



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



RESTAURANT SPACE IN NEWER OLD TOWN CAMARILLO DEVELOPMENT

2000-2024 Ventura Blvd., Camarillo, CA 93010



AUSTIN HARRELL
(818) 514-0547 | austin@illicre.com
DRE#02051633

GREG OFFSAY, CCIM
(818) 697-9387 | greg@illicre.com
DRE#01837719



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RESTAURANT SPACE
CAMARILLO, CA

EXCLUSIVELY LISTED BY

AUSTIN HARRELL

SENIOR ASSOCIATE

(818) 514-0547 | austin@illicre.com

DRE#02051633

GREG OFFSAY, CCIM

EXECUTIVE VICE PRESIDENT

(818) 697-9387 | greg@illicre.com

DRE#01837719



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

2000-2024 Ventura Blvd., Camarillo, CA 93010



APPROX. 350-550 SF

RESTAURANT SPACE AVAILABLE

- ✓ Cold kitchen space in a vibrant food hall: "The Mark"
- ✓ Shared indoor and outdoor seating areas
- ✓ Neighbors include Topa Topa Brewing and Café Ficelle
- ✓ Newly built mixed-use property with 23 residential units
- ✓ Striking architecture in this 3-story development
- ✓ Do not disturb current tenants on-site
- ✓ All seating and bathrooms are shared "in common" with the other tenants (not included in SF)
- ✓ Kitchen space/premises is ±350 SF with the ability to expand to a total of ±550 SF

AREA AMENITIES

- ✓ Situated in charming "Old Town Camarillo"
- ✓ Prime spot for shoppers and pedestrians on Ventura Blvd
- ✓ Highly visible from the 101 Freeway
- ✓ Under a mile to Camarillo Premium Outlets
- ✓ One mile to Palace 12 & IMAX Theatre
- ✓ Between Bandits Grill & Bar and Twenty 88
- ✓ Two blocks from the Camarillo Farmers Market

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	14,067	63,045	84,384
 Avg. HH Income	\$110,691	\$129,923	\$134,359
 Daytime Pop	12,859	57,661	77,357
 Traffic Count	± 18,066 CPD ON VENTURA BLVD & CEDAR DR		

RESTAURANT SPACE
CAMARILLO, CA

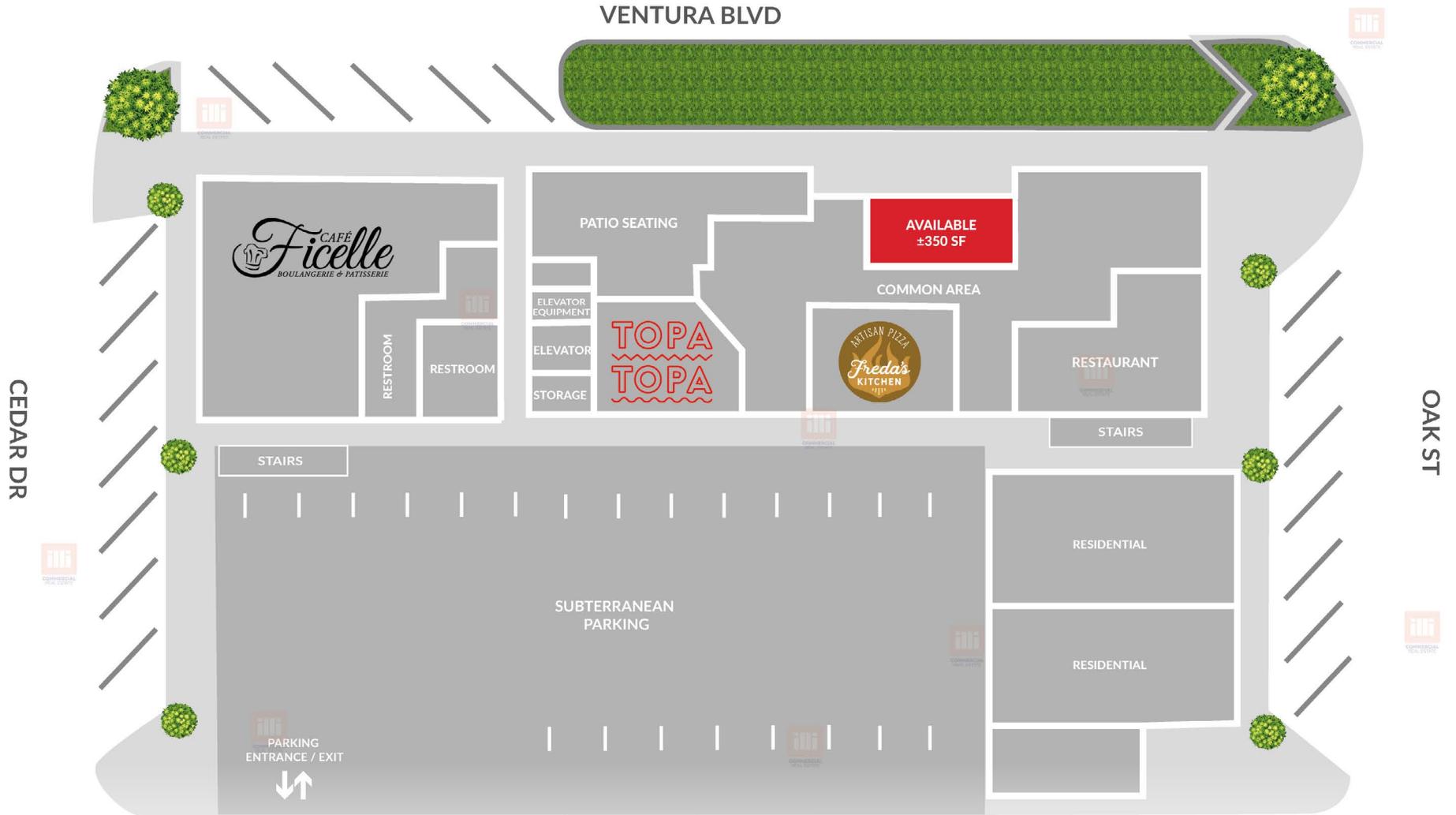
EXTERIOR PHOTOS

2000-2024 Ventura Blvd., Camarillo, CA 93010

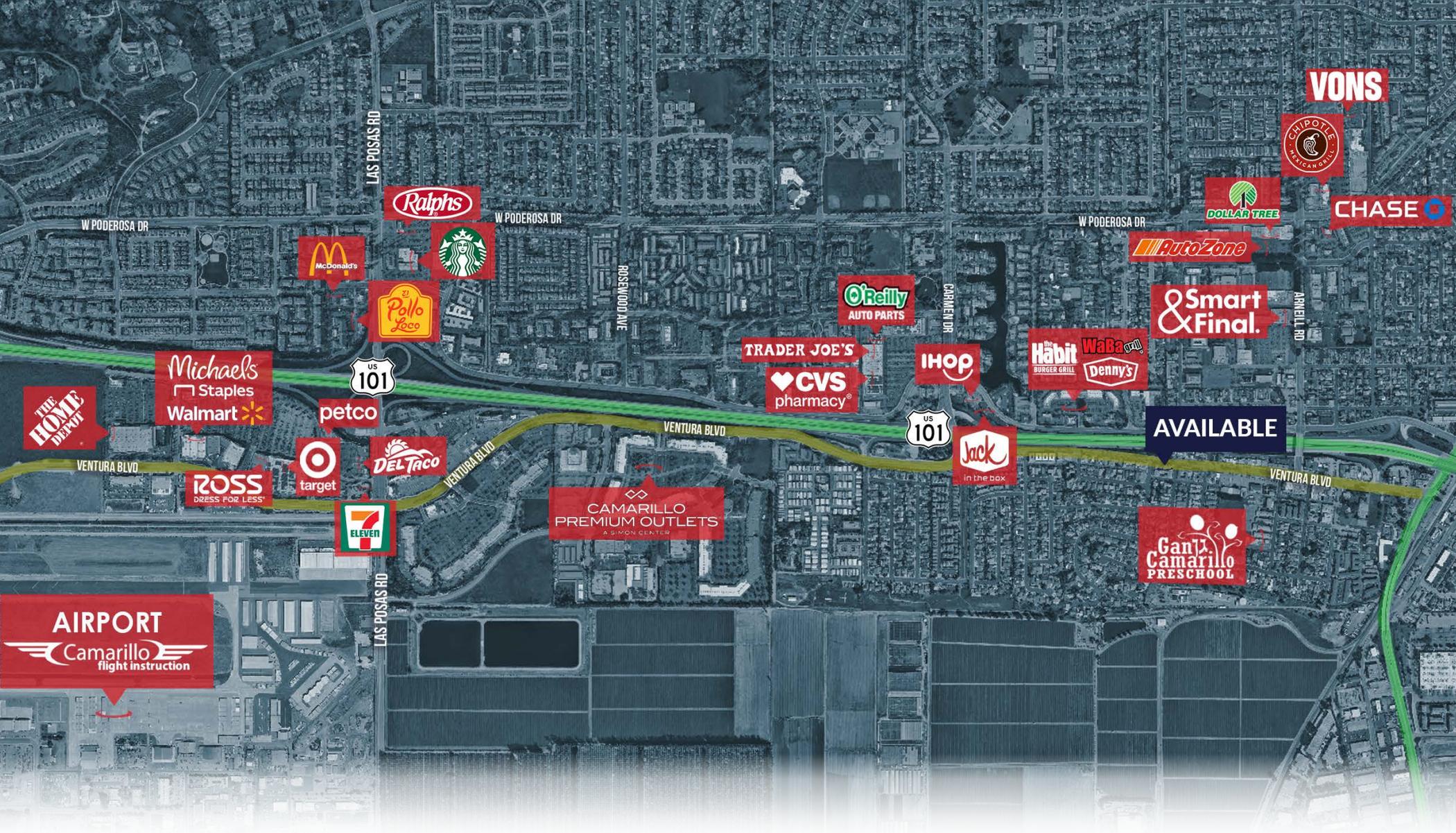


SITE PLAN

2000-2024 Ventura Blvd., Camarillo, CA 93010



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AIRPORT
Camarillo
flight instruction

CAMARILLO PREMIUM OUTLETS
A SIMON CENTER

AVAILABLE

- Sleep
- CHIPOTLE MEXICAN GRILL
- AutoZone
- Jack in the box
- SUBWAY
- ROSS DRESS FOR LESS
- Ralphs
- IN-N-OUT BURGER
- Starbucks
- citi
- 7 ELEVEN
- Smart & Final.
- DOLLAR TREE
- CHASE
- petco
- Staples
- CVS pharmacy
- target
- IHOP
- Walmart
- Pollo Loco
- THE HOME DEPOT
- the Habit BURGER GRILL
- DEL TACO
- O'Reilly

AERIAL MAP



**COMMERCIAL
REAL ESTATE**

AUSTIN HARRELL

SENIOR ASSOCIATE

(818) 514-0547 | austin@illicre.com

DRE#02051633

GREG OFFSAY, CCIM

EXECUTIVE VICE PRESIDENT

(818) 697-9387 | greg@illicre.com

DRE#01837719



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | www.illicre.com | DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.