

# MADISON PARTNERS

## OLIVEIRA PLAZA

695-749 Channel Island Boulevard, Oxnard, CA

Madison Partners, as exclusive advisor, is pleased to present the opportunity to acquire Oliveira Plaza, a 116,129 square foot shopping center situated on 9.33 acres located at 695-749 Channel Island Blvd. in Port Hueneme (Oxnard), CA (the "Property"). Oliveira Plaza was built in 1979 and underwent a major renovation in 2008 and was re-tenanted with a strong mix of national and local tenants. In the last two years the property has undergone over \$6.5 million in renovation and features six anchors, Bank of America, Dollar Tree, Citibank, Big Lots!, West Marine and a newly constructed Rite Aid.



### Investment Highlights:

- 18% leveraged IRR
- 8.8% initial cash-on-cash yield
- Strong credit tenants
- Existing in-place assumable financing - \$17.2M
- Long term anchor leases in-place providing stable income
- Upside Potential – In-line rents are 18% below market



Should you have an interest in reviewing the Offering Memorandum, please electronically execute the Confidentiality Agreement at <http://www.madisonpartners.net/property/219>.

### Exclusive Investment Advisor

**Lynwood Fields**

310-442-3388 (direct)

310-820-5959 x203

[lfields@madisonpartners.net](mailto:lfields@madisonpartners.net)

12121 Wilshire Boulevard, Suite 959

Los Angeles, CA 90025

[www.madisonpartners.net](http://www.madisonpartners.net)

