

NOW OPEN

New Prototype
Building with a
Double Lane
Drive-Thru



Shake Shack w/ Double Drive Thru

Abs NNN Ground Lease / 10% Rent Bumps Every 5 Years

\$8,206,000 | 4.50% CAP

711 Town Center Dr, Oxnard, CA 93036

- ✓ **Brand New 15-Year Corporate Ground Lease w/ 10% Rental Increases Every 5 Years**
- ✓ **New Prototype Building Featuring a Double Lane Drive-Thru**
- ✓ **Located Directly Off of US-101 (124,938+ VPD), on Town Center Drive (17,849+ VPD) and Oxnard Blvd (42,562+ VPD).**
- ✓ **Nearby Tenants Include: Whole Foods, Chick-fil-A, Panda Express, Walmart Neighborhood Market, Home Depot, In-N-Out, Dick's, and More.**
- ✓ **Located Directly Across From The Collection at RiverPark, a 650,000 SF Retail Center Anchored by Target & Whole Foods.**

Shake Shack Inc. (NYSE: SHAK) owns and **operates more than 552 locations** both domestically and internationally. The company was **founded in 2004** and is **headquartered** in New York, NY.



INVESTMENT OVERVIEW

SHAKE SHACK OXNARD, CA

File Photo



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Managing Partner
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\$8,206,000

4.50% CAP

NOI

\$369,248

Building Area

±3,286 SF

Land Area

±1.01 AC

Year Built

2025

Lease Type

Ground Lease

Occupancy

100%

- ✓ **Brand New, 2025 Construction, 15-Year Ground Lease** with 10% rental increases every 5 years, including options periods.
- ✓ **New Prototype Building Featuring a Double Lane Drive-Thru**, which is Shake Shack's newest store concept developed in response to high consumer demand.
- ✓ **Subject Property is Located on Town Center Drive (17,849+ VPD) and Oxnard Blvd (42,562+ VPD)**. This site is also directly off of US-101 (124,938+ VPD), a major north-south highway traveling along the Pacific Ocean from California to Washington.
- ✓ **Situated in a Heavy Retail Corridor** - Nearby nationally recognized tenants include Chick-fil-A, Panda Express, Walmart Neighborhood Market, Home Depot, In-N-Out, Dick's, and much more.
- ✓ **Located Directly Across the Street from The Collection at RiverPark**, a 650,000 SF, open-air, specialty retail center anchored by Target, Whole Foods, REI, The Container Store, and a 16-screen Cinemark cinema. The Collection includes a 700-acre master-planned community with 15 distinct neighborhoods, 2,800 residential units, plus parks, schools and open space.
- ✓ **Oxnard, CA is Ranked #2 Place in US to Retire and Buy a New Home**. It is located on the Pacific Coast of California, 45 miles from Los Angeles, 20 miles from Thousand Oaks, 30 miles from Malibu, and very close to many other popular California towns. Oxnard provides beachside living, golf courses, entertainment, education, and much more.
- ✓ **Shake Shack Has Been One of the Fastest-Growing Food Chains in the US** with over 552+ Locations Globally. The Company's System Wide Sales for 2024 was over \$1.9 B. Projecting New Company and licensed locations to be 80-85 in 2025.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE



TARGET **WHOLE FOODS MARKET** **H&M**
CINEMARK **FOREVER 21** **LANE BRYANT** **pet food express** **claire's** **PINK** **Red Robin**
VICTORIA'S SECRET **VANS** **FIVE GUYS** **Red Robin** **Starbucks**

Public Storage **76** **TACO BELL**
ANYTIME FITNESS **SUBWAY**
TOYOTA **SUBARU** **Carl's Jr.** **6**
ACURA **KIA** **Chevron**
HONDA **LAND-ROVER** **JAGUAR**
Jeep **RAM** **VW**

Walmart Neighborhood Market **DICK'S SPORTING GOODS** **THE HOME DEPOT**
T.J. MAXX **Party City** **BOOT BARN** **Bath & Body Works**
WORLD MARKET **jiffy lube** **Starbucks**
NORDSTROM **five BELOW** **TILLYS** **STAPLES** **ups**

SHAKE SHACK
SUBJECT PROPERTY
 711 TOWN CENTER DR.

Chick-fil-A
RESIDENT APARTMENTS

FOOD 4 LESS
GOLDS GYM

BIG 5 SPORTING GOODS
H&R BLOCK **Carl's Jr.**

LOWE'S **O'Reilly AUTO PARTS** **ihop** **KFC**

CEEDAR GLEN APARTMENTS (196 UNITS)
DEL CIERVO APARTMENTS (93 UNITS)
USPS.COM

N OXNARD BOULEVARD
 ±47,562 VPD

U-HAUL

WELLS FARGO

Smart & Final **FAMILY DOLLAR** **AutoZone**
planet fitness **BURGER KING**

Walmart Supercenter **SAM'S CLUB** **PET SMART** **HOBBY LOBBY** **JOANN** **VONS** **SUBWAY** **McDonald's** **chili's** **DQ** **BR** **WING STOP** **Cane's**

RIO LINDO ELEMENTARY SCHOOL (361 STUDENTS)
LA 2 BOY **Chick-fil-A** **Wendy's**

BEST BUY **golden corral** **gandull**

HONDA **Mercedes-Benz** **TOYOTA** **Ford** **Audi** **INFINITI** **LEXUS** **IN-N-OUT BURGER**

MEN'S WEARHOUSE **FLOOR DECOR & 99c ONLY STORES** **Marshalls** **LESLIE'S** **Subway** **Olive Garden**

RIO REAL ELEMENTARY SCHOOL (698 STUDENTS)

RIO DEL VALLE JUNIOR HIGH SCHOOL (709 STUDENTS)

PASEO EL PRADO APARTMENTS (112 UNITS)

RIO VISTA MIDDLE SCHOOL (611 STUDENTS)

RIVERPARK (3043 RESIDENTIAL UNITS)

THE POINT APARTMENTS (280 UNITS)

RIO DEL SOL STEAM SCHOOL (791 STUDENTS)

RIO PLAZA ELEMENTARY SCHOOL (513 STUDENTS)

VENTURA FREEWAY
 ±124,938 VPD

TOWN CENTER DRIVE
 ±17,849 VPD

E VINEYARD AVENUE
 ±32,880 VPD

CALIFORNIA 232

76

US 101

CALIFORNIA 1

Residence INN

RIO DEL NORTE ELEMENTARY SCHOOL (430 STUDENTS)

SIERRA LINDA ELEMENTARY SCHOOL (532 STUDENTS)

POPEVE'S

Chevron

CARMAX

RIO DEL SOL STEAM SCHOOL (791 STUDENTS)

N OXNARD BOULEVARD ±42,562 VPD

RIO DEL MAR SCHOOL (416 STUDENTS)

RIO VISTA MIDDLE SCHOOL (611 STUDENTS)

E VINEYARD AVENUE ±32,800 VPD

VENTURA FREEWAY ±124,938 VPD

CALIFORNIA 1

CALIFORNIA 232

RIO DEL NORTE ELEMENTARY SCHOOL (430 STUDENTS)

HANDEL'S
HOMEMADE ICE CREAM SINCE 1945

PANORAMA APARTMENTS (333 UNITS)

THE POINT APARTMENTS (280 UNITS)

RIVERPARK (3,043 RESIDENTIAL UNITS)

SENIOR LIVING FACILITY (85 UNITS)

SPRINGHILL SUITESSM BY MARRIOTT (120 ROOMS)

TOWNEPLACE SUITESSM MARRIOTT (121 ROOMS)

CINEMARK
FOREVER 21
H&M
LANE BRYANT
pet food express
VICTORIA'S SECRET
VANS "OFF THE WALL"

REI
Panera BREAD
Red Robin
FIVE GUYS BURGERS and FRIES

CLAIRE'S
PINK

PASEO EL PRADO APARTMENTS (112 UNITS)

SHAKE SHACK
SUBJECT PROPERTY
711 TOWN CENTER DR.

Walmart Neighborhood Market
T.J. maxx
Party City
WORLD MARKET COST PLUS
NORDSTROM
five BELOW
TILLYS
STAPLES

DICK'S SPORTING GOODS
BOOT BARN
jiffy lube
BJS RESTAURANT BREWHOUSE
IN-N-OUT BURGER
SUBWAY

THE HOME DEPOT
Bath & Body Works
CHIPOTLE MEXICAN BURGERS
Starbucks
ups

CLEARWATER AT RIVERPARK (136 UNITS)

RIO DEL SOL K-8 STEAM SCHOOL (791 STUDENTS)

SERENADE AT RIVER PARK (400 UNITS)

THE POINTE APARTMENTS (280 UNITS)

MOSAIC APARTMENTS (224 UNITS)

TOWN CENTER DRIVE (17,849 VPD)

SHAKE SHACK

N OXNARD BOULEVARD (42,562 VPD)

TARGET
CINEMARK
FOREVER 21
LANE BRYANT
ETHAN ALLEN
VICTORIA'S SECRET
The Container Store
FIVE GUYS
BURGERS and FRIES

WHOLE FOODS MARKET
Bowlero
FITNESS
ULTA BEAUTY
Red Robin

H&M
REI
Panera BREAD
Starbucks





TOWN SQUARE AT WAGON WHEEL (238 UNITS)

WAGON WHEEL FAMILY APARTMENTS (120 UNITS)

PARK PLACE TOWNHOMES

MAYFAIR AT WAGON WHEEL (56 UNITS)

OXFORD FLATS CONDOMINIUMS (144 UNITS)



TOWNEPLACE SUITES MARRIOTT (121 ROOMS)

VENTURA FREEWAY (124,938 VPD)

N OXNARD BOULEVARD (42,562 VPD)



TOWN CENTER DRIVE (17,849 VPD)



OXFORD FLATS
CONDOMINIUMS
(144 UNITS)

US
101

CALIFORNIA
1

VENTURA FREEWAY
(124,938 VPD)

TOWNEPLACE
SUITES
MARRIOTT
(121 ROOMS)

SPRINGHILL SUITES
BY MARRIOTT
(120 ROOMS)

SENIOR LIVING
FACILITY
(85 UNITS)

PANORAMA
(333 UNITS)

Ralphs
LA FITNESS

Walmart
TRADER JOE'S

cti
CLINICAL
TRAINING
INSTITUTE

River Park
EXECUTIVE SUITES

HONDA
LAND-ROVER
JAGUAR
VW

CHRYSLER
Jeep
RAM
KIA
TOYOTA
ACURA
SUBARU
CHEVROLET

SHAKE SHACK

Chick-fil-A

Starbucks

ups

HANDEL'S
HOMEMADE ICE CREAM SINCE 1943

PANDA EXPRESS
CHINESE KITCHEN

N OXNARD BOULEVARD
(42,562 VPD)

TOWN CENTER DRIVE
(17,849 VPD)



RHF SONATA AT RIVERPARK APARTMENTS (53 UNITS)

TARGET
CINEMARK
WHOLE FOODS MARKET
H&M
FOREVER 21
LANE BRYANT
ETHAN ALLEN
VICTORIA'S SECRET
The Container Store
FIVE GUYS
Red Robin
Starbucks
Bowlero
REI
24 FITNESS
Panera BREAD
ULTA

COSTCO WHOLESALE

Walmart Supercenter
HOBBY LOBBY
JOANN
ROSS
WING STOP
Cane's
BR
DQ
chili's
Sam's CLUB
VONS
SUBWAY
McDonald's
Starbucks

PASEO SANTA CLARA APARTMENTS (149 UNITS)

Walmart Neighborhood Market
TJ-maxx
Party City
WORLD MARKET
five BELOW
TILLYS
BOB'S FURNITURE
DICK'S SPORTING GOODS
STAPLES
NORDSTROM rack
BJS RESTAURANT BREWERY
IN-N-OUT BURGER
SUBWAY
THE HOME DEPOT
BOOT BARN
UFC GYM
Starbucks

VENTURA FREEWAY (124,938 VPD)

N OXNARD BOULEVARD (42,562 VPD)

TOWNEPLACE SUITES MARRIOTT (121 ROOMS)

SHAKE SHACK

TOWN CENTER DRIVE (17,849 VPD)



TENANT OVERVIEW

SHAKE SHACK OXNARD, CA

Shake Shack

Lessee: Shake Shack California, LLC

Guarantor: SSE Holdings, LLC

REVENUE
\$1.09 B

STOCK TICKER
SHAK

LOCATIONS
552+

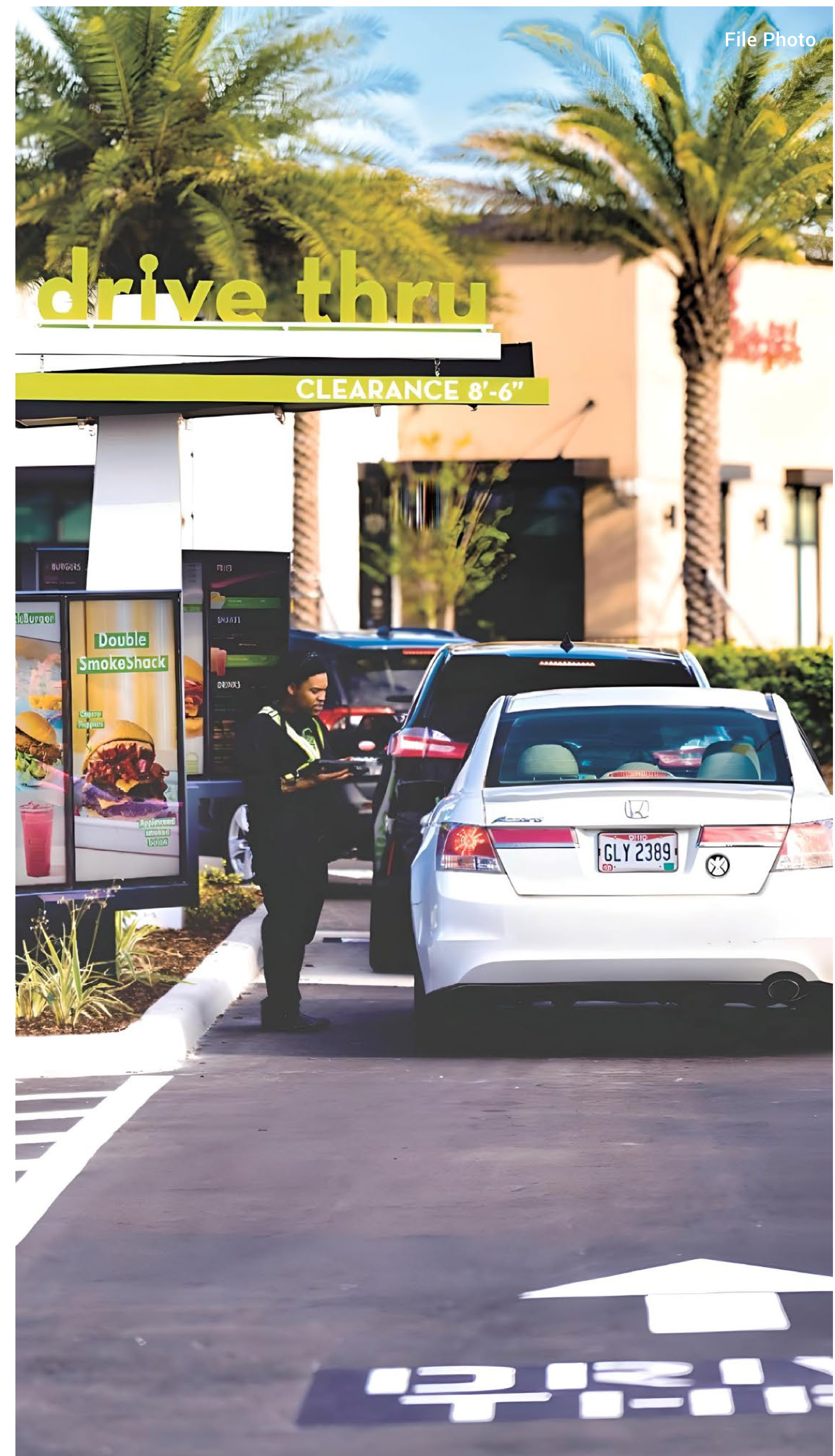
SHAKE  SHACK®

shakeshack.com

Shake Shack serves elevated versions of American classics using only the best ingredients. It's known for its delicious made-to-order Angus beef burgers, crispy chicken, hand-spun milkshakes, house-made lemonades, beer, wine, and more.

With its **high-quality** food at a great value, warm hospitality, and a commitment to **crafting uplifting experiences**, Shake Shack quickly became a **cult-brand** with widespread appeal. Shake Shack's purpose is to Stand For Something Good®, from its premium ingredients and employee development, to its **inspiring designs** and deep community investment.

Since the original Shack opened in **2004** in NYC's Madison Square Park, the Company has expanded to over **552 locations** system-wide, including **352 in 34 U.S. States** and the District of Columbia, and over **200 international locations**.



File Photo

SHAKE SHACK Q4 2024 HIGHLIGHTS

SHAKE SHACK OXNARD, CA

Shake Shack Provides Fourth Quarter 2024 Business Update and Long-Term Targets

Preliminary Unaudited Results for the Fourth Quarter and Fiscal Year Ended December 25, 2024:

- Total revenue of \$328.7 million in 4Q24 and \$1.3 billion in FY24.
 - Shack sales of \$316.6 million in 4Q24 and \$1.2 billion in FY24.
 - Licensing revenue of \$12.1 million in 4Q24 and \$45.0 million in FY24.
- System-wide sales of \$500.7 million in 4Q24 and \$1.9 billion in FY24.
- Same-Shack sales up 4.3% versus 2023 in 4Q24 and 3.6% versus 2023 in FY24.
- Restaurant-level profit margin⁽²⁾ expected to be approximately 22.7% of Shack sales in 4Q24 and approximately 21.4% of Shack sales in FY24.
- Adjusted EBITDA⁽²⁾ of \$46.5 million in 4Q24 and \$175.4 million in FY24.
- Opened 43 new Company-operated Shacks in FY24, 19 of which opened in 4Q24. Opened 33 new licensed Shacks in FY24, nine of which opened in 4Q24.

Initial 2025 Financial Guidance:

- Total revenue of \$1.45 billion - \$1.48 billion .
 - Licensing revenue of \$49.0 million - \$51.0 million.
- Same-Shack sales growth of approximately 3%.
- Restaurant-level profit margin to be approximately 22.0% of Shack sales.
- General and administrative expenses to be approximately 11.5% of Total revenue.
- Equity-based compensation to be approximately \$22.0 million.
- Depreciation and amortization expense to be \$108.0 million - \$112.0 million.
- Pre-opening costs to be approximately \$17.0 million.
- Net income to be \$45.0 million - \$60.0 million.
- Adjusted EBITDA to be \$200.0 million - \$210.0 million.
- Adjusted Pro Forma Tax Rate to be approximately 24.0% - 25.0%.
- Company-operated openings to be approximately 45.
- Licensed openings to be approximately 35 - 40.

Targets:

- Total addressable market of 1,500+ Company-operated Shacks.
- Target unit economics:
 - Average unit volume in the range of \$2.8 million - \$4.0 million.
 - Restaurant-level profit margin in the range of 18% - 24%.
 - Net build costs in the range of \$1.5 million - \$3.0 million.
 - Cash-on-cash returns in the range of at least 30% - 33%.
- Three-year financial growth targets:
 - Total revenue growth low-teens %.
 - System-wide unit growth low-teens %.
 - Restaurant-level profit margin⁽²⁾ at least approximately 22%.
 - Adjusted EBITDA growth in the range of low to mid-teens %.

[CLICK HERE FOR ARTICLE >>](#)



IN THE NEWS

SHAKE SHACK OXNARD, CA

Shake Shack Soars 12% Following Impressive Q3 Earnings Report and Analyst Upgrades

FEBRUARY 11, 2024 (MEDIA PRESS DESK)

Investors and analysts alike are celebrating Shake Shack's (SHAK) stellar performance in its most recent quarterly report, resulting in a significant surge in the company's stock price. Over the past week, the popular hamburger chain has witnessed a remarkable 12% increase, primarily driven by robust third-quarter results and a flurry of target price upgrades from several analysts.

The company reported a year-over-year **revenue growth of 15%**, reaching \$317 million, thanks to the opening of new restaurants and a same-restaurant sales increase of over 4%.

Even more noteworthy was Shake Shack's ability to enhance its "pro forma" metrics, or non-GAAP (Generally Accepted Accounting Principles) results, with net income soaring by 48% to \$11.1 million, translating to more than \$0.25 per share. Analysts had anticipated lower figures, estimating revenue at \$316 million and adjusted earnings at \$0.19 per share.

In the wake of these impressive earnings, many analysts quickly adjusted their outlook on Shake Shack. By the close of the market on Friday, at least seven analysts had **raised their price targets for the stock**, bolstering positive sentiment around the company.

Among the notable upgrades was from Jake Bartlett of Truist Securities, who increased his fair value estimate from \$127 to \$144 per share while maintaining a "Buy" recommendation. In his research note, Bartlett highlighted the **management's effectiveness** in navigating the value dynamics and praised the marketing strategies and service enhancements implemented in the company's restaurants.

With investor enthusiasm at an **all-time high**, Shake Shack's impressive quarterly results and subsequent analyst support mark a promising chapter for the beloved burger chain. As it attracts **further interest in the market**, the company's trajectory suggests a bright future for both the brand and its shareholders.

EXPLORE ARTICLE



Why Investors Were Gorging on Shake Shack Stock This Week

JERIC VOLKMAN, NOVEMBER 1, 2024 (YAHOO FINANCE)

This week's news from hamburger slinger Shake Shack (NYSE: SHAK) was overwhelmingly positive -- hence the stock's double-digit gain over the past five trading days. According to data compiled by S&P Global Market Intelligence, it ended the week more than 12% higher in price.

On Wednesday, Shake Shack served up a very tasty meal for investors in the form of its third-quarter results. Revenue rose a sturdy **15% year-over-year** to hit \$317 million, thanks to a combination of new restaurant openings and a more than 4% rise in same-restaurant sales.

More impressively, the company managed to increase its "pro forma," i.e., non-GAAP (generally accepted accounting principles), or adjusted net income by 48% to just over \$11.1 million, or \$0.25 per share.

On average, analysts tracking Shake Shack were modeling less than \$316 million on the top line, and \$0.19 per share for adjusted profitability.

Several of those pundits were quick to make **upward adjustments** on their Shake Shack takes following the earnings release. By my count, no less than seven raised their price targets on the stock by Friday market close, and these bullish moves helped boost sentiment on the company.

Among the raisers was Truist Securities' Jake Bartlett, who hiked his fair value assessment of the stock to **\$144 per share** from the previous \$127. In doing so, he maintained his buy recommendation. According to sources, Bartlett wrote in a new research note that **management is being quite effective** at finding the right price/value dynamic, and has done well with marketing and the speed of service in the company's restaurants.

EXPLORE ARTICLE



LEASE OVERVIEW

SHAKE SHACK OXNARD, CA

Initial Lease Term	15 Years + Stub Period*
Projected Rent Commencement	March 2025
Projected Lease Expiration	January 2041
Lease Type	Ground Lease
Rent Increases	10% Every 5-Years
Annual Rent Years 1-5	\$369,248
Annual Rent Years 6-10	\$406,173
Annual Rent Years 11-15	\$446,790
Option 1	\$491,469
Option 2	\$540,616

*The initial term shall include a Stub Period from the rent commencement date through Jan 31, 2026

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



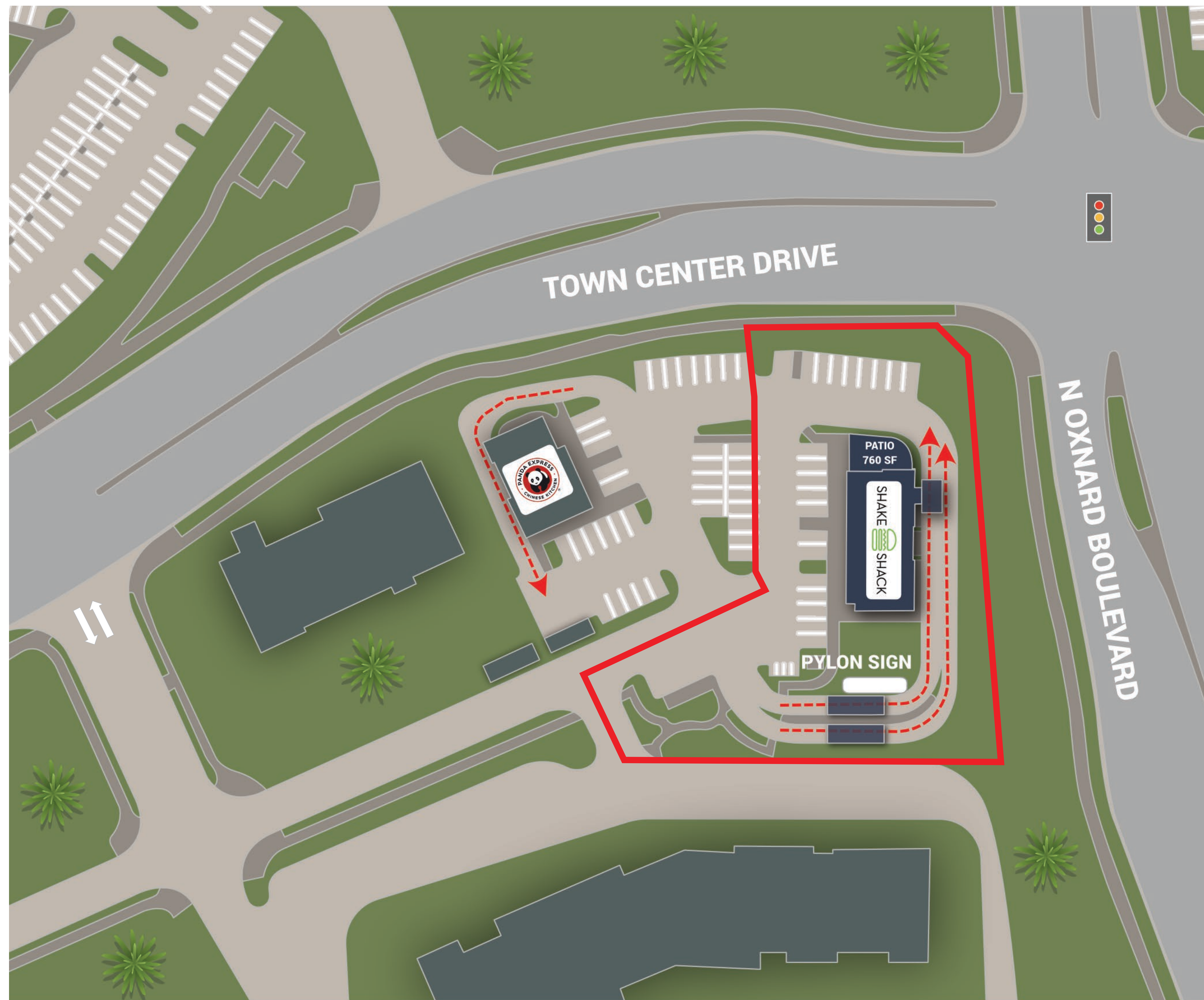
SITE OVERVIEW

SHAKE SHACK OXNARD, CA

Year Built | 2025

Building Area | ± 3,286 SF

Land Area | ±1.01 AC



NEIGHBORING RETAILERS

- Whole Foods
- Walmart & Neighborhood Market
- Target
- Lowe's
- Hobby Lobby
- PetSmart
- JOANN
- Big 5 Sporting Goods
- REI
- Five Below



File Photo

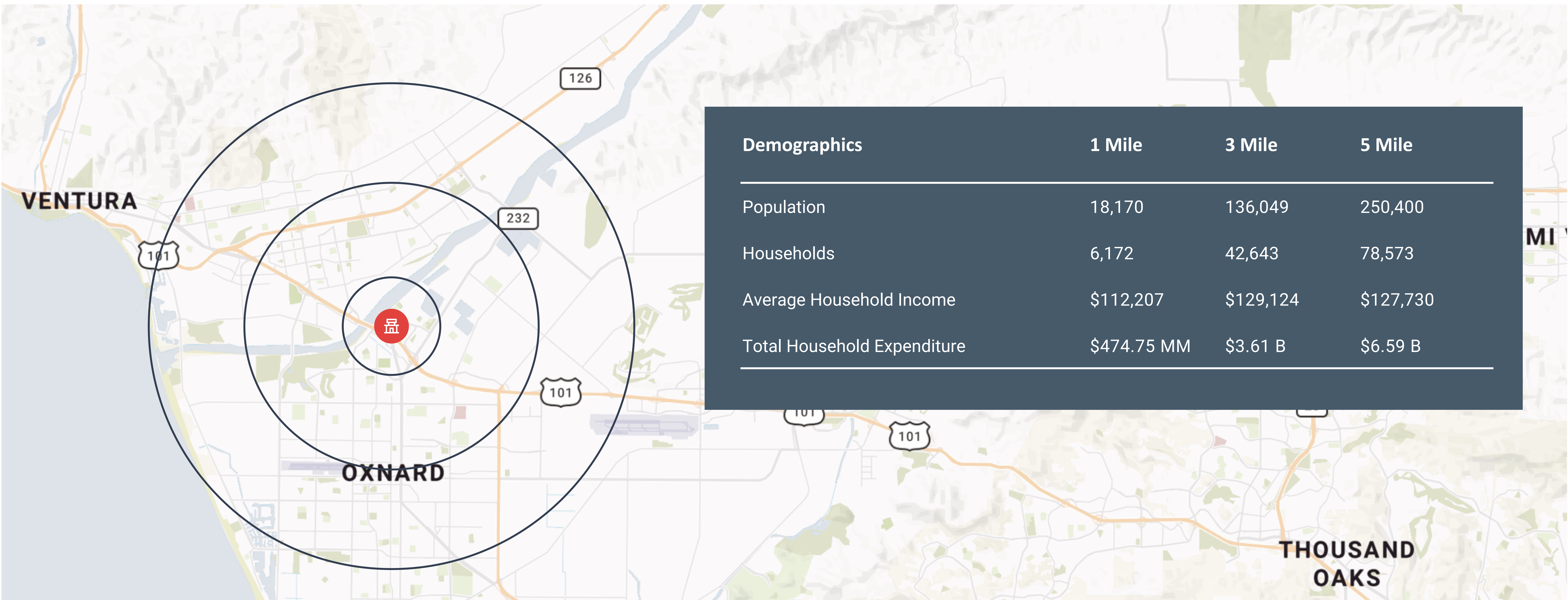
MARCH 2025 - NOW OPEN

SHAKE SHACK OXNARD, CA



LOCATION OVERVIEW

SHAKE SHACK OXNARD, CA



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Reiter (3,728)
2. Amazon (2,000)
3. City of Oxnard (1,683)
4. Oxnard Union High School (1,614)
5. HAAS Automation (1,501)
6. St. John's Regional Medical Center (1,413)
7. Oxnard School District (934)
8. Rio School District (599)
9. ColourPop (581)
10. Oxnard College (572)

LOCATION OVERVIEW

SHAKE SHACK OXNARD, CA

Oxnard

CALIFORNIA

 **200,415**
Population

 **\$90,409**
Median Household Income



Oxnard was Voted as
Having the 2nd Best
Climate in the U.S.

#2

Oxnard is Just a Quick
Drive Away from Los
Angeles, CA

45 MILES

Oxnard is the largest and most populous city within Ventura County.

It is located along the coast of Southern California with several amenities including nearby beaches, outdoor adventure, festivals and the Channel National Park.

Oxnard was incorporated in 1903 and is part of a metropolitan area including Oxnard, Thousand Oaks, and Ventura.

Oxnard is located on the shores of the Pacific Ocean, 45 miles northwest of Los Angeles. It is the gateway to the Channel Island Park. It is at the western edge of the fertile Oxnard Plain, adjacent to agricultural fields with strawberries, lima beans, and other vegetable crops

Today Oxnard is a modern, thriving center of commerce, tourism, and industry in Ventura County. The economy of Oxnard includes defense, international trade, agriculture, manufacturing, and tourism. Oxnard is a manufacturing center in the Greater Los Angeles Area. The Port of Hueneme is the only deep-harbor commercial port between Los Angeles and San Francisco and moves trade within the Pacific Rim economies. Other industries include finance, transportation, the high-tech industry, and energy, particularly petroleum. Two large active oil fields underlie the city and adjacent areas. Other major employers include Naval Base Ventura County, Boskovich Farms, PTI Technologies, Seminis, and Gills Onions. Two large active oil fields underlie the city and adjacent areas: the Oxnard Oil Field, east of the city along 5th Street, and the West Montalvo Oil Field along the coast to the west of town. Tenby Inc.'s Oxnard Refinery, on 5th Street east of Del Norte Avenue, processes oil from both fields. California is cool, panorama-perfect, culturally authentic, and vibrant beyond measure. Oxnard is home to miles of pristine golden-dune beaches, electric nightlife, some of the best taquerias in the state, historic Victorian era architecture, the California Strawberry Festival, and an expansively picturesque harbor that serves as the closest access point to the Channel Islands National Park. Downtown is alive with the charm of "Old Town Oxnard" and the energy of a modern urban center. It is home to a vibrant cultural arts scene anchored by the Carnegie Art Museum, Heritage Square, Historic Plaza Park, and Plaza Stadium Cinemas.

IN THE NEWS

SHAKE SHACK OXNARD, CA

The 5 Best Beach Towns in Southern California

FEBRUARY 27, 2024 (OFFICE OF GOVERNOR)

Picture this: you wake up to ocean views, people jogging by the shore, and the sun rays illuminating your bedroom—no, this isn't heaven, this is Southern California.

SoCal has a vibe that's so chill and laid-back, it makes everyone want to ditch their everyday routine and live the good life. Who can blame them?

Perhaps it's the weather, perhaps it's the beaches, perhaps it's the scenic views. You can't put your finger on it; all you know is that you keep checking the local housing market to acquire a beach house. Whether you're searching for a weekend rental or looking to find your dream house, these are the best beach towns in Southern California that should be the first you check.

5. Oxnard

Median home price: \$715,610

Oxnard is **the new Malibu**, at least for those who want the 'Bu lifestyle but cannot afford it. Here, you'll hardly ever find overpriced boutiques and high-end restaurants. What you'll find instead are **spectacular beaches**, delicious meals, eclectic nightlife, and breathtaking architecture. Another advantage of living in Oxnard? You're never too far from a spa. And if you thought that living in a beach town comes with a hefty price tag, think again. This coastal paradise that's slowly rising in popularity is **one of the most affordable** beach towns to retire in or raise a family.

The underrated small town is home to **the best beaches in Southern California** and the sickest waves to ride. The mega-popular County Line Beach attracts surfers from all over the state, while Deer Creek Beach is ready for curious minds to discover its underwater treasures. If you ever find yourself in Ventura County, visit this Southern California beach city—Oxnard is ready for you to **fall in love**, over and over again.

EXPLORE ARTICLE



These are the 10 best U.S. metros to buy a house in 2024—none of them are in Florida

CELIA FERNANDEZ, JANUARY 12, 2024 (CNBC)

A December report from real estate broker Realtor.com ranked the best U.S. cities to buy a house in 2024 based on expected price growth and sales.

The annual report analyzed the country's 100 largest metropolitan areas and the final result is a list with **half of the top metros in California**.

"These markets generally fall into two camps: affordable metros in the Midwest and Northeast, and high-priced Western metros," Hannah Jones, Realtor.com's Senior Economic Research Analyst, told Newsweek

"These areas promise more bang for your buck and desirable quality of life amenities," Jones added. Though affordability is still an issue for many.

The **No. 2 best place in the U.S. to buy a house** is Oxnard/Thousand Oaks/Ventura, California.

The California metropolitan area is expected to see existing home sales climb by 18% year-over-year. The median sale price of existing homes is expected to jump by 3.3%, according to the report. The average **Oxnard/Thousand Oaks/Ventura** home value is \$833,491, up 3.0% over the past year, according to Zillow.

Considered part of the Greater Los Angeles metropolitan area, Oxnard, Thousand Oaks, and Ventura offer residents access to **miles of uncrowded beaches** and **quality housing**.

EXPLORE ARTICLE



METRO AREA

SHAKE SHACK OXNARD, CA

SHAKE SHACK

SUBJECT PROPERTY
 711 TOWN CENTER DR.

SoFi Stadium
 70,240 Seating Capacity
 Home for the Los Angeles Rams

LA Memorial Coliseum Stadium
 77,500 Seating Capacity
 Home of the University of Southern California (USC)

USC University of Southern California
 48,945 Students
 Ranked #28 in National Universities

ONTARIO INTERNATIONAL AIRPORT
 298 Flights/Day
 It is Hub for UPS Airlines

UCLA UNIVERSITY OF CALIFORNIA
 47,832 Students
 Ranked #15 in National Universities

UCI Health
 411 Beds
 Ranked as 'America's Best Hospitals' for 21 consecutive years

SAN BERNARDINO INTERNATIONAL AIRPORT
 134 Flights/Day
 Hub for Amazon Air

LAX LOS ANGELES INTERNATIONAL AIRPORT
 1,528 Flights/Day
 It is the largest and busiest international airport on the West Coast of the United States

CHINO AIRPORT
 451 Flights/Day
 Covers 1,097 Acres and has 3 Runways

UNIVERSITY OF CALIFORNIA, RIVERSIDE
 26,809 Students
 Ranked #76 in National Universities

palm springs INTERNATIONAL AIRPORT
 169 Flights/Day
 In 2023, handled 3,237,325 Total Passengers

LONG BEACH AIRPORT
 1,027 Flights/Day
 It is the 10th Busiest Airport in California

JOHN WAYNE AIRPORT
 867 Flights/Day
 As of 2023, the largest airlines at John Wayne Airport is Southwest Airlines, American Airlines

Southwest Healthcare | INLAND VALLEY HOSPITAL
 122 Beds
 Earned a High Performing Rating for Kidney Failure from U.S. News & World Report

INDIAN WELLS TENNIS GARDEN
 16,100 Seating Capacity
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