



Zack King
Keller Williams Commercial
Calabasas
818-825-7388
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Is Pleased To Present
1531 E. Hueneme Rd.
Oxnard, CA 93033

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Unincorporated Ventura County

Oxnard Sphere of Influence

Oxnard Specific Plan Southshore District

APN: 223-0-030-285 9.8 acres (426,888 sq. ft.)

APN: 223-0-030-275 4.97 acres (216,493 sq. ft.)

Total: 14.77 acres (643,381 sq. ft.)

Zoning Residential Medium:

12-18 units per acre

175 to 265 residential units allowable



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15431 E. Hueneme is an exciting opportunity to develop a large scale residential development in the supply constrained Oxnard/Pt. Hueneme residential real estate market. The two parcels currently being used for agricultural purposes total 14.77 acres (643,381 sq. ft.). The property is currently in Unincorporated Ventura County, however it's located within the City of Oxnard's Sphere of Influence, meaning a development would trigger annexation into the City of Oxnard.

The City of Oxnard has specified in the Oxnard General Plan 2030, the land use for these lots as RM (Residential Medium). The zoning allows for 12-18 dwelling units per acre, allowing for apartments, townhouses and other forms of attached housing.

This land use was established in support of a previously proposed project during the last building cycle. Per the current Principle Planner of the City of Oxnard, any development would likely require an amendment to the general plan to revise the zoning designations, allowing considerable zoning flexibility in terms of what land use a developer would like to propose.

Exclusively offered by Zack King for \$8,500,000

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City of Oxnard Information

- 2015 vacancy rate 3.32%
- 2015 average rent per unit \$1,561
- 2017 to date average rents \$1.80 per sq. ft. per month
- 2017 to date sold single family homes median home price \$503,250
- 2017 to date average days on market single family homes 79 days
- 2017 to date sold townhouses and condos median price \$395,750
- 2017 to date average days on market townhouses and condos 65 days

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