

Housing opportunities
to be imagined!

REQUEST FOR PROPOSALS (RFP)

Redevelopment of GCTD's Third Street Property 99-Year Ground Lease Opportunity

TRANSIT ORIENTED DEVELOPMENT

HOUSING NEAR TRANSIT
IN CENTRAL OXNARD
A MORE CONNECTED
VENTURA COUNTY

THE OPPORTUNITY

Gold Coast Transit District (GCTD), the largest public transportation operator in Ventura County, is seeking qualified and experienced developers to design, construct, manage, and operate a new transit-oriented mixed-use or residential multifamily community on its Third Street Property in Central Oxnard.

This project will add housing near GCTD's main transit center, increase ridership on existing transit routes, and provide a long-term revenue stream to help support sustainable public transit services to the community.



AFFORDABLE HOUSING

Opportunity for
affordable and
mixed-income



TRANSIT-ORIENTED DEVELOPMENT

Located near
major bus and rail
connections



STRONGER COMMUNITIES

Connect people to
places in
Central Oxnard

PROPERTY INFORMATION



Address

301 East Third Street,
Oxnard, CA



Location

Entire city block, two (2) blocks east of
Downtown Oxnard & Amtrak/Metrolink Station,
directly adjacent to multiple GCTD bus routes



Property Size

+ 2.93 Acres
(4 contiguous Assessor Parcels)



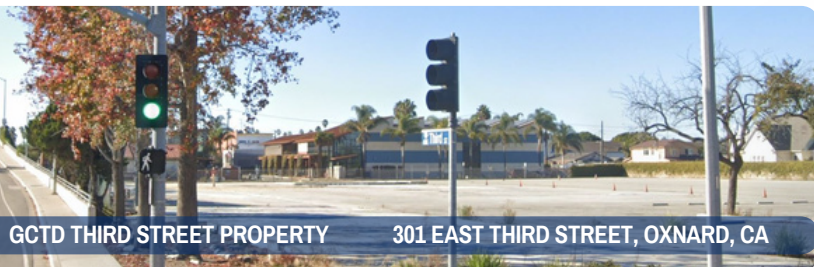
City Zoning & General Plan

C-2 PD AHD (General Commercial-Planned
Development-Affordable Housing
Discretionary)
General Plan: CG (Commercial General)



KEY DATES

Date	Milestone
Thursday, October 22, 2026	Release of RFP Information Packages
Thursday, November 19, 2026	Mandatory (Virtual Zoom) Pre-Submission RFP Orientation Conference (1:00 PM)
Friday, December 4, 2026	Optional On-Site Property Tour (11:00 AM)
Thursday, January 7, 2027	Deadline for Submission of RFP Questions (3:00 PM)
Thursday, January 14, 2027	Deadline for GCTD Responses to RFP Questions
Thursday, January 28, 2027	Due Date for Submission of RFP Responses (3:00 PM)
Thursday, February 11, 2027	Completion of Initial GCTD Review of RFP Submittals
Thursday, February 22, 2027	Completion of Interviews (tentative)
Wednesday, February 24, 2027	Determination of Recommendations to GCTD Board (tentative)
Wednesday, March 3, 2027	GCTD Board Selection of Developer (tentative)



GCTD THIRD STREET PROPERTY

301 EAST THIRD STREET, OXNARD, CA



For general information or questions, please contact:

Marlena Kohler, Purchasing Manager/DBE Officer
Gold Coast Transit District
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VIEW THE RFP & SUBMIT YOUR PROPOSAL

www.gctd.org/contact/doing-business/
All RFP responses and questions
must be submitted through
the OpenGov portal.

