



### PROPERTY DESCRIPTION

Prime retail/office suite for lease in Camarillo. High-identity frontage with 101 Fwy exposure. Major building signage and abundant common onsite parking. Outstanding opportunity with fully-improved space. Includes an ADA restroom.

### LOCATION DESCRIPTION

Desirable location of Central Avenue and 101 Fwy. Close to Camarillo Premium Outlets, Springville community and retail center, California State University Channel Islands (CSUCI), Pt Mugu Naval Base, Camarillo Airport and more!

### CONTACT INFO

To find out more, or setup a tour, please contact:  
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### JEFFREY R. BECKER CCIM . CPM . RPA

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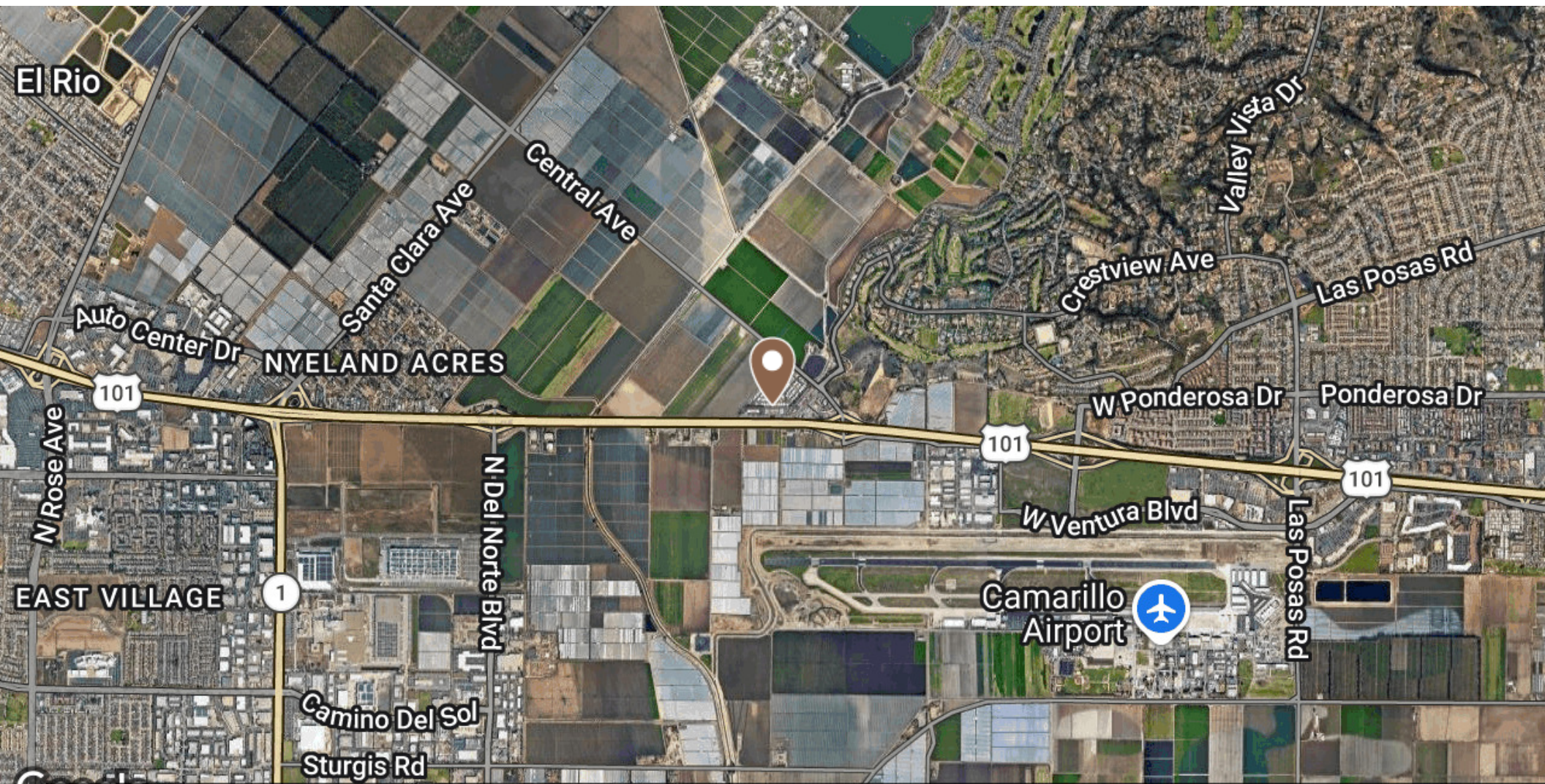
CA DRE #01213236

### OFFERING SUMMARY

|                     |                       |
|---------------------|-----------------------|
| Lease Rate:         | \$1.95 SF/month (NNN) |
| NNN Estimate Value: | Est. \$0.42 psf       |
| Available SF:       | 3,772 SF              |
| Lot Size:           | 11,884 SF             |
| Building Size:      | 11,734 SF             |

| DEMOGRAPHICS      | 1 MILE    | 5 MILES  | 10 MILES |
|-------------------|-----------|----------|----------|
| Total Households  | 775       | 50,808   | 148,111  |
| Total Population  | 2,104     | 170,101  | 462,427  |
| Average HH Income | \$170,055 | \$97,760 | \$98,500 |





Map data ©2026 Imagery ©2026 Airbus, Data CSUMB SFML, CA OPC, Data USGS, Landsat / Copernicus, Maxar Technologies

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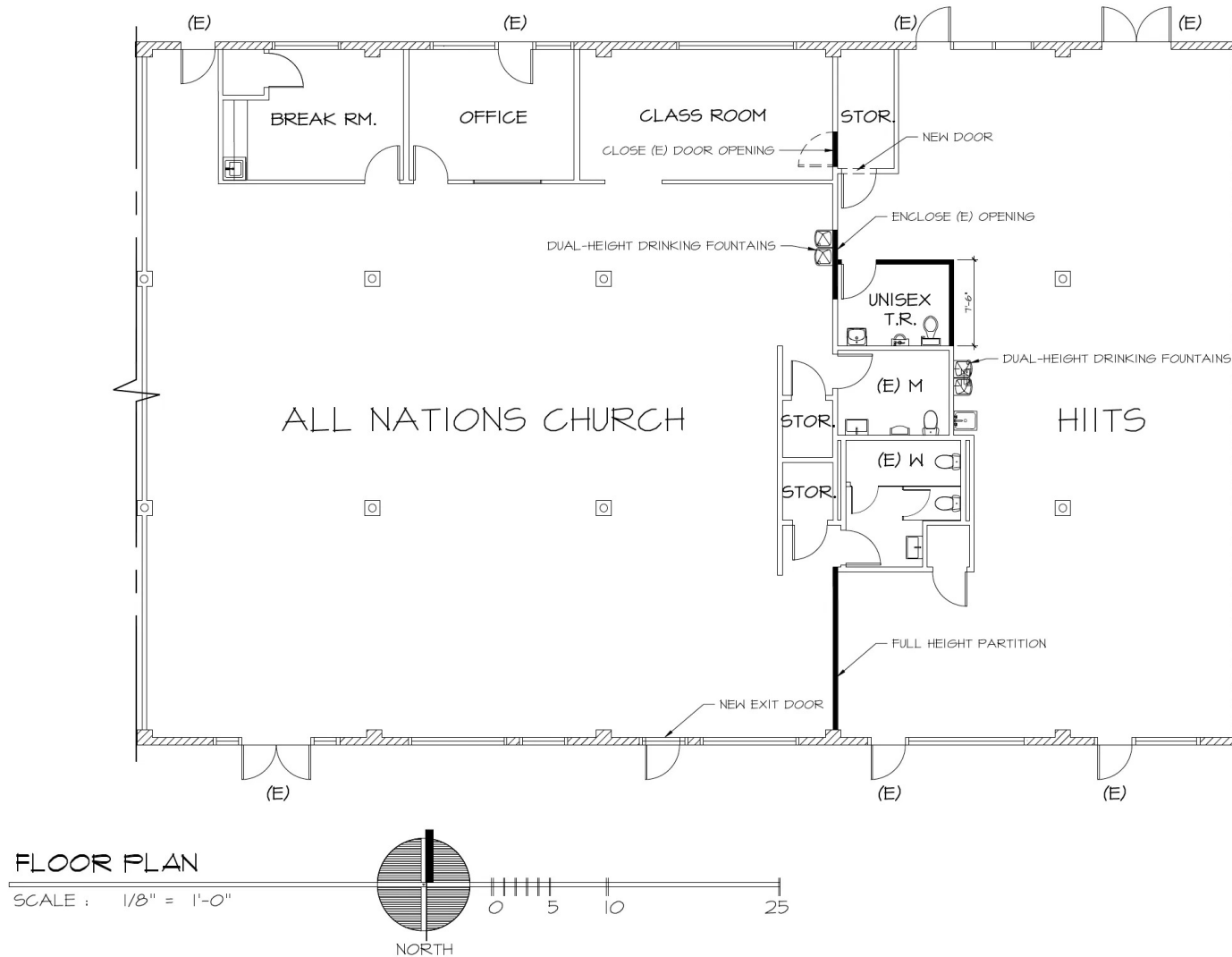


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