GOLDCOAST TRANSIT

CONNECTING OUR COMMUNITY



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 servcies 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
301East Third Street, Oxnard, CA

Location
Entire city block, two (2) blocks east of Downtown Oxnard & Amtrak/Metrolink Sation, 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 Submitals
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)



VIEW THE RFP & SUBMIT YOUR PROPOSAL
www.gctd.org/contact/doing-business/
All RFP responses and questions must be submitted through the OpenGov portal.

For general information or questions, please contact:
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Gold Coast Transit District
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