1121 SOUTH VICTORIA AVENUE
OXNARD, CA 93035

FOR SALE

BUSINESS OPPORTUNITY:
BUTTERCUPS COOL TREATS

CALLING ALL OWNER OPERATORS!

PLEASE DO NOT DISTURB TENANT

PAR COMMERCIAL BROKERAGE

JOHN MOUDAKIS
310.395.2663 x116
JOHNM@PARCOMMERCIAL.COM
Lic# 01833441

MIRIAM JANOUSEK
310.395.2663 X127
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LIC# 01303051

PROPERTY CHARACTERISTICS

1121 South Victoria Avenue, Oxnard, CA 93035

SIZE: Approximately 1,027 square feet

ASKING PRICE: $249,000

CURRENT RENT: $4,177 per month including NNN

CURRENT LEASE: 4 years left plus a 5 year option with yearly increases of 3%

PARKING: Free shared large parking lot

AVAILABLE: Immediately

NET PROFITS: Over $100,000

Located in the Seabridge Marketplace, a 93,630 square foot shopping center anchored by a Von's Supermarket at the south west corner of Victoria Avenue and Wooley Road in Oxnard, CA. Tenants include Coffee Bean & Tea Leaf, Fishermen's Catch, The UPS Store, Chase Bank, Seabridge Dental and Red Persimmon Nail Salon.

- **Beautiful harbor/beach area location near many restaurants, banks, hair salons, and other stores**
- **Charming frozen dessert store with potential for ice cream/gelato/sorbet/custard/Italian ice, etc. Currently serving a wide variety of frozen yogurt, gelato, sorbet and other treats**
- **Over 240,000 people within a five mile radius with an average household income of approximately $100,000**

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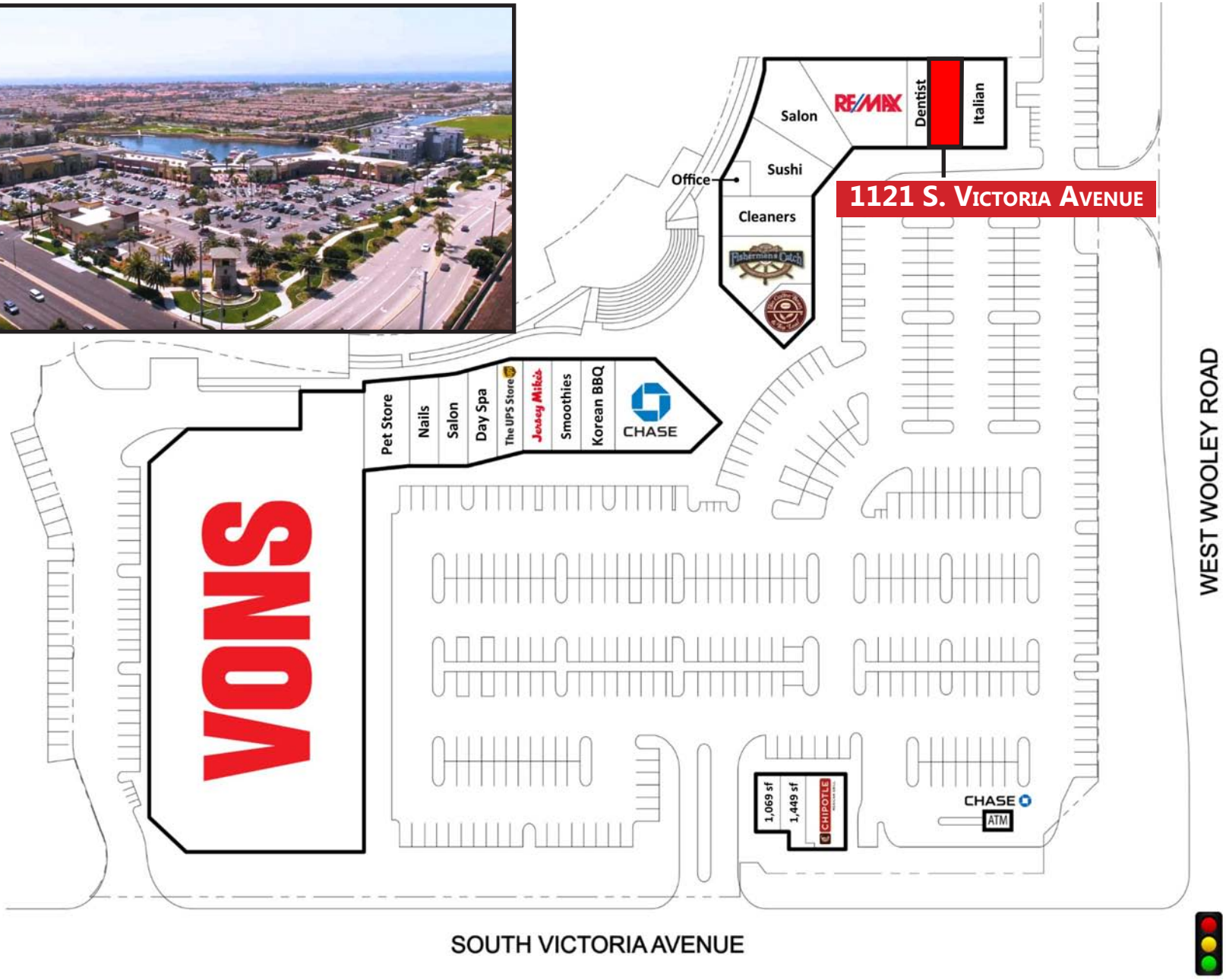
SITE PLAN



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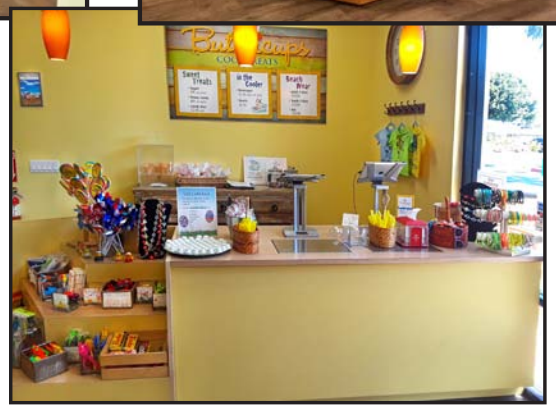
PROPERTY PHOTOS



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AERIAL MAP

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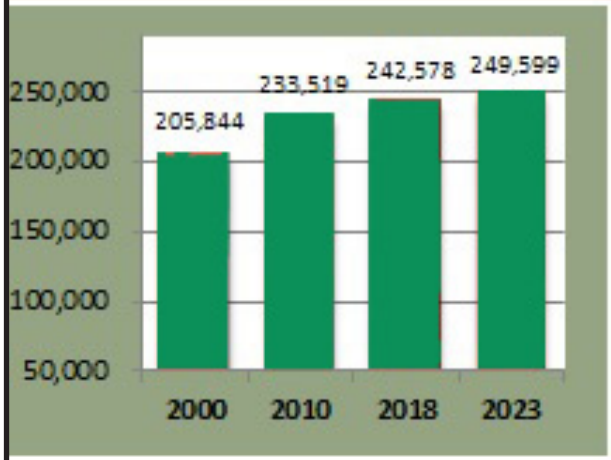
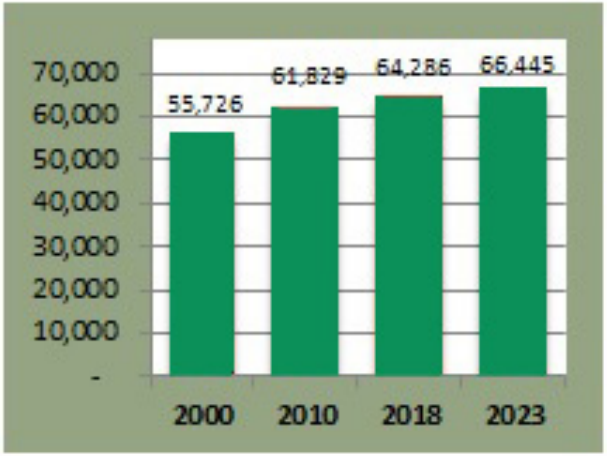
DEMOGRAPHICS

5 MILE RADIUS

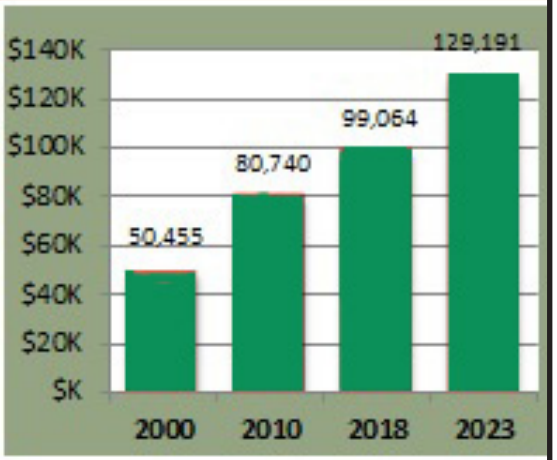
Residential Population



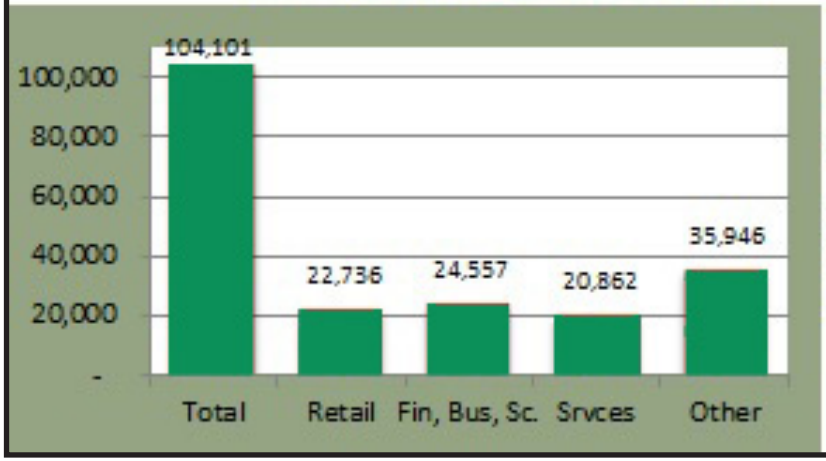
Households



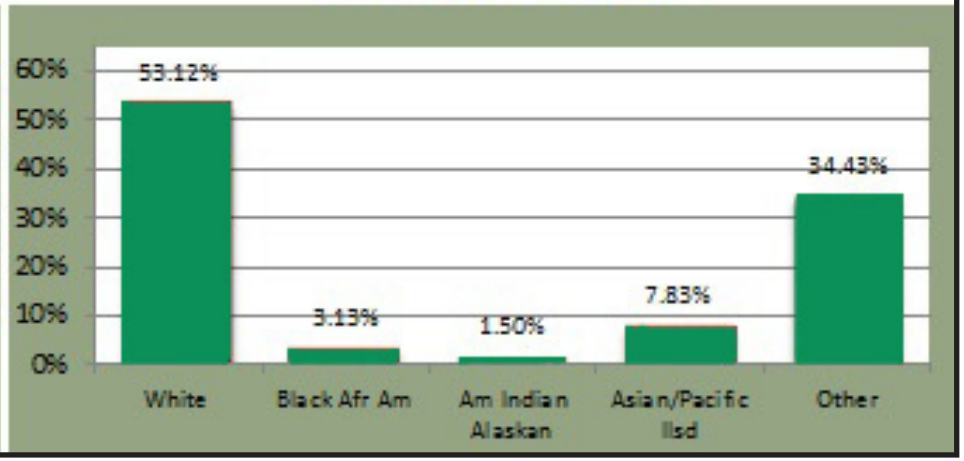
Household Income



Daytime Employment Population



2018 Population by Race



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OXNARD

Oxnard is a seaside city west of Los Angeles, in California. Oxnard is known in the local community for being a vibrant Southern California beach haven, and the sands and waters here are said to be some of the best in the region. Its central Carnegie Art Museum displays contemporary California art in a former library, built in 1906. Nearby, early-1900s homes dot Heritage Square. On the Pacific Coast, Oxnard Beach Park has a wide, sandy shoreline and a grassy lawns, with picnic tables and views of Channel Islands National Park and the Channel Islands National Marine Sanctuary.

As well as the beach, there are interesting museums and historical districts, as well as attractions such as parks and art galleries. Oxnard is also known for its dynamic nightlife, as well as fabulous shopping and dining opportunities.

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