



COMMERCIAL OFFICE CONDOS FOR SALE

484 Mobil Avenue Camarillo CA 93010



BUENGER

COMMERCIAL REAL ESTATE, INC.

Prime Location: Corner of Pickwick Drive & Mobil Avenue

Owner / User or Investment

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022

BUILDING OVERVIEW

- Center: Buena Venture Plaza
- Address: 484 Mobil Avenue Camarillo CA 93010
- Type: Office Condos
- Jurisdiction: City of Camarillo
- Building Square footage: 25,680
- Number of Buildings: 3
- Year Built: 1979
- Zoning: Commercial Planned Development
- Parking: Common



AVAILABLE CONDOS FOR SALE

Address	Suite	SQ Feet	APN	Price	Per Foot	Lease	Current
484 MOBIL AVE	7	500	165-0-440-075	\$187,500	\$375	Month to Month	Office
Address	Suite	SQ Feet	APN	Price	Per Foot	Lease	Current
484 MOBIL AVE	6	500	165-0-440-065	\$375,000	\$375	3-Year Lease	Beauty Salon
	30	500	165-0-440-305				
Address	Suite	SQ Feet	APN	Price	Per Foot	Lease	Current
484 MOBIL AVE	8	500	165-0-440-085	\$592,500	\$395	Month to Month	Dentist Office
	31	500	165-0-440-315				
	32	500	165-0-440-325				



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MEDICAL CONDO

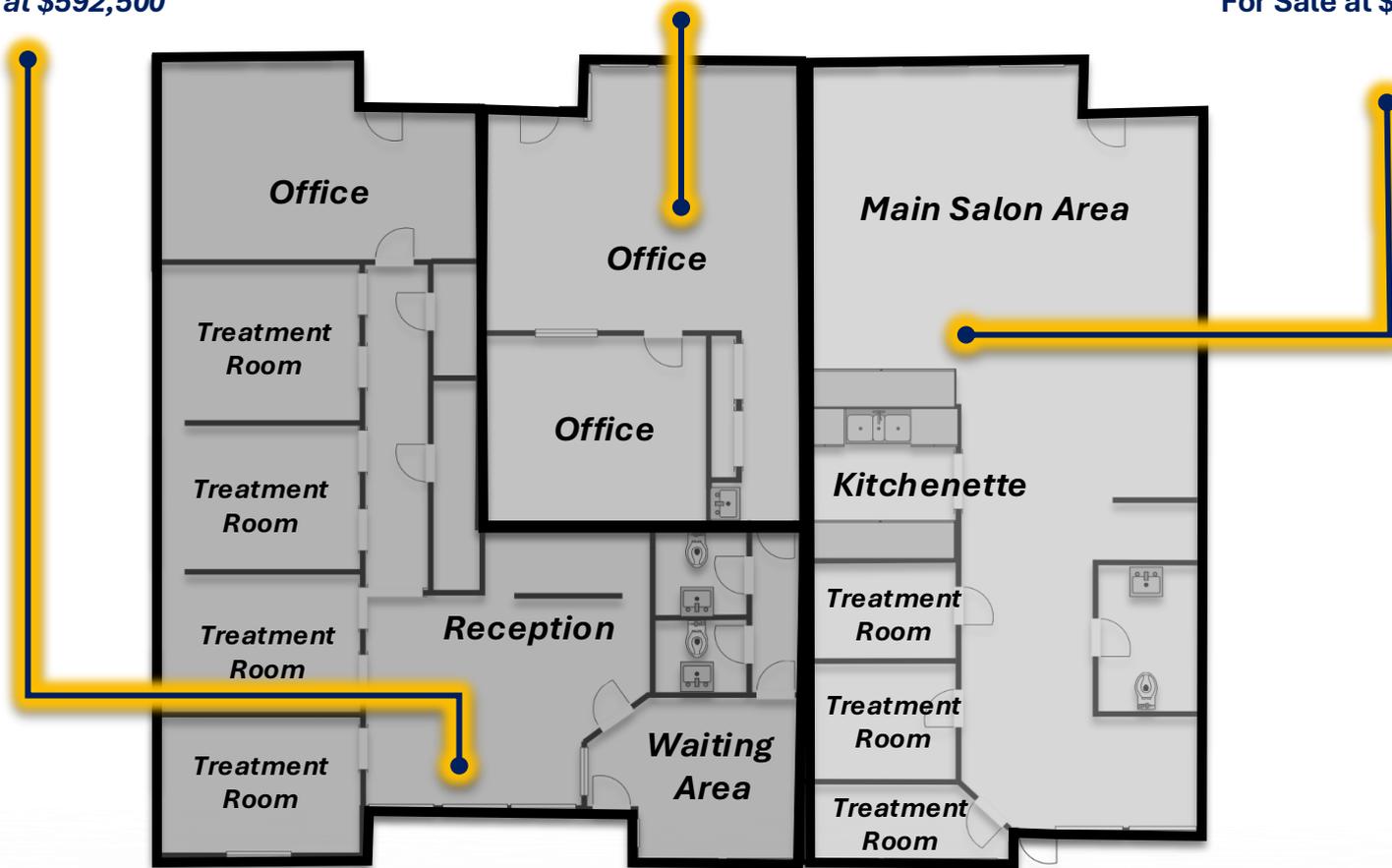
Current Buildout: Dental Office
1,500 Square Feet
Lease: Month to Month
SBA Financing Available
For Sale at **\$592,500**

OFFICE CONDO

Current Build out: Office
500 Square Feet
Lease: Month to Month
For Sale at **\$187,500**

OFFICE CONDO:

Current Buildout: Beauty Salon
1,000 Square Feet
Lease: 3-year lease
Lease ends: 2/28/2029
For Sale at **\$375,000**



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MEDICAL CONDO

Suites: 8,31 &32

Current Buildout: Dental Office

Lease: Month to Month

Restroom: Private

For Sale at \$592,500



Address	Suite	SQ Feet	APN	Price	Per Foot	Current	Property Taxes	HOA Fees Yearly	Monthly Rent	Yearly Rents
484 MOBIL AVE	8	500	165-0-440-085	\$592,500	\$395	Dental Office	\$2,149.36	\$2,160.00	\$3,151.33	\$37,816.00
	31	500	165-0-440-315				\$2,149.36	\$2,160.00		
	32	500	165-0-440-325				\$2,154.32	\$2,160.00		
TOTAL		1,500					\$6,453.04	\$ 6,480		



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OFFICE CONDO

Suite: 7

Current Build out: Office

500 Square Feet

Lease: Month to Month

Restroom: Common

For Sale at \$187,500



Address	Suite	SQ Feet	APN	Price	Per Foot	Current	Property Taxes	HOA Fees Yearly	Monthly Rent	Yearly Rents
484 MOBIL AVE	7	500	165-0-440-075	\$187,500	\$375	Visiting Angels	\$2,149.36	\$2,160.00	\$1,238.00	\$14,856.00



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OFFICE CONDO

Suites: 6 & 30

Current Buildout: Beauty Salon

Lease: 3-year lease

Lease Expires: 2/28/2029

Restroom: Private

For Sale at \$375,000



Address	Suite	SQ Feet	APN	Price	Per Foot	Current	Property Taxes	HOA Fees Yearly	Monthly Rent	Yearly Rents
484 MOBIL AVE	6	500	165-0-440-065	\$375,000	\$375	Beauty Salon	\$2,149.36	\$2,160.00	\$2,294.72	\$27,536.72
	30	500	165-0-440-305				\$2,149.36	\$2,160.00		
TOTAL		1,000					\$4,298.72	\$4,320		



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PROPOSED SBA 504 LOAN STRUCTURE

Eric R. Mandell
 Sr. Loan Officer
 Cell: (805) 300-0528
 emandell@cdcloans.com

484 MOBIL AVE | STE 8,31,31 | Camarillo CA

SBA 504 Advantages

- **90% financing** - minimum 10% down payment
- **No additional collateral** - the project assets being financed are used as collateral with no lien on residence necessary
- **Fixed interest rate** - 20/25 years, fully amortized
- **No maximum total project amount** - finance a project upwards of \$20 million
- **Unlimited loans for manufacturer's projects** - a borrower can secure multiple 504 loans with no aggregated lending cap (up to \$5.5M max debenture for each project) if they are a manufacturer. If the project meets SBA's "green" standards the aggregate cap is \$16.5M

Free prequalification for any prospective borrower upon receipt of a complete financial package.

Use of Proceeds

Purchase Land & Building (or Refi of Land & Building)	\$	592,500
Eligible Business Expenses	\$	-
Building Improvements	\$	-
Equipment	\$	-
Total Soft Costs	\$	-
TOTAL PROJECT COSTS		\$592,500

Source of Funds	%	Amount	Rate	Maturity (years)	Collateral	Monthly Payment	Annual Payment
LENDER	50.0%	\$296,250	6.75%	10 Fixed 25 Amortized	1st Trust Deed	\$2,047	\$24,562
SBA 504 LOAN	40.0%	\$237,000 *	5.80%	25 Fixed 25 Amortized	2nd Trust Deed	\$1,609 **	\$19,309 **
BORROWER	10.0%	\$59,250	Blended Rate 6.22%				
TOTAL	100.0%	\$592,500				\$3,656	\$43,871

ESTIMATED FEES

Lender: Varies depending on lender pricing and policy.
 SBA: *SBA 504 origination fees are 2.65% of the SBA loan amount (2.15% to manufacturers), plus a legal fee. These charges are financed within the loan.
 ** SBA 504 Regulatory Fees are incorporated into the monthly and annual debenture loan payments in this presentation.

Related Costs: Appraisal, environmental reports, and other soft costs can be financed or paid out of pocket for most projects.

ESTIMATED RATES

Lender: Varies depending upon lender (rate is estimated for this presentation).
 SBA: The SBA 504 Note Rate is not determined until funding of the Note. The Effective Rate shown here is based on current rates; your rate may be different. The Effective Rate is based in part on a calculation of the amount paid over the life of the loan. The calculation provided in this document is made with no representation or warranty that this is the amount to be paid under your loan. Please confirm all information and calculations.



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MEDICAL CONDO

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OFFICE CONDO

Current Build out: Office
500 Square Feet
Lease: Month to Month
For Sale at \$187,500

PICKWICK DRIVE

OFFICE CONDO

Current Buildout: Beauty Salon
1,000 Square Feet
Lease: 3-year lease
For Sale at \$375,000

MOBIL AVENUE



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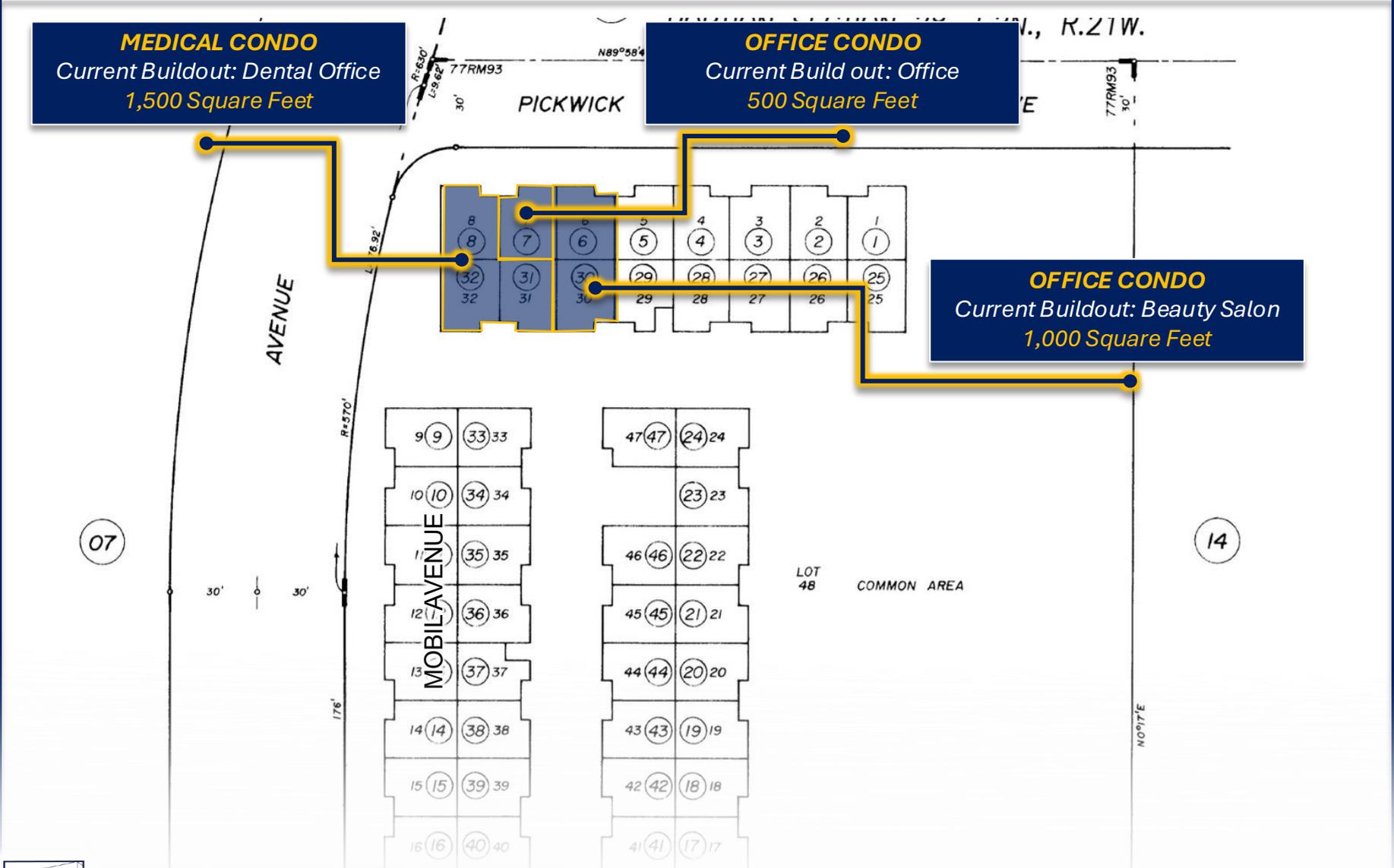
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MEDICAL CONDO
 Current Buildout: Dental Office
 1,500 Square Feet

OFFICE CONDO
 Current Build out: Office
 500 Square Feet

OFFICE CONDO
 Current Buildout: Beauty Salon
 1,000 Square Feet



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City of Camarillo

PONDEROSA DRIVE

Lombardo's
GOURMET DELI & MEATS

El Encanto
RESTAURANT

Do it Best

Country Harvest
FRESH LOCAL GROWNS

little Caesars

The Medicine Shoppe
PHARMACY

NAPA

UNITED STATES
POSTAL SERVICE

Auto Zone

OUTLAWS
Grill & Saloon
Camarillo, CA

DOLLAR TREE

MOBIL AVENUE



BANK OF AMERICA

ARCO CHASE



VENTURA COUNTY
CREDIT UNION

usbank

CITIZENS
BUSINESS BANK
A Financial Services Company

484 Mobile Ave

harley's

TOPPERS
PIZZA PLACE

Smart & Final FedEx

TUTORIFICI

goodwill

Wendy's

Chevron

HECTOR'S

DUNKIN'
DONUTS

FITNESS 19

presto pasta

Budget

WaBa grill

Habit
BURGER & GRILL

Rosa Madera

BAJA FRESH

PICKWICK DRIVE

ARNIEL ROAD

BURGER KING

EAST DAILY DRIVE

101 FREEWAY



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Camarillo



City of Camarillo

Camarillo is a city in Ventura County known for its rich agricultural roots, mild coastal climate, and strong sense of community. Throughout the year, Camarillo hosts community events that celebrate its culture and close-knit atmosphere. The Camarillo Fiesta and Street Fair, held annually, features live entertainment, local vendors, and family-friendly activities that draw residents and visitors alike. The city is also known for the Camarillo Premium Outlets, a major shopping destination that hosts special sales events throughout the year, contributing to the local economy and tourism. Together, Camarillo's rich history and vibrant events reflect a community that honors its past while continuing to grow and modernize.



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