

Industrial For Sale or Lease

1741  
Fiske Pl

FREESTANDING +/- 19,424 SF INDUSTRIAL OFFERING | CHANNEL ISLANDS BUSINESS CENTER

1741 Fiske Place  
OXNARD, CA 93033



**PEAK**  
COMMERCIAL



**FEDER & ASSOCIATES**  
COMMERCIAL REAL ESTATE



## FREESTANDING INDUSTRIAL BUILDING

# Summary

ADDRESS	1741 Fiske Place
CITY	Oxnard, CA 93033
OFFERING PRICE	\$3,476,896
Lease Rate	\$0.85/ SF + NNN
BUILDING SF	+/- 19,424 SF
PRICE/SF	\$179
LOT SF	+/- 53,143 SF (1.22 Acres)
YEAR BUILT	1987
PARKING	44 Spaces
SPECIFIC USE	Industrial (Warehouse/Office)





## FREESTANDING INDUSTRIAL BUILDING

# PROPOSED SBA 504 LOAN STRUCTURE

BUILDING ACQUISITION		\$3,476,896				
TENANT IMPROVEMENTS						
SBA/CDC FEES		\$19,000				
<b>TOTAL PROJECT COST</b>		<b>\$3,495,896</b>				
					* \$40,000	Savings of \$21,000
					(*Standard SBA loan fee if approved after 9/30/2021)	
SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT
Bank	50%	\$1,738,448	3.40%	25 Years 25 Yr. Amort.	1st Deed	\$8,610
SBA 504 LOAN	40%	\$1,409,758	2.88% Jun '21	25 Years Full Amort.	2nd Deed	\$6,598
BORROWER	10%	\$347,690				
<b>TOTAL</b>	<b>100%</b>	<b>\$3,495,896</b>				<b>\$15,208</b>
						<b>TOTAL SAVINGS \$40,793</b>

\* Covid Relief Stimulus Bill for applications approved between 2/1/2021 - 9/30/2021 while funds are available

<b>RATES:</b>	Bank:	Rate is estimated - will vary depending on lender.
	SBA 504:	Rate is FIXED at the time of the debenture sale.
<b>FEES:</b>	Bank:	Vary depending on lender policy.
	SBA/CDC:	1.15%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount
	MISC:	Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

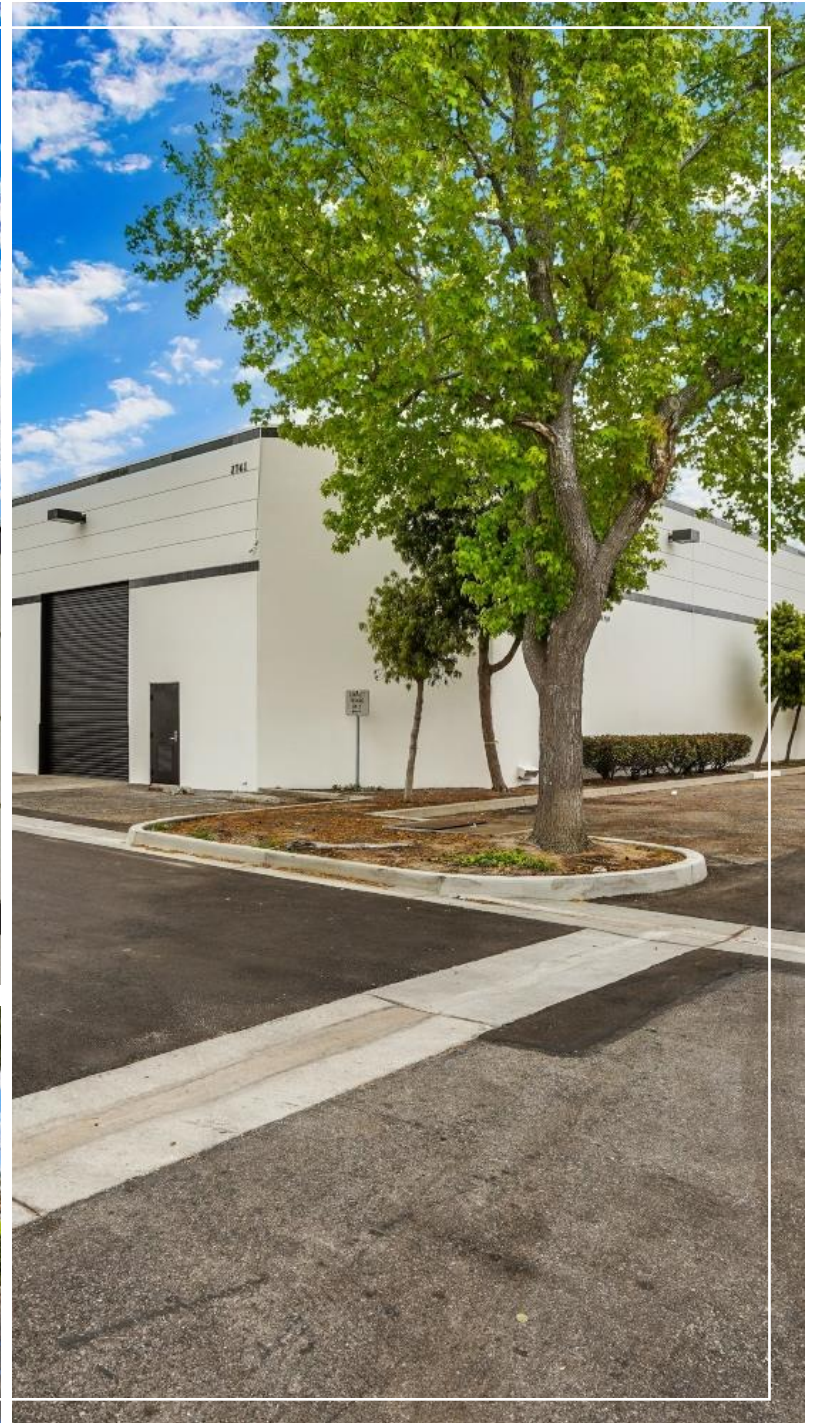
**COLLATERAL:** 90% financing generally does not require additional collateral.



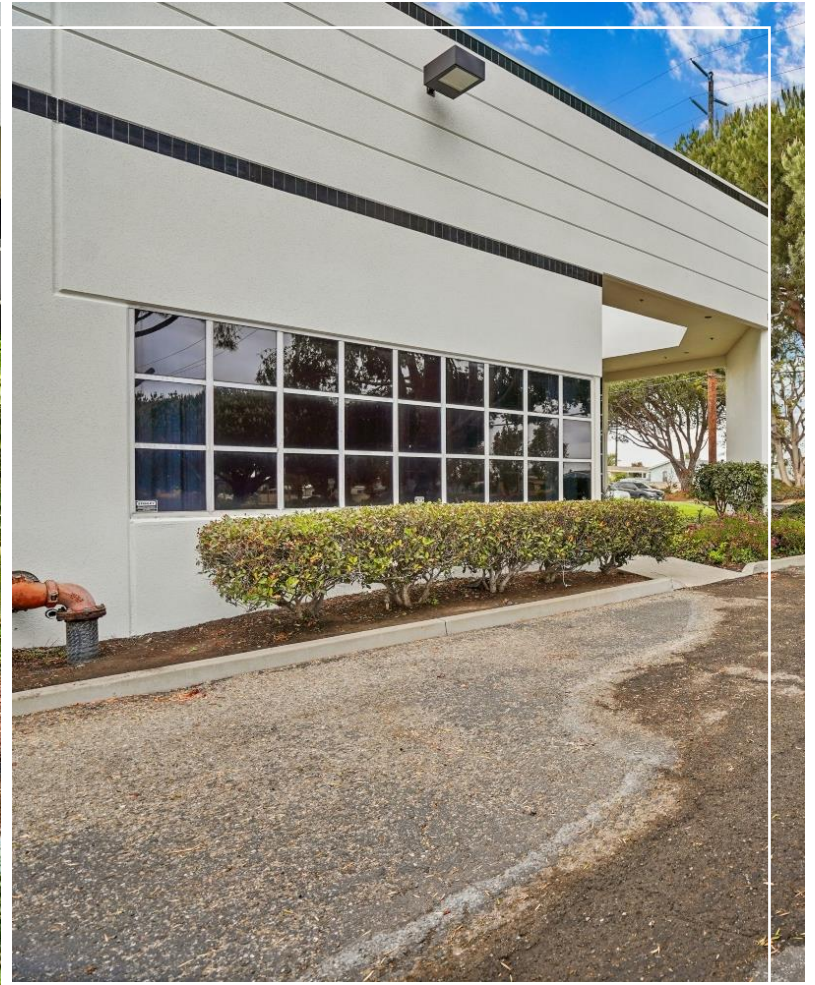
An aerial photograph of a large, white industrial building with a bright yellow roof. The roof is outlined with a white border. Several HVAC units and other mechanical equipment are visible on the roof surface. The building is situated next to a multi-lane road with a red car visible. There are trees and a parking lot with some vehicles in the background and foreground.

20 Year Roof  
Installed October 2019











# Property Specs

<b>CLEAR HEIGHT</b>	17' - 19'
<b>SPRINKLERED</b>	Yes
<b>GL DOORS</b>	2 / 12'x14'
<b>POWER</b>	<b>A:</b> 600 <b>V:</b> 277/480 <b>P:</b> 3 <b>W:</b> 4
<b>ZONING</b>	MLPD
<b>RESTROOMS</b>	2
<b>STORAGE</b>	1,200 SF
<b>APN</b>	220027105

**Channel Islands Business Center**

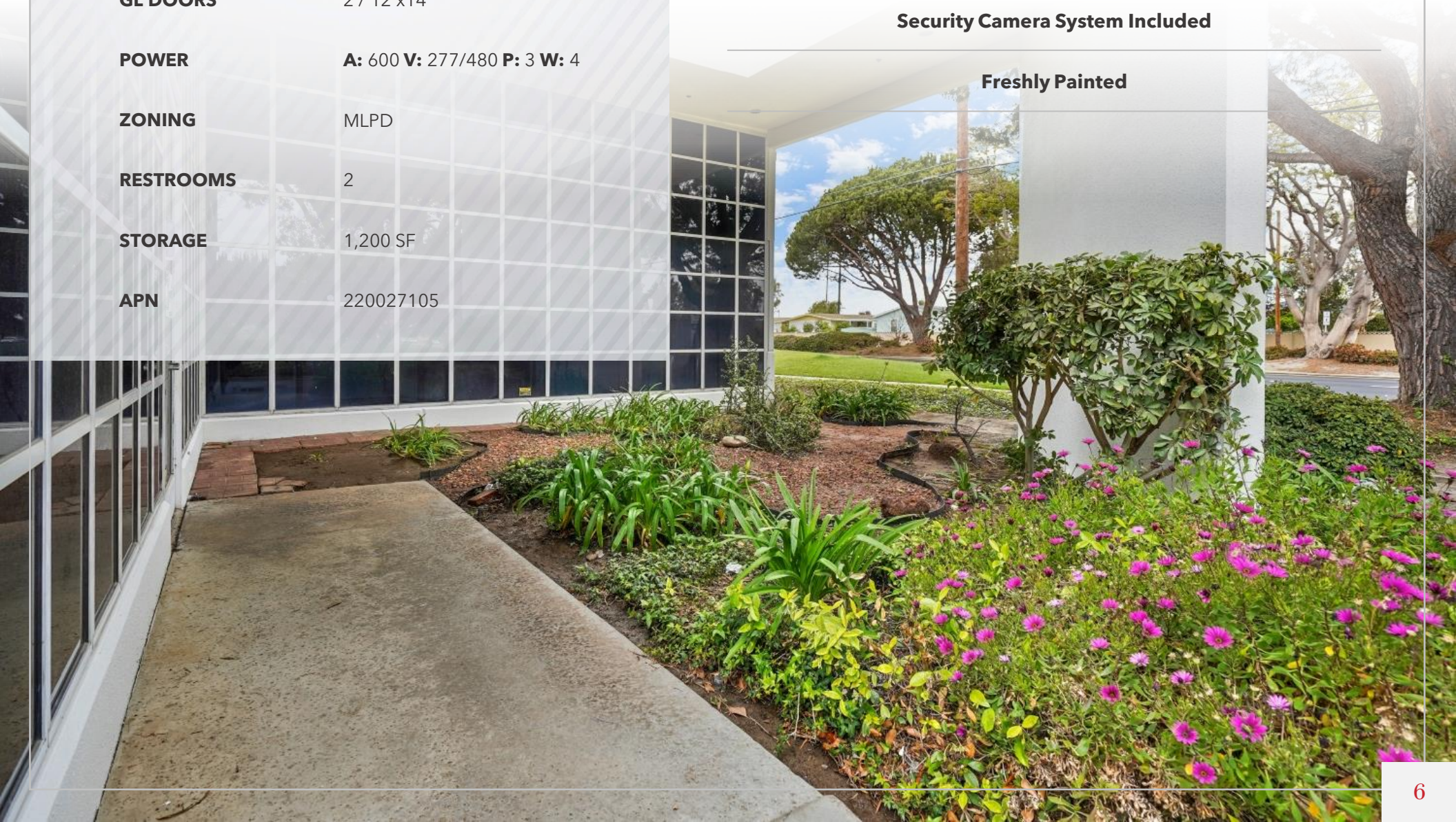
**Free Standing Building**

**±6,650 SF Built-Out Office/Production Area (Easily Removed)**

**Great Corner Location at Rose & Fiske Pl**

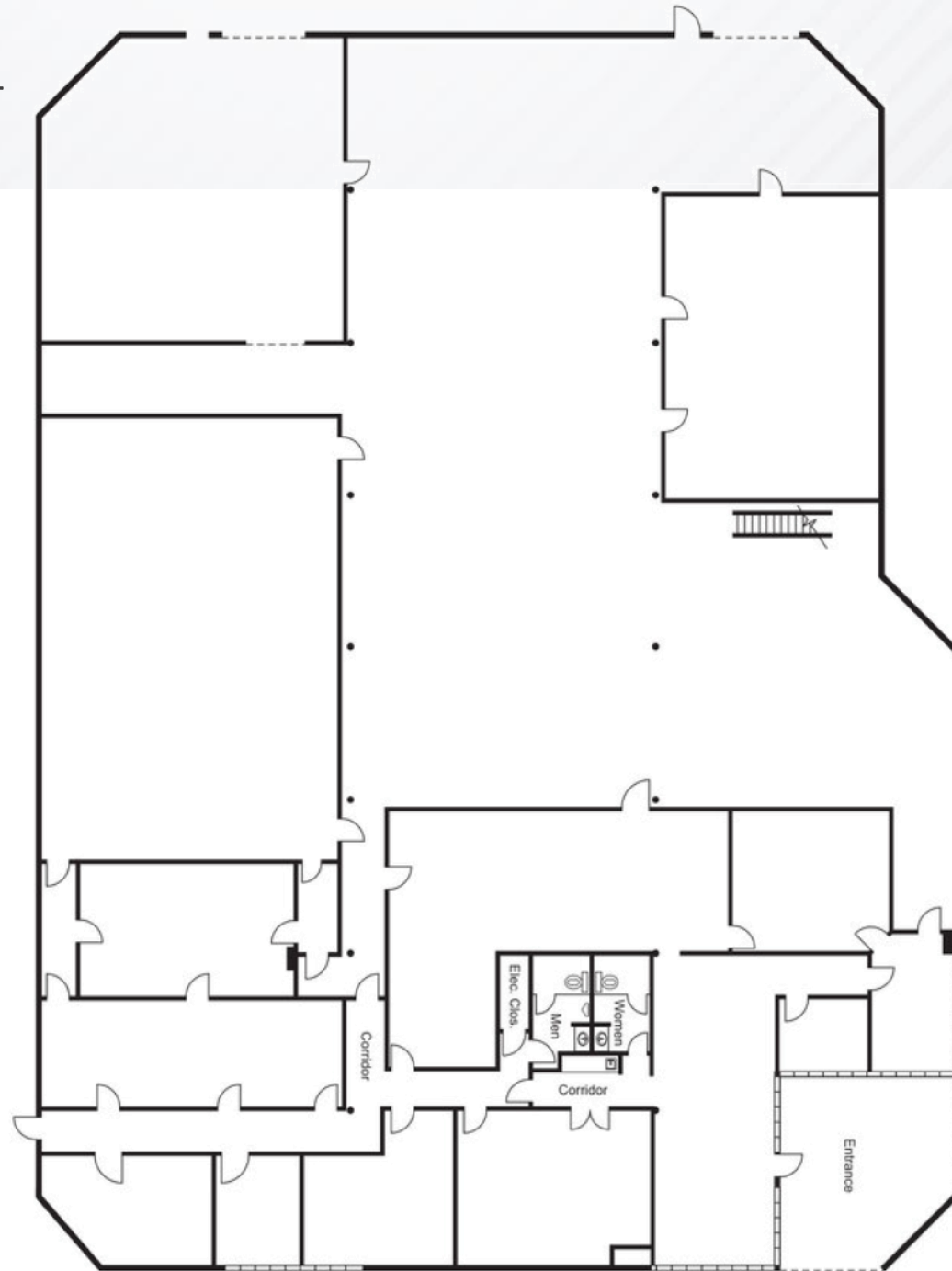
**Security Camera System Included**

**Freshly Painted**





# Floorplan









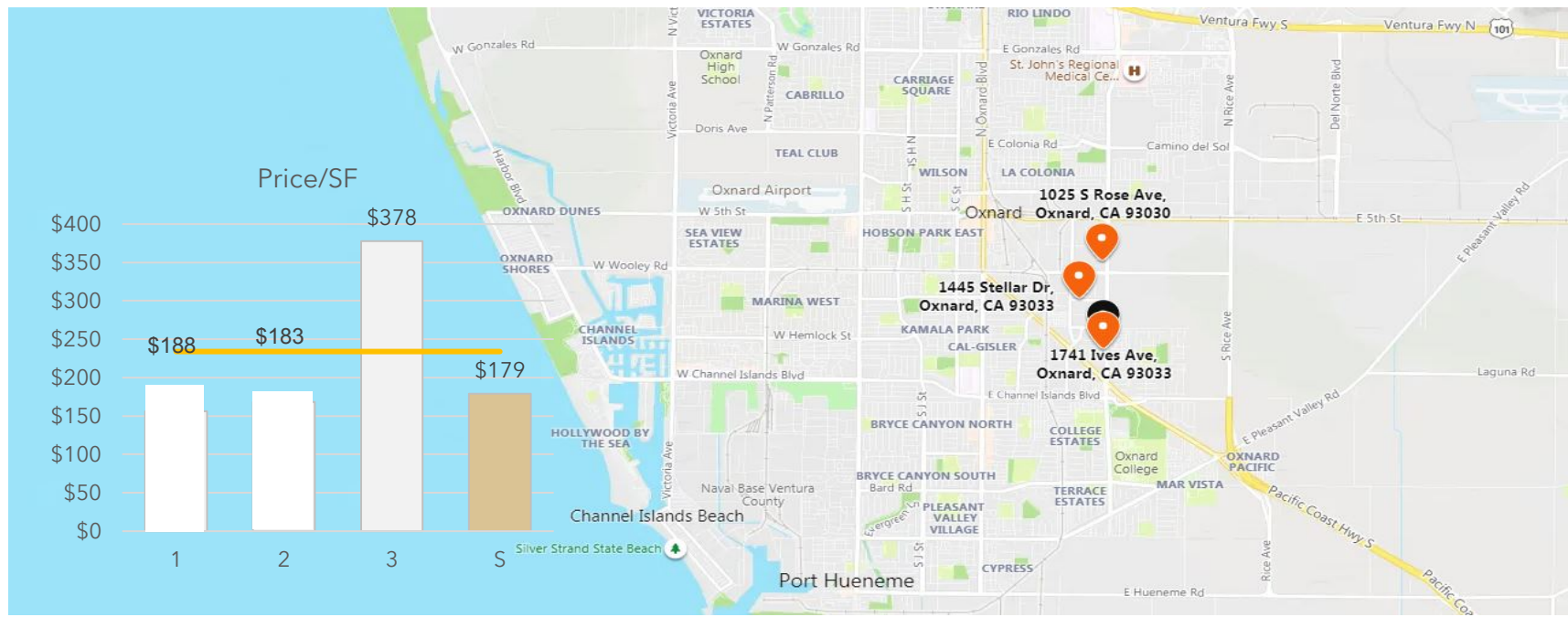




# Sales Comparables

	ADDRESS	BUILT	GROSS SF	PROPERTY TYPE	SALE DATE	PRICE	PRICE/SF
	1 1741 Ives Ave. Oxnard, CA	2004	14,190	Warehouse	6/1/2021	\$2,675,000	\$188
	2 1445 Stellar Dr. Oxnard, CA	1999	13,451	Warehouse	6/01/2021	\$2,475,000	\$183
	3 1025 S. Rose Ave Oxnard, CA	1980	12,880	Warehouse	10/2/2020	\$4,863,000	\$378
<b>AVERAGES</b>			<b>13,507</b>				<b>\$249.67</b>

	<b>S Subject Property</b> 1741 Fiske Pl Oxnard, CA	1987	19,424	Industrial		<b>\$3,476,896</b>	<b>\$179</b>
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# Oxnard CALIFORNIA



207,567  
Population



69.3 F  
Avg Temperature



AMTRAK &  
Union Trade



Major Port  
Port Hueneme



California cool, panorama-perfect, culturally authentic and vibrant beyond measure. Oxnard is home to miles of pristine white sand beaches, electric nightlife, historic Victorian era architecture, the California Strawberry Festival, and an expansively picturesque harbor that serves as the closest access point to the Channel Islands National Park.

The city of Oxnard is located on the shores of the Pacific Ocean in West Ventura County. The largest city in the county with a population of just over 207,000, it combines the best attributes of a beautiful coastal setting and small town charm with its position as a hub of manufacturing, agriculture, financial services, defense, international trade and tourism.



## Top Employers

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

# Economic *Overview*

Oxnard is an attractive area on the central coast for the industrial and commercial development sector. One of the most important sources of local economic impact is the Port of Hueneme, created in 1937 with the mission of managing and developing the commercial deep water Port. As one of Ventura County's premier economic engines, the Port moves \$9.2 billion in cargo annually, generating \$1.1 billion in economic activity and creating 10,226 trade-related jobs.

Oxnard continually offers many opportunities for its enterprising and forward-thinking business community, while maintain a family-friendly environment, as evidenced by the new parks that have opened throughout the City. As Oxnard evolves, the City will continue to strive to maintain a balance between its residents' needs and being a "business friendly" community.





# AREA *Synergy*





# Diversified Economy

Oxnard is an important part of the Southern California marketplace. Long regarded as the most business-friendly community in Ventura County, Oxnard works strategically to strengthen and support all sectors of its economy. Local assets include master planned industrial parks, prime commercial and retail sites, a highly rated regional medical center and hospital, a flourishing community college, a well-trained workforce, and all the amenities of an ideal coastal community. The moderate climate, fertile topsoil and generally adequate groundwater supply lead to year-round agriculture production in the surrounding Oxnard Plain.

## STRATEGIC LOCATION

Two thriving military bases provide a strong employment base and are a major contributor to the regional economy. Another important asset, the Port of Hueneme, is a deep water “break-bulk” facility, providing Ventura County with a port of entry and foreign trade zone status. The city has good transportation infrastructure including a municipal airport, a regional Transportation Center, rail service and direct access to U.S.101 Freeway and Pacific Coast Highway 1. It is well serviced by municipal and regional utilities for water, waste water, energy and telecommunications at competitive prices.





## Top Industries

### DEFENSE



### FINANCIAL SERVICES



### HEALTHCARE



### HOSPITALITY & TOURISM



### INTERNATIONAL TRADE



### OIL & ENERGY



### REAL ESTATE



### TECHNOLOGY



# Port Hueneme

The Port of Hueneme is located south of Oxnard in the city of Port Hueneme and is jointly operated by the United States Navy and the Oxnard Harbor District. The port is the only deepwater port between the Port of Long Beach and the Port of San Francisco as well as the only military deep water port between San Diego Bay and Puget Sound. The Port of Hueneme is a shipping and receiving point for a wide variety of resources with destinations in the larger population centers of the Los Angeles Basin, such as automobiles, pineapples, and bananas. The United States Navy maintains a facility at Port Hueneme and is the West Coast home of the Naval Construction Force, the "Seabees", as well as a link in the coastal radar system.

- **Over \$9 BILLION in cargo annually.**
- **\$1.5 BILLION in economic impact**
- **Provides more than 15,834 regional jobs**







1741 Fiske Pl

# Central Location

Oxnard is strategically located along Highway 101 in West Ventura County, approximately 62 miles northwest of downtown Los Angeles and 35 miles to the southeast of Santa Barbara. It is one of several communities in the fertile Oxnard Plain, a scenic region with a diversified economy. The Oxnard Plain is bordered by mountains to the north with numerous public recreation areas while the Channel Islands National Park frames the western horizon.



# LOCATION

## *Snapshot*

### ACCESSIBILITY

Oxnard is accessible to major markets, with its transportation infrastructure constantly improving to meet the needs of a growing community. Transportation in and around Oxnard is easy due to its central location near several major California Highways and the Oxnard Transportation Center, the city's hub for rail and bus service, including both Amtrak's intercity trains and Metrolink commuter trains to the San Fernando Valley and Los Angeles areas.

### TRANSPORTATION

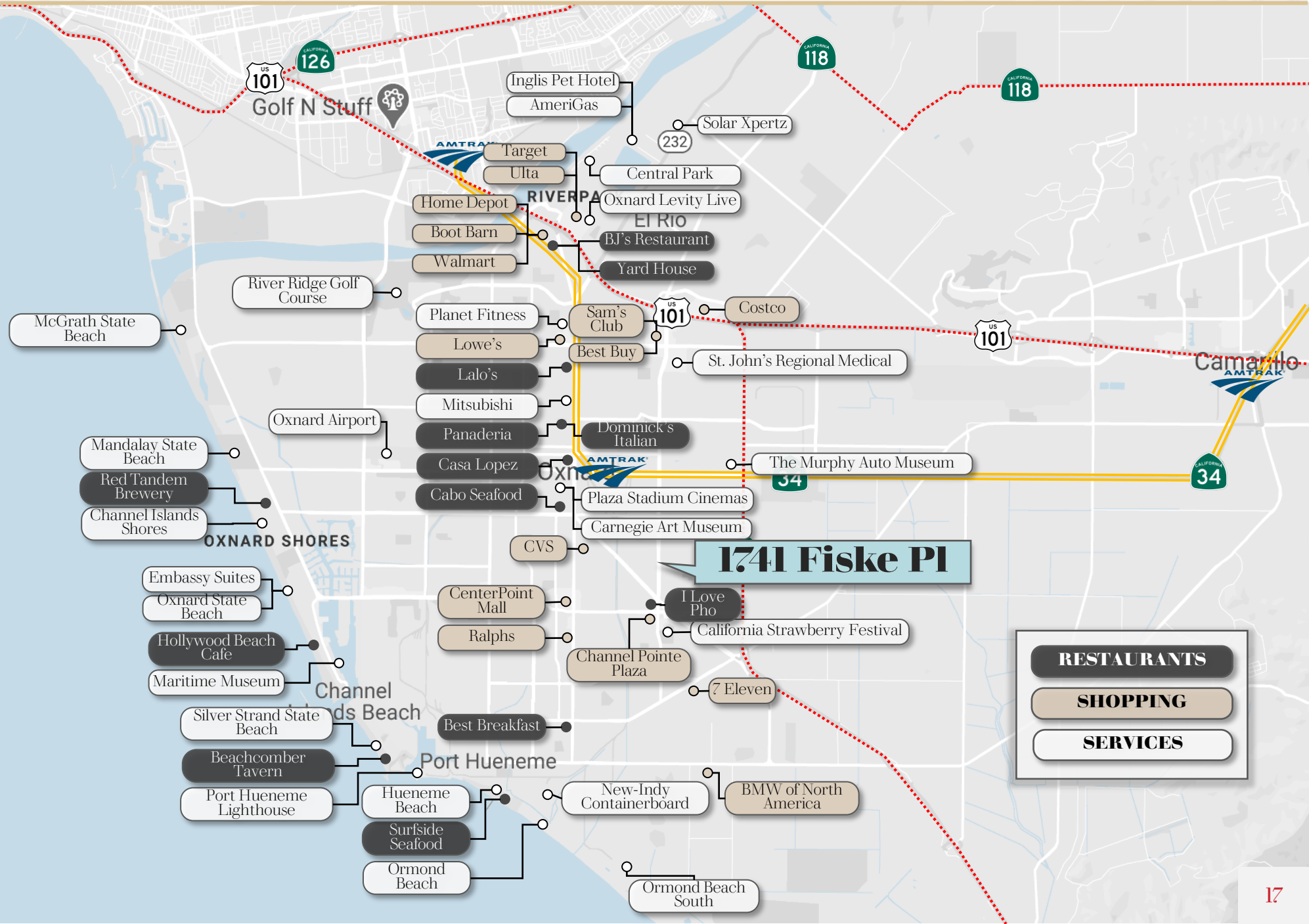
Goods movement is by highway, rail and port. Highway 101, one of the state's major north-south freeways, passes through the center of Oxnard; it is the lead pathway of commercial truck lines, contract carriers and non-commercial vehicles. Twenty-seven miles east of Oxnard, Highway 126 connects with Interstate 5, providing access to the state's only continuous north-south interstate route. California's Route 1 takes travelers on the scenic roadway along the coast. Union Pacific Railroad connects Oxnard to all major west coast destinations and markets. The Port of Hueneme, the only deep water port between the San Francisco Bay Area and Los Angeles, facilitates the movement of products such as fresh fruit and produce, and automobiles and heavy equipment, and is a major international trade resource for businesses.



CATEGORY	1 MILE	3 MILE	5 MILE
<b>2020 Population</b>	29,416	163,032	240,011
<b>2025 Population (Est)</b>	29,916	166,786	245,653
<b>2020 Households</b>	6,063	38,415	62,246
<b>2025 Households (Est)</b>	6,142	39,303	63,670
<b>2020 Avg. HH Income</b>	\$81,356	\$84,446	\$92,978



# Accessibility





# 1741 FISKE PLACE ■ OXNARD, CA 93033



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