



BEST BUY

2300 N ROSE AVE
OXNARD | CA
OFFERING MEMORANDUM

Marcus & Millichap



Absolute NNN
Lease



Top 1% CA & U.S.
Electronic Stores



Investment Grade
BBB+ Credit Rating S&P Global



Attractive
Assumable Financing



2300 N ROSE AVE

OXNARD | CA

OFFERING MEMORANDUM

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RETAIL AERIAL



TOP PERFORMING LOCATION

This high traffic Best Buy location features irreplaceable frontage on U.S. Highway 101 in the Rose Center in Oxnard, CA and is the leading electronic store in the region.

#1 Electronic Store within 15-miles

Top 1% of Electronic Stores in CA & Nationwide

#1 Best Buy within 30-miles

Top 8% of Best Buys Nationwide

**based on Placer.ai data*

PROPERTY VIDEO



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PASSIVE STNL INVESTMENT

Established Tenancy – Best Buy has occupied this location since 1996 and recently spent over \$289K to replace the roof and exercised its third consecutive 5-year option to extend (2031 expiration), demonstrating the strong viability of this location for Best Buy, and its commitment to this location going forward.

Absolute NNN Lease – Best Buy directly pays 100% of expenses including CAM, repairs and maintenance, insurance and property taxes, making this property perfect for passive “coupon clipper” investors.

Industry Leading Tenant – Founded in 1966, Best Buy Co. Inc. (NYSE: BBY) is the leading retailer of technology products, services and solutions with over 1,100 stores in North America, more than \$40 billion in annual revenue, and a market capitalization of approximately \$15 billion.



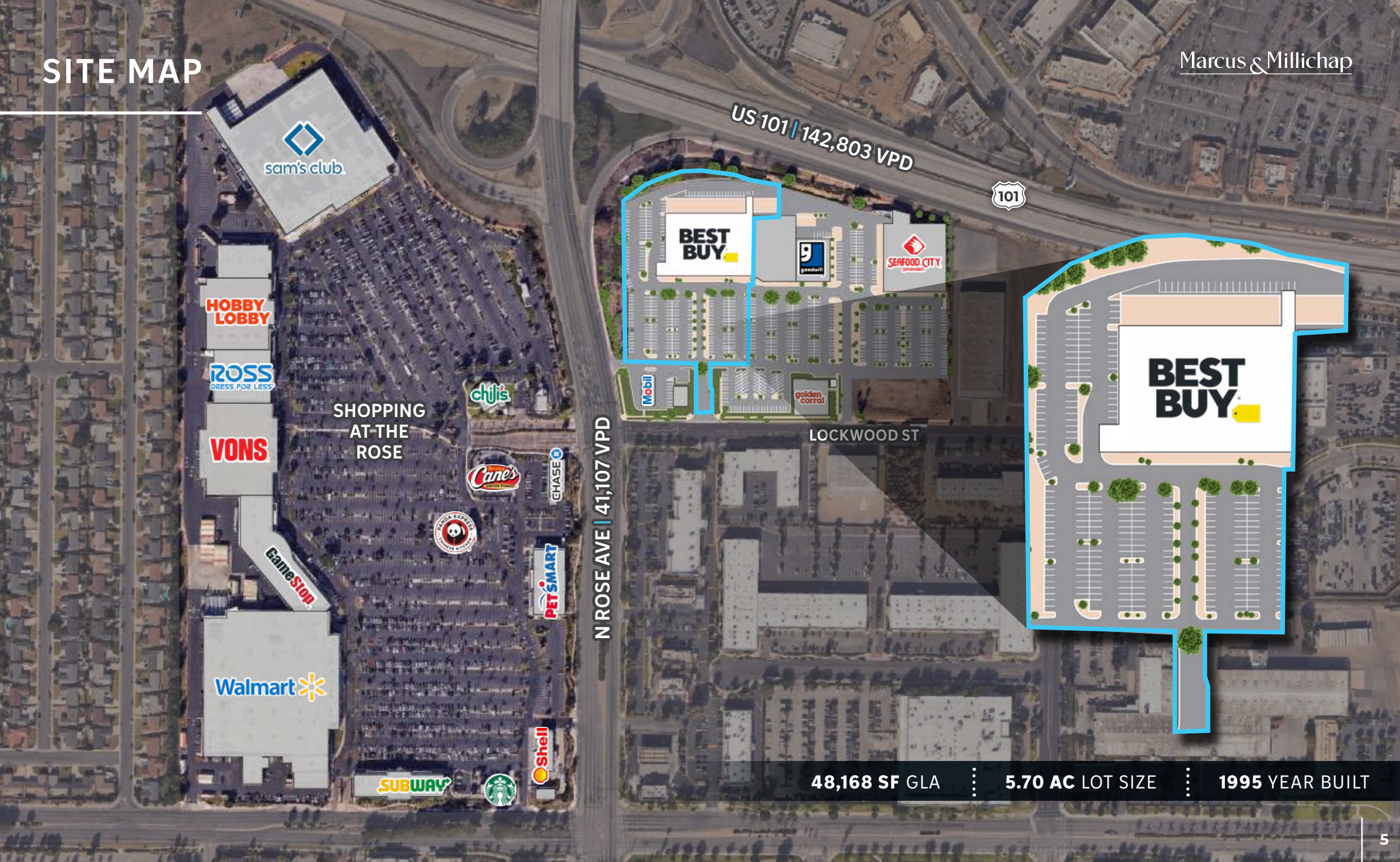
RARE ABSOLUTE
NNN Lease



INDUSTRY LEADING TENANT
Investment Grade Credit

SITE MAP

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sam's club

HOBBY LOBBY

ROSS
DRESS FOR LESS

VONS

GameStop

Walmart

SHOPPING
AT THE
ROSE

chili's

Cane's

PANDA EXPRESS

CHASE

PET SMART

Shell

SUBWAY

Starbucks

BEST
BUY

9
Goodall

SEAFOOD CITY

Mobil

golden
corral

LOCKWOOD ST

US 101 | 142,803 VPD

101

N ROSE AVE | 41,107 VPD

48,168 SF GLA

5.70 AC LOT SIZE

1995 YEAR BUILT

HIGH TRAFFIC COUNTS

Combined average traffic count of 183,910 vehicles per day.

N ROSE AVE | 41,107 VPD

US 101 | 142,803 VPD

NEW ROOF & 20 YEAR WARRANTY

Best Buy recently invested approx. \$289,000 into a brand new roof including a new 20 year roof warranty.

RETAIL AERIAL



Ford



GMC



TOYOTA

MATTRESS FIRM

Ashley
HOMESTORE

DAISO

FedEx

COSTCO
WHOLESALE

FLOOR
DECOR

RH



See's
CANDIES

DWR



Audi

AUTO CENTER DR

VENTURA BLVD



SUBWAY

Marshalls

enterprise



HONDA



US 101 | 142,803 VPD



IN-N-OUT
BURGER



Olive
Garden

golden
corral

SEAFOOD CITY
SUPERMARKET



goodwill

N ROSE AVE | 41,107 VPD

BEST
BUY

SUBJECT PROPERTY

Mobil

LOCKWOOD ST

INVESTMENT HIGHLIGHTS

HIGH-QUALITY 1031 EXCHANGE REPLACEMENT PROPERTY OR PORTFOLIO STNL ASSET - *This Best Buy represents a premier single-tenant net lease investment—an ideal opportunity for 1031 exchange or portfolio acquisition. The property combines pride of ownership with long-term tenancy, stable income, and zero management responsibility along with attractive assumable financing.*



COUPON CLIPPER

ZERO LL RESPONSIBILITIES

The property features a single-tenant, corporate absolute NNN lease with Best Buy, offering investors true passive ownership with zero landlord responsibilities. Best Buy has been a long-term tenant since 1996 and recently executed their third consecutive five-year lease extension, providing secure, stable cash flow with long term commitment and investment grade credit.



PREMIER LOCATION

STRATEGIC TENANT LOCATION

Strategically located between Best Buy stores in Thousand Oaks and Goleta, the Oxnard location serves as the brand's primary brick-and-mortar destination within a wide regional trade area. This store also features a Pacific Sales Kitchen and Home Center, enhancing customer draw through its premium appliance and home furnishing offerings, and further solidifying its position as a key regional retail hub.



PRIDE OF OWNERSHIP

HIGH IDENTITY, HIGH TRAFFIC RETAIL LOCATION

Positioned directly off the 101 Freeway and Rose Avenue, the property enjoys exceptional visibility and accessibility within Oxnard's premier retail corridor. With approximately 183,910 vehicles passing daily, this location benefits from significant exposure and strong consumer traffic. The surrounding trade area is anchored by nationally recognized retailers including Sam's Club, Walmart, Ross Dress for Less, Starbucks, and McDonald's, fostering a dynamic and synergistic retail environment.



STRONG DEMOGRAPHICS

EXCELLENT SOUTHERN CALIFORNIA DEMOGRAPHICS

The property is supported by a dense and affluent customer base, with more than 18,000 residents within a one-mile radius, 113,000 within three miles, and over 276,000 within five miles. The surrounding community boasts strong average household incomes exceeding \$74,000 to \$78,000, providing a robust foundation for sustained retail demand and long-term tenant success.

INVESTMENT OVERVIEW

Marcus & Millichap

\$16,400,000

Purchase Price

6.00%

Cap Rate

5+ Years

Term Remaining

OFFERING DETAILS

ADDRESS	2300 N Rose Ave
CITY, STATE	Oxnard, CA
TOTAL GLA	48,168 SF
LOT SIZE	5.70 AC
PARKING	±285 Spaces
YEAR BUILT	1995
TENANT	Best Buy



Click to View
Google Map



Click to View
Street View

LEASE DETAILS

RENT COMMENCEMENT	5/22/1996
LEASE EXPIRATION	5/31/2031
LEASE TYPE	Absolute NNN
NOI	\$984,166
RENT PSF	\$20.43/SF
PRICE PSF	\$340/SF
OPTIONS REMAINING	(2) 5 Years
INCREASES	10% Every 5 Years

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT
5/22/2026 - 5/31/2031	\$984,166*
Option 4	\$1,082,583
Option 5	\$1,190,841

*Seller to credit rent from COE until next increase.

INVESTMENT HIGHLIGHTS



INVESTMENT GRADE ASSET

Investment Grade Southern California Single-Tenant Asset.



ABSOLUTE NNN LEASE

Best Buy Directly Pays 100% of Expenses, Zero Landlord Responsibilities.



HISTORICAL TRACK RECORD

Strong Historical Track Record & Commitment to Site.



ATTRACTIVE FINANCING

Attractive Below Market Rate Assumable Financing.

FINANCING SUMMARY

Purchase Price:	\$16,400,000
Down Payment:	\$7,050,000
LTV:	57%
NOI:	\$984,166*
CAP:	6.00%
DCR:	1.45
Current Loan Balance:	\$9,350,000
Interest Rate:	5.75%
Amortization Period:	30 Years
Annual Payment:	\$678,578
Monthly Payment:	\$56,548
Monthly Income:	\$25,465
Annual Income:	\$305,587
Total Year 1 Return:	6.38%

**As of November 15th, 2025*

**Seller to credit rent from COE until next increase*





TENANT SUMMARY

Best Buy Co., Inc. (NYSE:BBY)

Best Buy is an American multinational consumer electronics retailer . Originally founded by Richard M. Schulze and James Wheeler in 1966 as an audio specialty store called Sound of Music, it was rebranded under its current name with an emphasis on consumer electronics in 1983.

Best Buy operates in the United States and Canada, and has an **Investment Grade 'BBB+' Credit Rating from S&P Global**. Its subsidiaries include Geek Squad, Magnolia Audio Video, and Pacific Sales. Best Buy also operates the Best Buy Mobile and Insignia brands in North America. Best Buy is the largest specialty retailer in the United States consumer electronics retail industry.

WWW.BESTBUY.COM



59 Years
In the Industry



1,117+
Locations



\$43 Billion
2025 Est. Revenue



85,000+
Employees



EXTERIOR PHOTOS



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REGIONAL MAP



SUBJECT PROPERTY



- THOUSAND OAKS, CA 18 MILES
- SANTA BARBARA, CA 34 MILES
- SANTA CLARITA, CA 34 MILES
- GOLETA, CA 40 MILES
- LOS ANGELES, CA 55 MILES
- LONG BEACH, CA 70 MILES
- ANAHEIM, CA 76 MILES
- SAN BERNARDINO, CA 106 MILES

DIVERSE ECONOMIC BASE

Oxnard benefits from a well-balanced economy driven by agriculture, advanced manufacturing, tourism, defense, and international trade through the Port of Hueneme — one of California’s busiest seaports for automobile and fresh produce imports.

STEADY EMPLOYMENT GROWTH

The Oxnard–Thousand Oaks–Ventura metro area maintains a healthy labor market with an unemployment rate near 4.6%, reflecting regional job stability and diversified industry support.

STRATEGIC TRADE LOCATION

Oxnard’s proximity to Los Angeles and its deep-water port access position it as a key trade and distribution hub along California’s Central Coast, with direct connectivity to global markets via the Port of Hueneme.



DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	17,290	109,494	264,292
2029 Population Projection	16,977	107,497	259,900



HOUSEHOLDS			
2024 Households	4,495	30,041	76,347
2029 Household Projection	4,410	29,470	75,043



HOUSEHOLD INCOME			
Avg Household Income	\$111,899	\$102,597	\$107,069
Median Household Income	\$93,233	\$86,228	\$88,763



EDUCATION			
Some College, No Degree	3,374	19,540	51,255
Associate Degree	1,041	5,585	12,164
Bachelor's Degree	1,969	10,246	28,289
Advanced Degree	513	4,403	13,657



EMPLOYMENT			
Civilian Employed	9,344	55,837	132,695
Civilian Unemployed	506	2,603	6,397
U.S. Armed Forces	81	270	1,502



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