



18.39 Acres

SW PLEASANT VALLEY ROAD  
AND DODGE ROAD  
OXNARD | CA

**RARE PARCEL  
ON THE CURB  
OF OXNARD**

# FOR SALE

LAND



Flat  
TOPOGRAPHY



18.39 Acres  
LOT SIZE



AE  
ZONING



South Oxnard  
LOCATION

FOR MORE INFORMATION PLEASE CONTACT:

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Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.





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OXNARD | CA**

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LAND



**NEAR THE SUBJECT PROPERTY:**

Oxnard College	0.8 Miles	Port of Hueneme	3.5 Miles
Highway 1 Access	0.2 Miles	Pacific Ocean/State Beaches	3.5 Miles
Elementary School	0.6 Miles	101 Freeway Access	3.7 Miles
Retail Amenities	1.5 Miles	Camarillo Regional Airport	3.9 Miles
St. John's Hospital	3.5 Miles	CSU Channel Islands	6.4 Miles
Grocery Store	1.5 Miles	Hollywood, CA	54 Miles

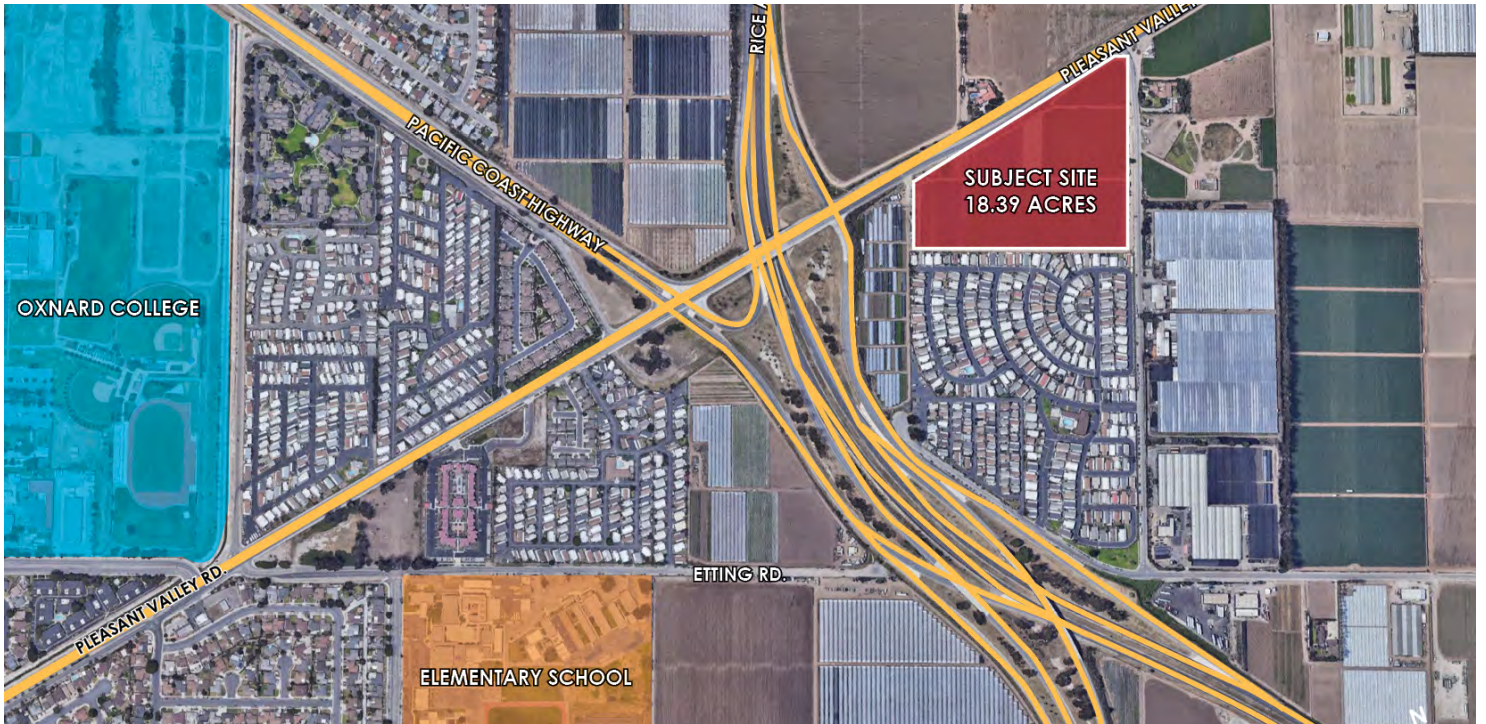
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# FOR SALE

LAND



## PROPERTY FEATURES

- 18.39 Acres of Agricultural Land, Leased to Strawberry Farming
- Excellent for an Agriculture Use
- Gateway Parcel to South Oxnard
- Close Proximity to Cal State University Channel Islands
- Easy Pacific Coast Highway 1 Access
- SBA Financing Possible
- **Sale Price: \$2,500,000**  
**(\$3.125 / SF or \$135,943 / Acre)**



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