

COMMERCIAL SALE — OXNARD, CALIFORNIA

La Central *Bakery*

600 Meta Street · Oxnard, CA 93030

ASKING PRICE	PARCELS	USE TYPE	INCLUDES
\$1,995,000 All-inclusive offering	4 Lots Contiguous	Mixed Bakery / Commercial	RE + Biz Equipment & Goodwill

SECTION 01

Executive Summary

Ken Wallis & Associates, on behalf of Epique Realty Commercial, is pleased to present the exclusive sale of La Central Bakery -- a fully operational, well-established Mexican bakery and tortilla factory business offered together with its underlying real estate, equipment, and Store front. This is a rare opportunity to acquire a turnkey food-production and retail operation in the heart of Ventura County. The offering encompasses four contiguous lots providing ample building square footage, dedicated parking,

on-site storage capacity, and a complete commercial bakery and tortilla equipment package -- all conveyed in a single transaction. — all conveyed in a single transaction at an asking price of \$1,995,000.

The property is ideally suited for an owner-operator seeking an established community brand with immediate revenue potential, an investor targeting a mixed-use food-service asset, or an operator looking to expand production capacity in the Oxnard/Ventura market.

SECTION 02

Property Details

Property Address	600 Meta Street, Oxnard, CA 93030
County	Ventura County
Number of Parcels	4 Contiguous Lots
APN(s)	Available Upon Request
Building	Commercial Bakery — Square Footage TBD
Parking	Dedicated On-Site Parking Lot
Storage	3 On-Site Storage Containers
Zoning	Commercial / Food Production (verify with City of Oxnard)
Listing Platform	CRMLS
Asking Price	\$1,995,000

SECTION 03

Assets Included in the Offering

This offering is structured as a comprehensive, all-inclusive sale conveying real property, business operations, physical improvements, and equipment in a single transaction.

ASSET 01

Commercial Building

The primary structure housing full bakery production and retail operations. Includes all built-in improvements, interior buildout, and fixtures appurtenant to the real property.

ASSET 02

Parking Lot

Dedicated on-site parking area serving both the retail storefront and production delivery access — an important operational and customer-facing amenity.

ASSET 03

3 Storage Containers

Three on-site storage containers providing additional inventory, supply, and operational storage capacity, included in the sale as personal property.

ASSET 04

Business & Goodwill

La Central Bakery as a going concern — including the trade name, customer relationships, community goodwill, recipes, supplier relationships, and all intangible business assets.

ASSET 05

Commercial Equipment Package

A complete commercial bakery equipment package included in the sale. Full equipment list and condition reports are available to qualified buyers upon request and execution of a Non-Disclosure Agreement.

SECTION 04

Financial Overview

Detailed financial statements, including profit & loss, tax returns, and revenue history, are available to qualified and verified buyers upon execution of a Non-Disclosure Agreement. The table below outlines the offering structure.

Component	Description	Value / Status
Real Estate (4 Lots)	Land, building, parking & improvements	Included
Business / Goodwill	Trade name, customers, recipes, relationships	Included
Equipment Package	Full commercial bakery equipment (list upon request)	Included
Storage Containers (3)	On-site personal property	Included
Annual Revenue	Available upon NDA execution	Confidential
Net Operating Income	Available upon NDA execution	Confidential
TOTAL ASKING PRICE	All-inclusive — real estate, business & equipment	\$1,995,000

SECTION 05

Investment Highlights

Turnkey Operation

- ◆ Fully equipped and operational bakery — no build-out required. Buyer assumes immediate production capacity and an established customer base from day one.

Four-Parcel Assemblage

- ◆ Ownership of four contiguous lots provides operational flexibility, expansion potential, and future development optionality not typical of single-parcel food-service properties.

Established Community Brand

- ◆ La Central Bakery carries name recognition, community goodwill, and an established customer following in the Oxnard market — a meaningful intangible asset included in the offering.

Prime Ventura County Location

- ◆ Situated in Oxnard — Ventura County's largest city — with access to a large consumer base, major thoroughfares, and a strong Hispanic food-culture market.

Comprehensive Equipment Included

- ◆ Commercial bakery equipment is notoriously capital-intensive to source and install. The inclusion of a full equipment package represents significant embedded value for any buyer.

Immediate Cash Flow Potential

- ◆ As an operating business, La Central Bakery offers the prospect of revenue from day one — no stabilization period required as with a vacant commercial property.

SECTION 06

Offer Process

Qualified buyers are invited to submit offers through Ken Wallis & Associates / Epique Realty Commercial. Prior to release of financial statements, equipment inventories, or operational records, all prospective buyers will be required to execute a Confidentiality and Non-Disclosure Agreement (NDA).

Seller reserves the right to accept, reject, or counter any offer at their sole discretion. All offers should be submitted in writing via CAR or AIR commercial purchase agreement forms and directed to the listing agent.

SUBMIT OFFERS & INQUIRIES TO

Ken Wallis

Broker Associate · Ken Wallis & Associates · Epique Realty Commercial

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CA DRE Lic 01700779 · CRMLS

CONFIDENTIALITY & DISCLAIMER

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