

FOR SALE • PRICE UPON REQUEST

INDEPENDENT GAS STATION

Convenience Store + Car Wash

Business and real property offered together

**2450 AUTO CENTER DRIVE
OXNARD, CALIFORNIA 93036**



Presented exclusively by **ICOA, INC.**

Alex Shapouri | Gas Station Sales Specialist
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Executive Summary

A well-located operating property at a signalized freeway-adjacent corner.

ICOA, Inc. is pleased to present the operating property at 2450 Auto Center Drive in Oxnard. The property occupies a prominent signalized corner at Auto Center Drive and Rice Avenue (State Route 1), immediately accessible from the U.S. 101 interchange.

PRICE UPON REQUEST

NDA REQUIRED

Investment Highlights

- The operating business and real property are offered together as a single acquisition opportunity.
- Prospective buyers must demonstrate a minimum of \$4,500,000 in available cash before receiving additional information.
- Proof of funds satisfactory to ownership and ICOA, Inc. is required.
- An executed NDA must be submitted before any additional information is released.
- Large convenience store with an existing beer and wine license.
- Nine multi-product dispensers and four underground storage tanks.
- Strategic access to U.S. 101, Rice Avenue / Highway 1 and the Oxnard Auto Center.

Offering Structure

Offering Price

Price upon request; contact broker

Available Interest

Operating business and real property sold together

Information Access

Available only after receipt and approval of proof of at least \$4,500,000 in available cash and an executed NDA

Strategic Location

Signalized corner visibility with direct access to a major regional freeway corridor.



Station Canopy

ADDRESS

2450 Auto Center Drive
Oxnard, CA 93036

INTERSECTION

Auto Center Drive & Rice Avenue / SR-1

FREEWAY ACCESS

U.S. 101 off-ramp / on-ramp

SETTING

Oxnard Auto Center and regional retail corridor

Location Advantages

- Immediate connectivity to U.S. 101 for commuter, visitor and commercial traffic.
- Signalized-corner positioning supports convenient ingress, egress and site visibility.
- Located within Oxnard's established automotive and regional retail area.
- Established operating location serving local, freeway and regional customers.

Buyer Qualification and Information Access

Additional information will be released only to prospective buyers who satisfy the qualification and confidentiality requirements below.

\$4,500,000 MINIMUM AVAILABLE CASH	PROOF OF FUNDS REQUIRED	EXECUTED NDA REQUIRED

Qualification Requirements

Requirement	Minimum Standard	Timing	Notes
Available Cash	\$4,500,000 minimum	Before any additional information is released	Cash availability must be documented
Proof of Funds	Verifiable and satisfactory to ownership and ICOA, Inc.	Submitted with the initial request for additional information	Ownership and ICOA, Inc. reserve the right to request supporting documentation
Nondisclosure Agreement	NDA attached to the offering must be signed and returned	Before any additional information is released	No substitute form will be accepted unless approved in writing
Information Access	Both qualification requirements must be satisfied	After review and approval	Release of information remains subject to seller approval

Property & Site Overview

An established operating property with existing site improvements.

Fuel Brand	Independent
Fueling Positions	9 multi-product dispensers (MPDs)
Underground Storage Tanks	4 total: three 10,000-gallon tanks and one 12,000-gallon tank
Convenience Store	Large-format store; beer and wine license
Car Wash	Self-service car wash
Lot / Building Size	To be confirmed from title, survey and public records

Photo Documentation



CONVENIENCE STORE



CONVENIENCE STORE

Additional due-diligence documents, equipment schedules and environmental records may be made available only after the prospective buyer provides the required proof of funds, signs the NDA attached to the offering and receives seller approval.

As-Is Offering

The operating business and real property are offered together in their present, as-is condition.

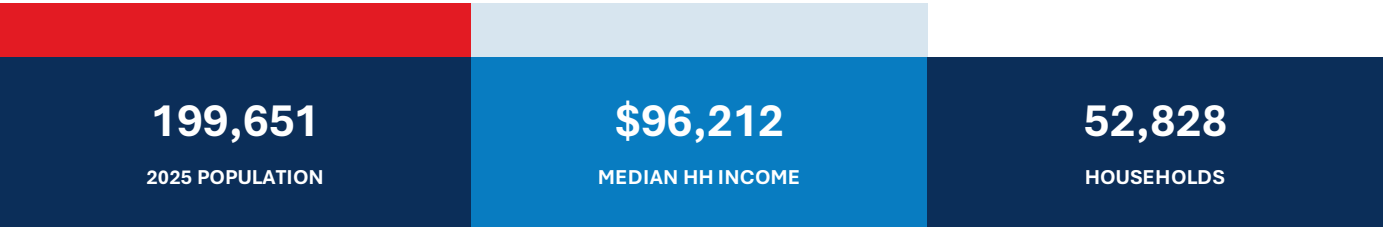
SALE STRUCTURE	The transaction includes the operating gas-station business and the real property as a single acquisition.
CURRENT OPERATIONS	The property currently operates as an independent gas station with a convenience store and self-service car wash.
AS-IS CONDITION	The business, real property, improvements and equipment are offered in their present as-is condition, subject to the terms of a definitive purchase agreement.
Prospective purchasers must independently inspect and verify the property, equipment, permits, licenses and environmental condition.	Prospective purchasers must independently inspect and verify the property, equipment, permits, licenses and environmental condition.

Existing Property Photo



Oxnard Market & Demographics

Selected citywide indicators provide context for the station’s customer base and regional retail demand.



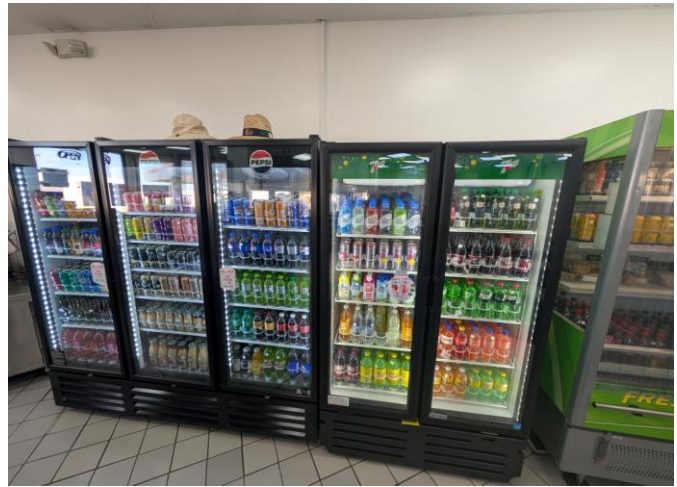
Selected Citywide Statistics

Indicator	Oxnard
Population estimate (July 1, 2025)	199,651
Population density (2020)	7,617 persons / sq. mi.
Median household income (2020–2024, 2024 dollars)	\$96,212
Households (2020–2024)	52,828
Persons per household (2020–2024)	3.76
Civilian labor-force participation, age 16+ (2020–2024)	66.2%
Mean commute time (2020–2024)	25.3 minutes
Retail sales (2022)	\$4.225 billion
Retail sales per capita (2022)	\$21,104

Source: U.S. Census Bureau QuickFacts, Oxnard city, California; accessed September 7, 2026. Citywide figures are not radius demographics and should not be treated as site-specific trade-area projections.
<https://www.census.gov/quickfacts/fact/table/oxnardcitycalifornia/INC110224>

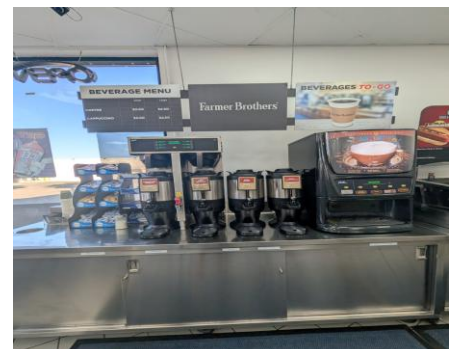
Property Photo Gallery

Replace each panel with an approved high-resolution property image.



Additional Photos / Due Diligence

Flexible full-page layouts for photographs, plans or supporting exhibits.



Confidentiality & Disclaimer

The information in this memorandum is intended solely for prospective purchasers who satisfy the proof-of-funds and confidentiality requirements.

CONFIDENTIALITY

This Offering Memorandum has been prepared by ICOA, Inc. for the limited use of prospective purchasers considering the acquisition described herein. By accepting this memorandum, the recipient agrees to keep its contents confidential and not contact employees, customers, vendors or governmental agencies regarding the property without prior authorization from ICOA, Inc. and ownership.

NO REPRESENTATION OR WARRANTY

Information contained herein has been obtained from ownership and other sources believed to be reliable; however, neither ICOA, Inc., ownership nor their respective representatives make any representation or warranty, express or implied, as to its accuracy or completeness.

INDEPENDENT INVESTIGATION

Each prospective purchaser must conduct its own independent investigation and verification of the property, business, licenses, permits, equipment, environmental condition, zoning and access. The business, real property, improvements and equipment are offered in their present as-is condition, subject to the terms of a definitive purchase agreement.

OFFERING PROCEDURE

Ownership reserves the right, in its sole discretion, to modify or withdraw the offering, reject any proposal, terminate discussions, negotiate with one or more parties and sell or retain the property or business without notice. No agreement is binding unless and until definitive documents are executed by all necessary parties.

QUALIFIED BUYERS ONLY

Submit proof of at least \$4,500,000 in available cash and the signed NDA before requesting additional information or a property tour.

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