serves as a critical hub for naval aviation operations and military construction mobilization. Port Hueneme features five berths and is the only deep-water port situated between Los Angeles and San Francisco, linking Ventura County to global trade routes.



Demographics



METRIC	1 MILE	3 MILES	5 MILES
2025 Total Population	21,799	102,973	201,093
2030 Population	21,494	101,450	199,203
Population Growth (2025-2030)	(0.28%)	(0.30%)	(0.19%)
Average Age	34	33	35
2025 Total Households	5,232	25,484	54,598
Household Growth (2025-2030)	(0.10%)	(0.12%)	(0.01%)
Median Household Income	\$107,509	\$102,392	\$115,050
Average Household Size	4.14	3.97	3.63
Labor Force	11,414	51,008	102,690
Median Home Value	\$525,418	\$583,850	\$660,526
Average Household Retail Expenses	\$28,606	\$27,443	\$30,655



Demographics

Population

As of 2021, the subject area has a population of approximately 234,417, reflecting growth of 16.2% since 2000. Projections indicate the population will reach 238,333 within the next five years, representing an additional 1.7% increase. The population is evenly distributed by gender, with 50.6% male and 49.4% female, and has a median age of 32.7—significantly younger than the national average of 38.4. Population density is roughly 2,984 residents per square mile.

Households

The area currently contains 61,308 households, representing growth of 14.3% since 2000. Household totals are expected to increase to 62,543 over the next five years, marking a 2.0% rise. The average household size is relatively large at 3.6 persons per household.

Income

Median household income in 2021 was \$70,536, exceeding the national median of \$65,694 and reflecting a 48.0% increase since 2000. Forecasts suggest median household income will grow to \$74,381 within five years, a 5.5% increase. Per capita income is currently \$24,368, compared to the U.S. average of \$36,445, while average household income stands at \$92,445, slightly below the national average of \$94,822.

Employment

The local workforce totaled 113,033 employed individuals in 2021. Historically, the employment base is evenly split between white-collar (49.7%) and blue-collar (50.3%) occupations. The unemployment rate stood at 6.0% in 2021. Commuting patterns indicate an average travel time of approximately 20.3 minutes.

Housing

In 2021, the median home value reached \$377,990, notably higher than the U.S. median of \$227,827. Based on prior census data, the area included 29,920 owner-occupied units and 23,736 renter-occupied units, with a median rent of \$735 at that time.

Education

Educational attainment levels in the area trail national averages. Approximately 4.9% of residents hold graduate degrees, compared to 12.0% nationally, while 12.6% have earned a bachelor's degree versus 19.5% across the U.S. The share of residents with associate degrees is also lower at 7.1%, compared to 8.3% nationally. High school graduates account for 24.8% of the population, below the national figure of 27.2%, and 20.4% of residents have completed some college coursework, slightly under the U.S. average of 20.5%.

Aerial Map



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53,321 SF

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