

FOR SALE

3289 Ocean Dr, Oxnard, CA 93035



Beachfront Triplex Property
or Build-to-Suit on Hollywood Beach.
Plans approved!

\$3,190,000



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Commercial Real Estate, Inc.



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GOLD COAST REALTORS

3289 Ocean Dr, Oxnard, CA 93035



Property Characteristics

APN: 206-0-226-010

Building Size SF: 2,206

Lot Size SF: 3,922

Year Built: 1948

Units: 3

Utilities:

- Electric (Paid by Tenant)
- Water/Sewer/Trash (Paid by Landlord)

Parking: Garage & Driveway

Amenities:

- 73-Ft of Beach Frontage
- Ocean Views
- Beach Access & Views
- Balconies & Patios



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Property Development

Parcel is entitled & approved for a 3-story duplex.

Large 3,920 Sq-Ft lot allows for multiple options

- 2 homes or one large beach mansion
- 3-story duplex - Live in one side & rent other



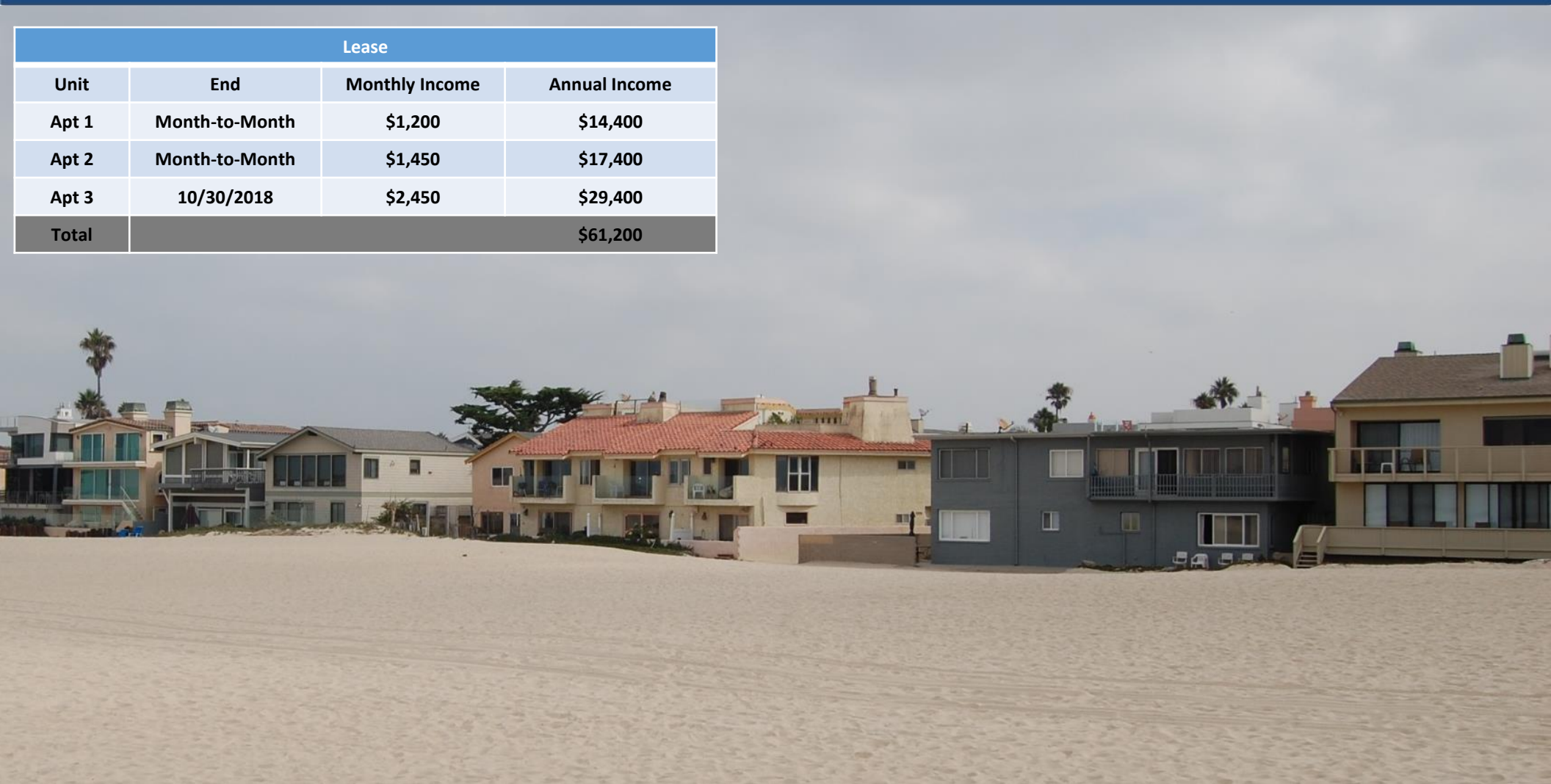
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Lease			
Unit	End	Monthly Income	Annual Income
Apt 1	Month-to-Month	\$1,200	\$14,400
Apt 2	Month-to-Month	\$1,450	\$17,400
Apt 3	10/30/2018	\$2,450	\$29,400
Total			\$61,200



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Hollywood Beach & The Channel Islands Harbor

The Channel Islands Harbor – Gateway to The Channel islands National Park is the #1 tourism center in Ventura County for boating, sport fishing, kayaking, & whale watching. It is also home to a variety of restaurants, yacht clubs, waterfront homes, a Sunday farmers market, tall ship visits, & year-round events.

More than a mile-long, Hollywood Beach boasts uninterrupted ocean views, picturesque sand dunes, & is one of the most beautiful and least crowded beaches in Southern California. Known as a second home to a number of Hollywood stars past & present, Hollywood Beach remains a popular destination for investors and those looking to build their dream home at the beach.

1 Mile	3 Miles	5 Miles
2018 Population 5,276	2018 Population 95,251	2018 Population 196,529
Median HH Income \$76,434	Median HH Income \$65,602	Median HH Income \$62,738



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