



# TEMPO

• RIVERPARK •

A 235-UNIT, 2016 VINTAGE OPPORTUNITY IN THE HEART OF  
SUBURBAN VENTURA COUNTY (OXNARD), CA



Jones Lang LaSalle Americas, Inc. ("JLL"),  
Real Estate License #01223413



# The Offering

Jones Lang LaSalle Americas, Inc., as exclusive advisor, is pleased to present for sale Tempo at Riverpark (the “Property”), a 235-unit investment opportunity located in Oxnard, CA. This Class A suburban community spans approximately ±6.14 acres, offers spacious floor plans averaging ±955 square feet, and is accompanied by luxurious interior finishes such as in-unit laundry, stainless steel appliances, custom sliding barn doors, large bedrooms with spacious open floor plans, balconies or patios, and much more. Over the past year, the Property has demonstrated exceptional performance, maintaining an average occupancy rate of approximately ±96%.

Tempo at Riverpark enjoys a convenient suburban location that provides easy access to prominent employment centers in Ventura and Los Angeles Counties. With a Walk Score of 92, residents have immediate access to shopping centers, dining options, and recreational facilities, ensuring their everyday needs are easily met. The combination of desirable suburban location, with convenient proximity to Whole Foods, limited competition, strong tenant demographics, and proximity to top-tier employment hubs offers the potential for continued success in the years to come.

## UNIT MIX











Unit Mix	Count	SF	% of Share
1BR/ 1BA	105	±804	45%
2BR/2BA	28	±1,036	12%
2BR/2BA	90	±1,065	38%
3BR/2BA	12	±1,270	5%

# Investment Highlights

- **A+ Operations**
- **Class A Residences and Amenities**
- **Durable Demographics**
- **Close Proximity to Premier Retail Destinations**
- **Significant Discount to Replacement Costs**
- **Oxnard: Suburban Coastal Haven**
- **Suburban Quality of Life Drives Rent Growth**
- **Affluent Renters Choose Tempo**



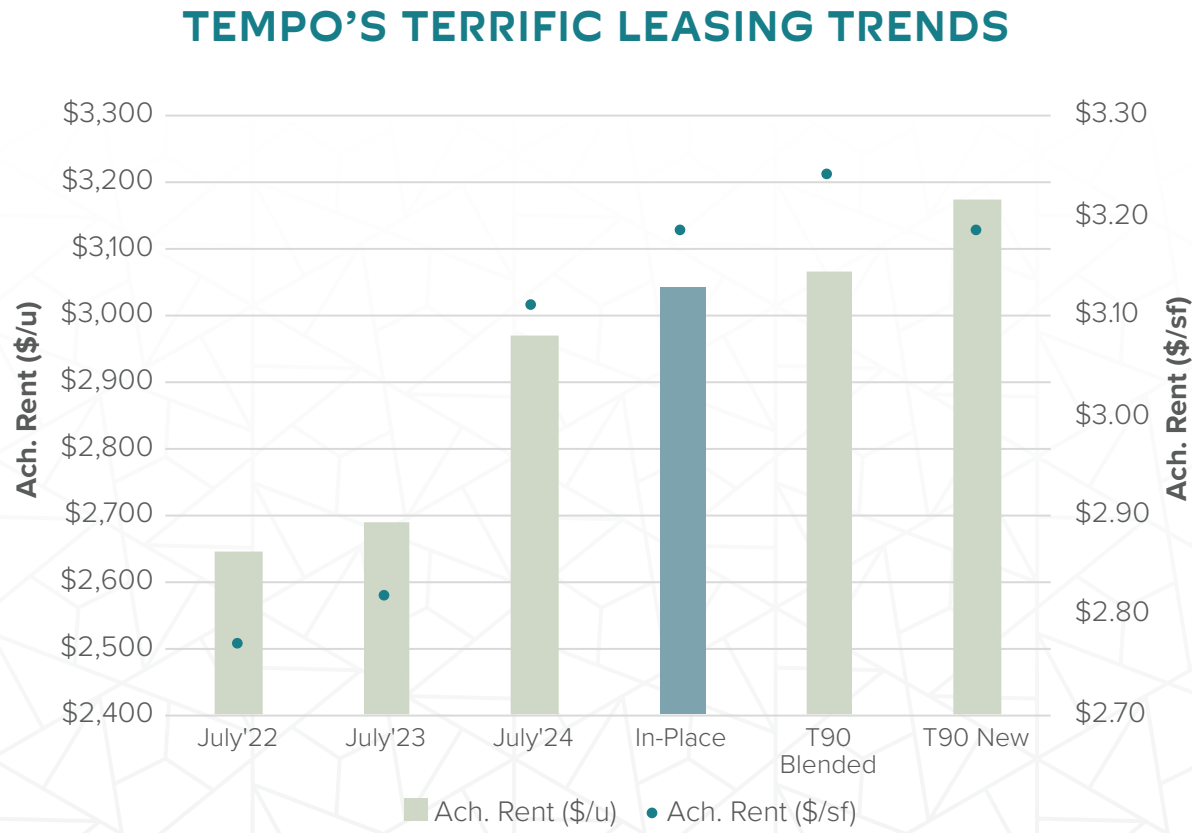
# Property Overview

- **Address**  
450 Forest Park Blvd, Oxnard, CA 93036
- **Year Built**  
2016
- **Number of Units**  
235 (100% Market Rate)
- **Occupancy**  
±95%  
(as of August 11th, 2025 Rent Roll)
- **Residential Rentable Square Footage**  
±224,491 | ±955 avg. SF
- **Acreage**  
±6.14 (38.3 du/ac)
- **Parking Spaces**  
401 spaces (1.7:1 Parking Ratio)
- **Parking Type**  
Open Surface, Covered, and Attached Garages - Some Direct Access
- **Stories**  
Three (Elevator Served)
- **Parcel Number**  
132-0-230-225



# A+ Operations Evidence Unmatched Renter Demand

Tempo at Riverpark showcases exceptional operational excellence as evidenced in its historical performance. The property maintains an impressive  $\pm 96\%$  historical occupancy rate while demonstrating remarkable rent growth at a consistent 3.00% annual increase throughout the reporting period. Concession offerings remain strategically minimal, averaging just one week over the past 2 years. The property's revenue integrity stands out with exemplary collection performance—experiencing minimal bad debt periods and maintaining extraordinarily strong historical avg. economic occupancy of  $\pm 96.07\%$ . This financial discipline culminates in an outstanding OpEx ratio of 37%, positioning Tempo at Riverpark as a premium-performing asset with sustainable operational efficiency and strong revenue fundamentals.



**TEMPO'S HISTORICAL OUTPERFORMANCE SINCE OCTOBER 2023**

Avg. Concessionary Offering

1-Week Free

Avg. OpEx Ratio

37%

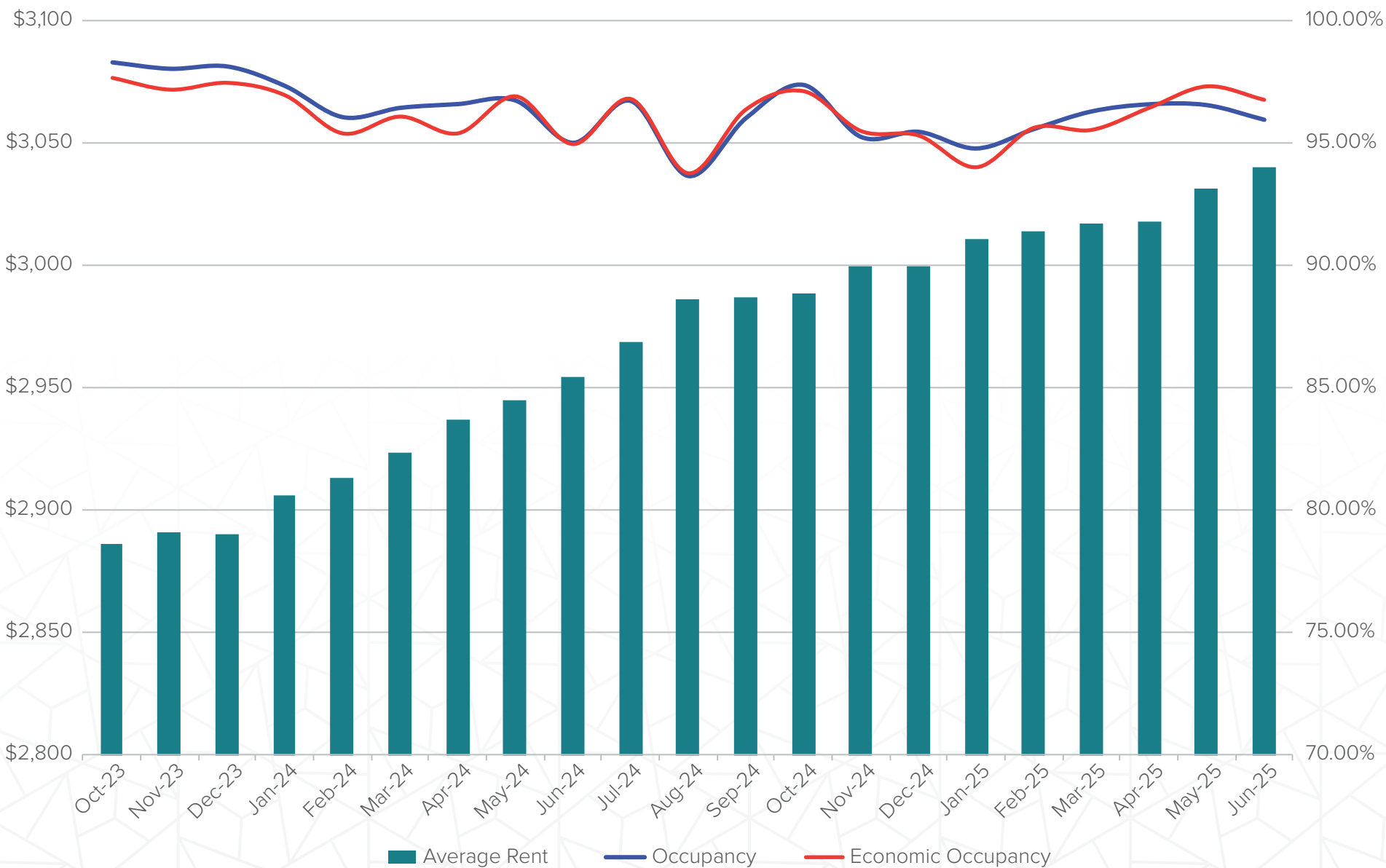
Avg. Vacancy

3.70%

Avg. Annual Rent Growth

3.00%

## TEMPO AT RIVERPARK HISTORICAL PERFORMANCE





# Class A Residences and Amenities

## HOME HIGHLIGHTS

- Quartz Countertops
- 14 ft Ceilings\*
- Attached & Detached Garages
- In-Unit Washer/Dryer
- Ceramic Subway Tile Kitchen
- Balcony or Patio
- Central Air Conditioning/Heat
- Stainless Steel Appliances
- Fully Equipped Gourmet Kitchen
- Large Bedrooms & Spacious Open Floor Plans
- Custom Sliding Barn Doors

*\*Within Select Units*



## COMMUNITY FEATURES

- Private Garages\*
- 24-hour Freestanding Fitness Center
- (w/Peloton Bikes)
- Luxury Pool/Spa
- Barbecue Area
- Resort-style Cabana Seating
- Resident Lounge with Gas Fireplace
- The Coffee Bar
- Serving Artisanal Coffees
- Package Service
- Courtesy Patrol

*\*37 Units have Attached Garages, 143 Units Have De-Attached Garages*





# Durable Demographics & Unrivalled Retail Access

Multi-Housing fundamentals in Oxnard, California are bolstered by its strong demographics and exceptional retail connectivity. With a substantial population of over 196,000 residents and an impressive average household income of \$150,000, the area boasts a robust renter pool with significant earning power. The median age of 40 suggests a mature yet dynamic resident base, further supported by the high percentage of families residing in the city. Moreover, Tempo at Riverpark benefits immensely from being directly adjacent to The Collection at Riverpark, a sprawling 700,000 square foot open-air shopping center, alongside its immediate proximity to a diverse array of other local marketplaces. This ensures residents enjoy unparalleled access to daily necessities, diverse dining options, and abundant entertainment. This blend of favorable demographics and vibrant retail proximity ensures a thriving environment.

## OXNARD DEMOGRAPHICS

**±\$150k**  
Avg. Annual HH Income

**13.8%**  
HH Income Growth by 2030

**67%**  
College Educated

**196,206**  
Population

**\$769k**  
Avg. Home Sales Price

**0.1 miles**  
Proximity to Collection at RiverPark  
(700k SF | Whole Foods Anchored)

**34**  
Average Age

**10.2 million**  
Total annual visits to Collection at RiverPark in 2024





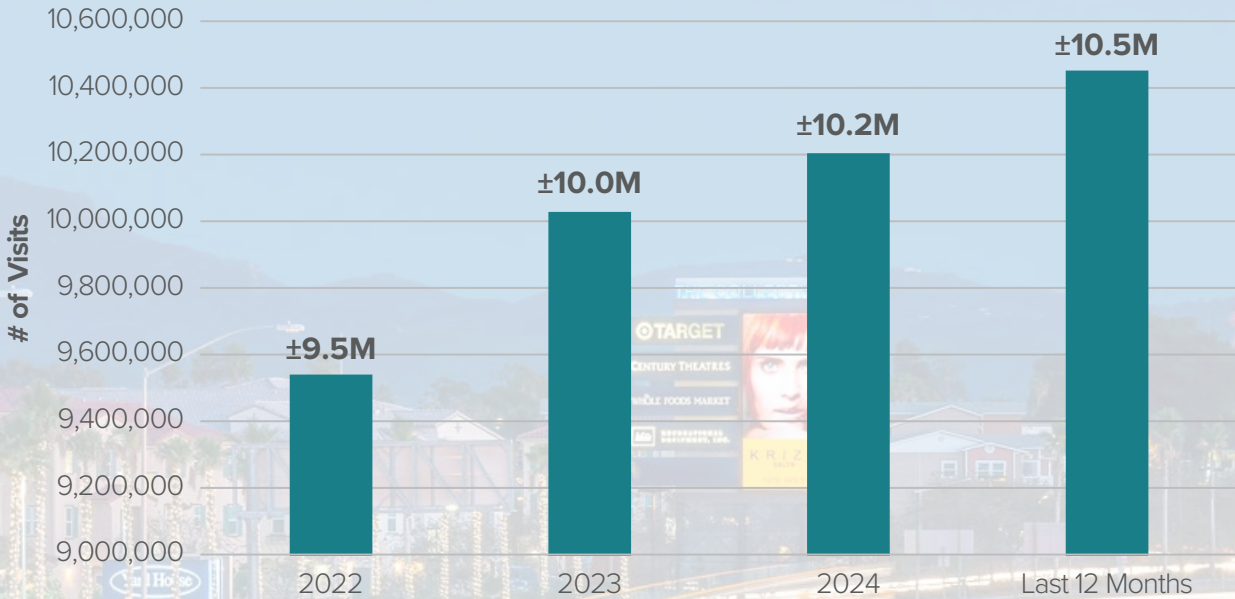
# Premier Shopping & Entertainment Destination: The Collection at RiverPark

Tempo at Riverpark benefits from an exceptional retail location, situated just ±0.2 miles from The Collection at Riverpark, Oxnard’s premier lifestyle shopping destination. This proximity provides residents with immediate access to one of California’s most successful retail centers, which attracted over 10.4 million visitors in the past 12 months. The Collection features a diverse tenant mix of over 70 stores including anchors like Whole Foods Market and Target, popular retailers such as H&M, and an extensive array of dining options that create a vibrant shopping and entertainment environment.

The Collection at Riverpark’s impressive performance metrics underscore its regional significance, ranking as the highest-visited lifestyle center within a 15-mile radius. Its broader market position is equally notable, ranking 5th among all lifestyle centers in California and 14th nationwide. This exceptional retail amenity significantly enhances the appeal of the Tempo at Riverpark property, offering residents a world-class shopping experience within walking distance of their homes.



ANNUAL VISITS - THE COLLECTION AT RIVERPARK



## PREMIER SHOPPING OPTIONS



## COLLECTION AT RIVERPARK QUICK FACTS:

100% occupied at 700,000 SF

Whole Foods: \$1,391 sales per SF annually

10+ million visits over the last 12 months

Most visited lifestyle center

within 15 min radius (5th in CA and 14th Nationally in Lifestyle Center class)



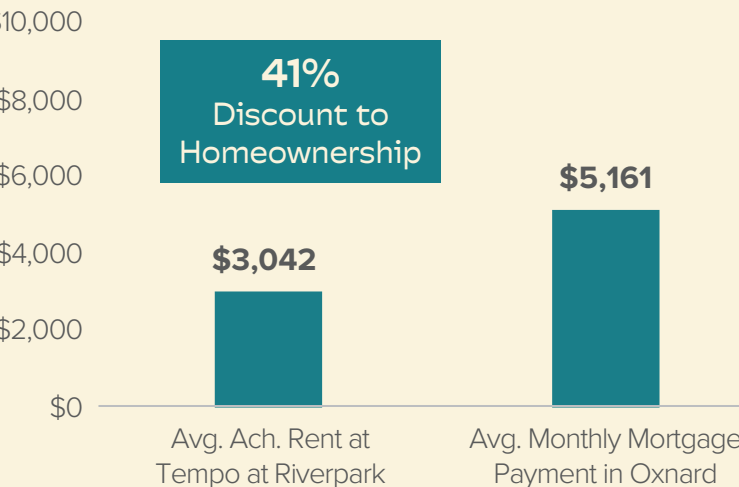
# Class A Living at a Discount to Homeownership

The demographic shift of millennials toward suburban rental housing reflects their delayed homeownership journey amid rising housing costs. These renters—whether roommates, couples, or families—are seeking more affordable and spacious living options outside urban centers. Communities such as Tempo at Riverpark effectively bridge this gap by offering desirable amenities alongside practical living spaces that accommodate the evolving lifestyle needs and family structures of this generation. This suburban rental trend provides a compelling alternative that satisfies both financial constraints and quality-of-life priorities for a generation adapting to economic realities.

Oxnard - Discount to Homeownership	
Avg. Home Value	\$768,926
Mortgage Type	30-Yr. Fixed
Down Payment 20%	\$153,785
Current APR	6.90%
Monthly Mortgage Payment	\$4,051
Taxes 1.1%	\$705
Insurance	\$405
Total Monthly Payment	\$5,161
Avg. Ach. Rent at Tempo at Riverpark	\$3,042
Discount to Ownership	41%



## DISCOUNT TO HOMEOWNERSHIP





# A Unique Class A Opportunity in Oxnard

Investors in Oxnard have reaped the rewards of the submarket’s long-standing rent growth and stable tenant base. With these strong fundamentals driving favorable returns, property owners have been reluctant to part with their high-performing assets in Oxnard, as evidenced by the scarcity of market transactions. In the past five years, there have only been two (2) single asset trades recorded. Looking ahead, there is only one projects currently under construction in the Oxnard submarket. With approximately ±83% of Ventura County’s housing stock built in 2015 or earlier, Tempo at Riverpark stands out as one (1) of four (4) 2015+ vintage assets in the submarket, making up ±26% of the total Class A inventory in Oxnard. The Property’s superior finishes, exceptional community amenities, and spacious floor plans outshine alternative housing choices in Ventura County, appealing strongly to the affluent renter demographic. The absence of recent trades, a limited development pipeline, and an outdated housing stock present a unique opportunity for prospective investors to secure a stake in the highly sought-after Oxnard submarket.

## OXNARD BY THE NUMBERS



**83%**  
of Oxnard’s Inventory Older than Tempo at Riverpark



**Zero Projects**  
Projected to Deliver 2026-2030



**Only 1**  
100+ Unit Project Under Construction in Oxnard



**Only 4**  
Projects Delivered in the past 10 Years



**±95%**  
Current Occupancy



**\$2,741**  
Avg. Asking Rent

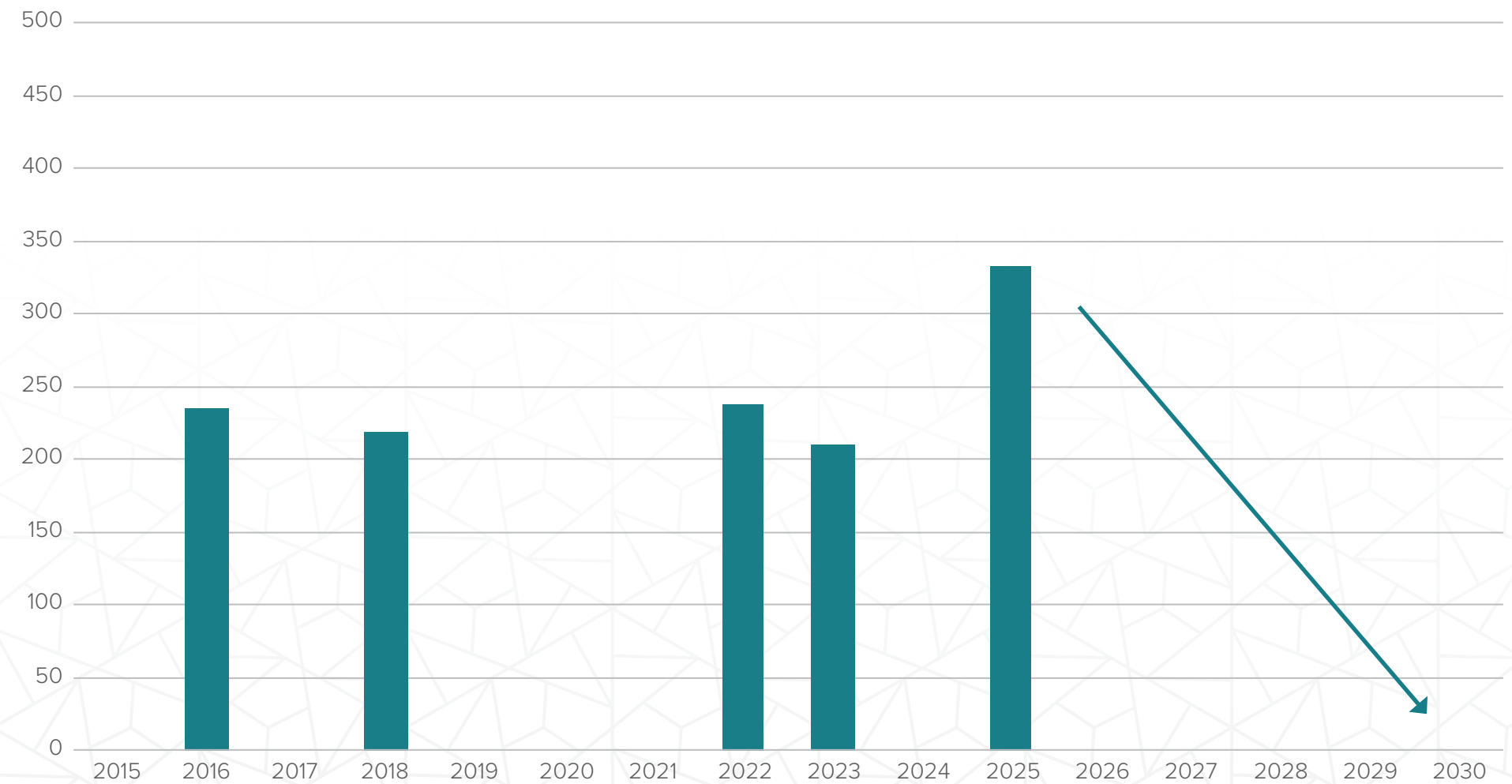
*\*CoStar, 100+ Units*

## SUPPLY PIPELINE

Status	Delivering	Property	Address	Units
Under Construction	Q3 2025	Panorama	2700-2750 N Ventura Rd	333
Total:				333

*Source: CoStar, 100+ Units*

## OXNARD 100+ UNIT DELIVERIES





# Oxnard: Suburban Coastal Haven

Located between Thousand Oaks and Ventura, Oxnard has established itself as a premier upscale coastal beach town in Ventura County. With its pristine beaches, unbeatable weather, a charming Channel Islands Harbor, and captivating Victorian-era architecture, Oxnard offers a diverse range of breathtaking sights that span from the ocean to the mountains. Visitors can enjoy a romantic gondola ride in the harbor, embark on thrilling hikes on Anacapa Island, or indulge in a round of golf at the prestigious River Ridge Golf Club, ensuring there is something for everyone’s taste. With unparalleled views, endless outdoor activities, and unbeatable weather, Oxnard is a coastal gem attracting both tourists and residents alike.



20 miles of Coastline  
*(Visit Oxnard)*



“A” Weather  
*(Niche)*



70 miles of hiking trails  
*(Visit Oxnard)*



A+ Outdoor Activities  
*(Niche)*

Hollywood Beach



Oxnard Beach Park



Channel Islands Harbor



Anacapa Island



River Ridge Golf Club





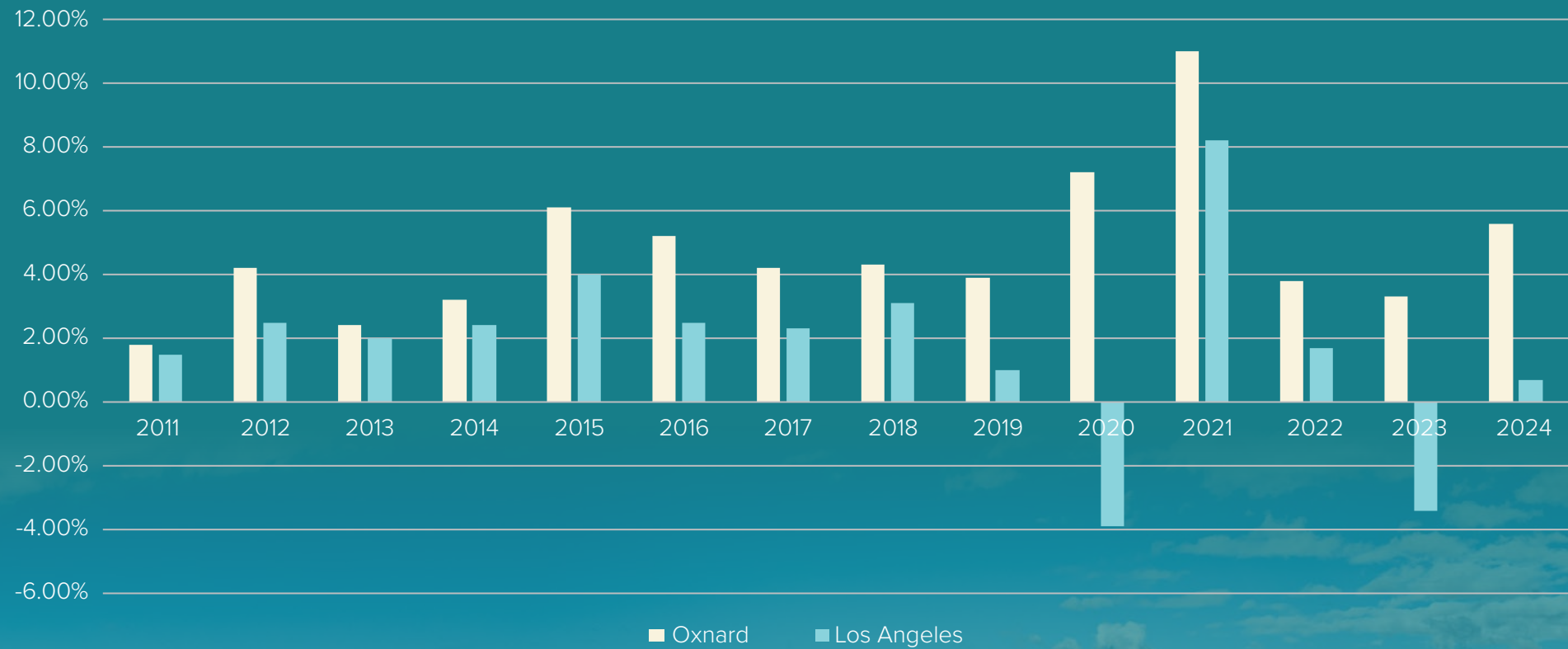
# Oxnard: Suburban Quality of Life Drives Rent Growth

Oxnard presents a compelling investment alternative to Los Angeles, offering the advantages of a suburban environment with stronger fundamentals across key metrics. The city boasts significantly lower crime rates and a much smaller homelessness population percentage, creating a more stable community environment. From an investment perspective, Oxnard’s dramatically lower transfer tax rate (0.11% versus 6.06%) substantially reduces transaction costs, while its higher average household income suggests stronger tenant financial stability. The market fundamentals are also more favorable, with Oxnard showing higher occupancy rates and a slightly more educated population. These factors collectively make Oxnard an attractive suburban alternative that balances quality of life considerations with stronger investment economics.

	OXNARD	CITY OF LOS ANGELES
<b>Crime</b> <i>(violent crime rate per 100k individuals)</i>	✓ <b>480</b>	<b>761</b>
<b>Homelessness</b> <i>(Percent of population that is homeless)</i>	✓ <b>752 (0.37%)</b>	<b>45,252 (1.17%)</b>
<b>Transfer Tax</b>	✓ <b>0.11%</b>	<b>6.06%</b>
<b>Average HHI</b>	✓ <b>\$150,473</b>	<b>\$130,896</b>
<b>Occupancy Rate</b>	✓ <b>96.00%</b>	<b>94.70%</b>
<b>Bachelor’s Degree+</b>	✓ <b>38.50%</b>	<b>36.40%</b>
<b>City Rent Control</b>	✓ <b>All Units Built Before 1995</b> <i>(Rent Cap at 4.00%)</i>	<b>All Units Built Before 1979</b> <i>(Rent Cap at 3.00%)</i>

Source: CoStar, ESRI, Safe and Sound Security, California DOJ

HISTORICAL RENT GROWTH COMPARISON: OXNARD OUTPERFORMS



Source: \*CoStar, 100+ Units

	SUPPLY	VACANCY	
	Average Units Delivered Per Year (Since 2020)	Vacancy Rate (Last 5 Years)	Vacancy Rate (Next 5 Years)
Oxnard	90	4.30%	5.58%
Ventura County	358	4.24%	5.08%
Los Angeles County	8,205	6.42%	5.67%

Source: \*CoStar, 100+ Units



# Oxnard's Affluent Renters Choose Tempo

Oxnard, California boasts a diverse and dynamic employment landscape, with a notable blend of traditional and growing industries. Historically, agriculture, particularly known for its strawberries, has been a cornerstone of the local economy. However, the city has significantly expanded its economic base, with manufacturing, healthcare, and various commercial and professional services now playing substantial roles. As of May 2025, the unemployment rate in the surrounding Oxnard area was  $\pm 4.1\%$ , further underscoring the strength of the submarket's fundamentals. Opportunities are available across a spectrum of fields, including administrative support, production, and various positions within the thriving healthcare and manufacturing sectors, making Oxnard desirable not only as a place to live, but also as a place to work.

## EMPLOYERS WITHIN A 20 MINUTE DRIVE OF TEMPO





## SOUTHERN CALIFORNIA MULTI-HOUSING ADVISORS

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### BLAKE A. ROGERS

Senior Managing Director  
+1 818 317 5183  
b.rogers@jll.com  
CA Lic. #01866591

### KEVIN SHEEHAN

Managing Director  
+1 585 469 5583  
k.sheehan@jll.com  
CA Lic. #02243195

### ALEX CANIGLIA

Managing Director  
+1 858 342 5247  
alex.caniglia@jll.com  
CA Lic. #01994543

### KIP MALO

Managing Director  
+1 858 410 6340  
kip.malo@jll.com  
CA Lic. #01807972

## DEBT ADVISORS

---

### ANNIE RICE

Managing Director  
+1 714 797 7755  
annie.rice@jll.com  
CA Lic. #01985344

### BRANDON SMITH

Managing Director  
+1 310 402 6195  
brandon.smith@jll.com  
CA Lic. #01981326

### JAMIE KLINE

Senior Director  
+1 949 798 4117  
jamie.kline@jll.com  
CA Lic. #01890006

## ANALYTICAL SUPPORT

---

### NATHANIEL REINDL

Associate  
+1 858 261 4536  
nathaniel.reindl@jll.com  
CA Lic. #02186279

### CHRISTOPHER MURTAUGH

Analyst  
+1 513 593 3532  
christopher.murtaugh@jll.com  
CA Lic. #02274674

## FOR TOURS

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### MADISON TICKNOR

Production Associate  
+1 310 498 4970  
madison.ticknor@jll.com

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