

FOR LEASE

PONDEROSA SHOPPING CENTER

301-373 ARNEILL RD | CAMARILLO, CA 93010-6430



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[CBM1.COM](https://www.cbm1.com)

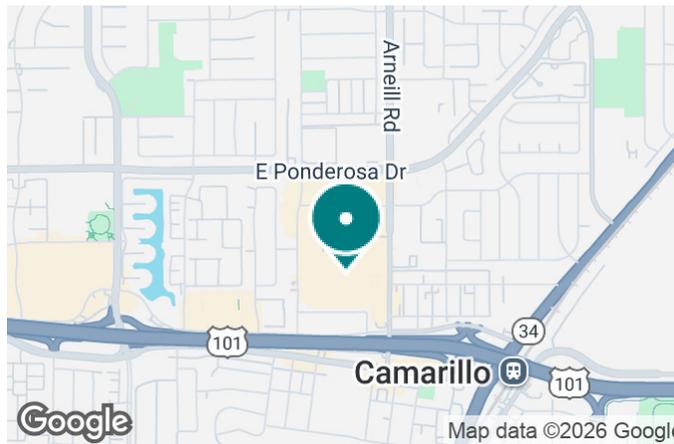
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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

PONDEROSA SHOPPING CENTER | 301-373 ARNEILL RD, CAMARILLO, CA 93010-6430

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FEATURES & AMENITIES

- +/-4400 SF Former banquet and +/-3735 SF Retail on Ground Level
- +/-1223 SF Former Ice Cream Shop on Ground Level
- +/-400 SF to +/-1,768 SF Office/Retail spaces Available on 2nd Floor
- First Class Retail ID + Prominent Community Destination Site
- Convenient Site Access Via Multiple Entrances
- Strong Area Population + Annual Income Demographics
- High Traffic Counts on Busy Arneill Road
- Two Blocks North of the 101 Freeway
- **The listed rate may not include certain utilities, building services, and property expenses**

NEIGHBORING RETAILERS

Smart & Final.

99c only STORES.



Firestone

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|-----------|
| Total Households | 5,250 | 20,538 | 31,035 |
| Total Population | 14,384 | 56,634 | 84,135 |
| Average HH Income | \$77,929 | \$95,409 | \$101,095 |

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Multiple units available in this heavily trafficked shopping center, office/retail spaces on the second floor as well as additional ground-level shop spaces. The property's first-class retail identity positions it as a destination site with considerable prominence in the community. Key amenities include high street visibility on high-traffic Arneill Road, multiple entrances offering convenient access, and ample parking in a sizable onsite lot.

LOCATION DESCRIPTION

A sprawling, 2-story, multi-pad shopping center situated on Arneill Road, two blocks north of the 101 frwy in prime Camarillo. Anchored by Smart & Final, the bustling center's notable co-tenants include Goodwill, Firestone Tires, and a Wendy's drive-thru. The high-visibility location boasts high daily traffic counts and substantial area population and household income demographics.

OFFERING SUMMARY

| | |
|----------------|------------------------------|
| Lease Rate: | \$1.50 - 3.50 SF/month (NNN) |
| Available SF: | 293 - 4,400 SF |
| Building Size: | 10,400 SF |

| SPACES | LEASE RATE | SPACE SIZE |
|-----------|-----------------|------------|
| A201 | \$1.50 SF/month | 1,135 SF |
| A202 | \$1.75 SF/month | 600 SF |
| 203 - 204 | Negotiable | 1,170 SF |
| A205 | \$3.50 SF/month | 293 SF |
| A206 | \$1.75 SF/month | 600 SF |
| A207-209 | \$1.50 SF/month | 1,768 SF |

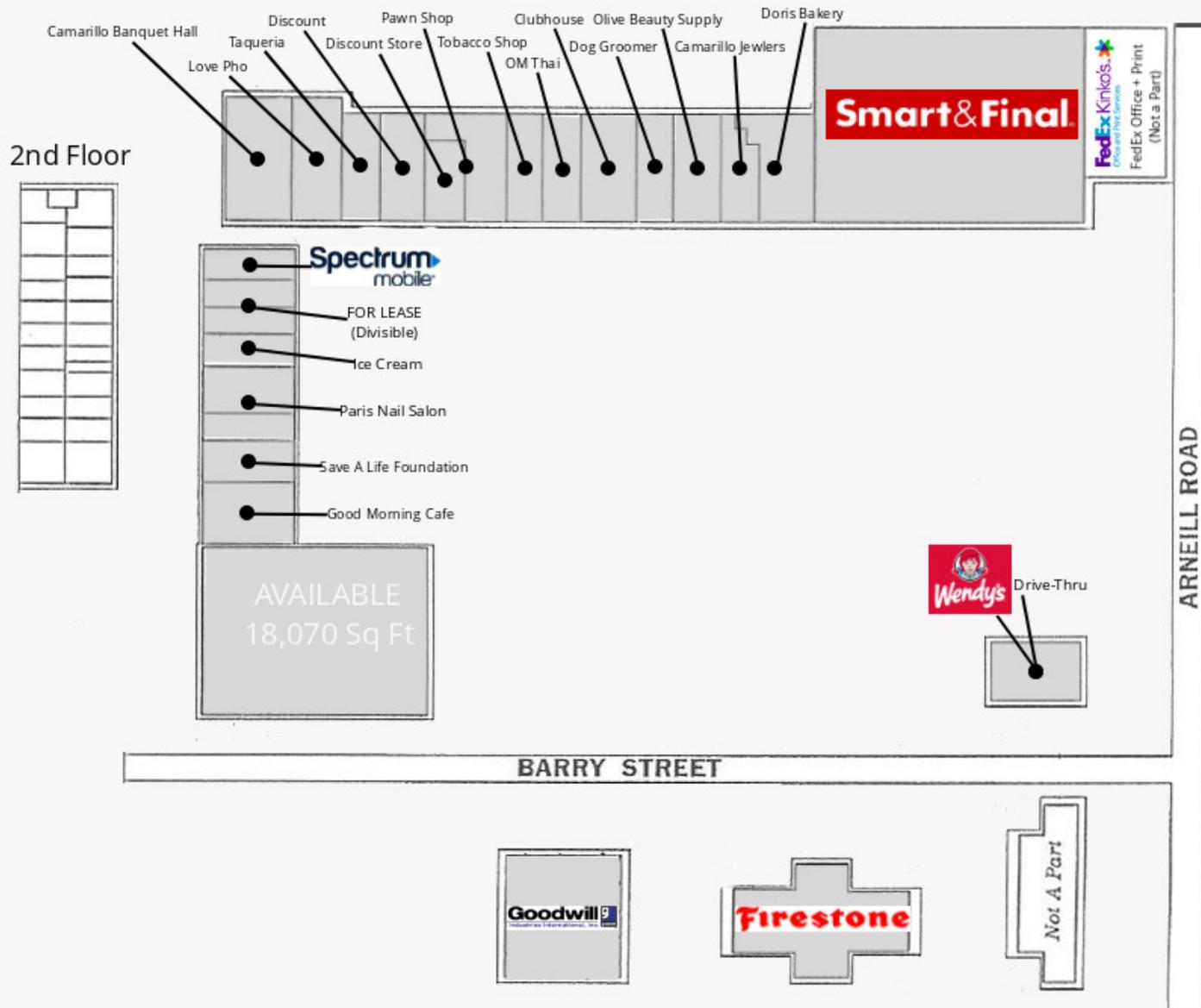
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PLANS

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| | | |
|----------|------------------------|-----------|
| B125 | Smart & Final | 24,000 SF |
| C004 | Wendy's Drive-Thru | 1,184 SF |
| D002 | Goodwill | 7,500 SF |
| E001 | Firestone Tire | 2,300 SF |
| A100 | - | 18,070 SF |
| A101-102 | Good Morning Cafe | 2,868 SF |
| A103-105 | Save A Life Foundation | 3,670 SF |
| A106-107 | Paris Nail Salon | 2,425 SF |
| A108 | Ice Cream | 1,223 SF |
| A109-110 | - | 2,323 SF |
| A111 | Spectrum Mobile | 1,200 SF |
| B112 | Camarillo Banquet Hall | 1,223 SF |
| B113 | Love Pho | 3,500 SF |
| B114 | Taqueria | 1,575 SF |
| B115 | Discount | 2,520 SF |
| B116 | Discount Store | 1,215 SF |
| B117 | Pawn Shop | 1,895 SF |
| B118 | Tobacco Shop | 1,456 SF |
| B119 | OM Thai | 1,440 SF |
| B120 | Clubhouse | 2,400 SF |
| B121 | Dog Grooming | 1,200 SF |
| B122 | Olive Beauty Supply | 1,200 SF |
| B123 | Camarillo Jewellers | 1,402 SF |
| B124 | Doris Bakery | 2,464 SF |

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CO-ANCHOR VACANCY (FORMER 99 CENTS ONLY)

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SMART & FINAL CO-ANCHOR AND WENDY'S DRIVE-THRU

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ADDITIONAL SITE PHOTOS

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RETAILER MAP

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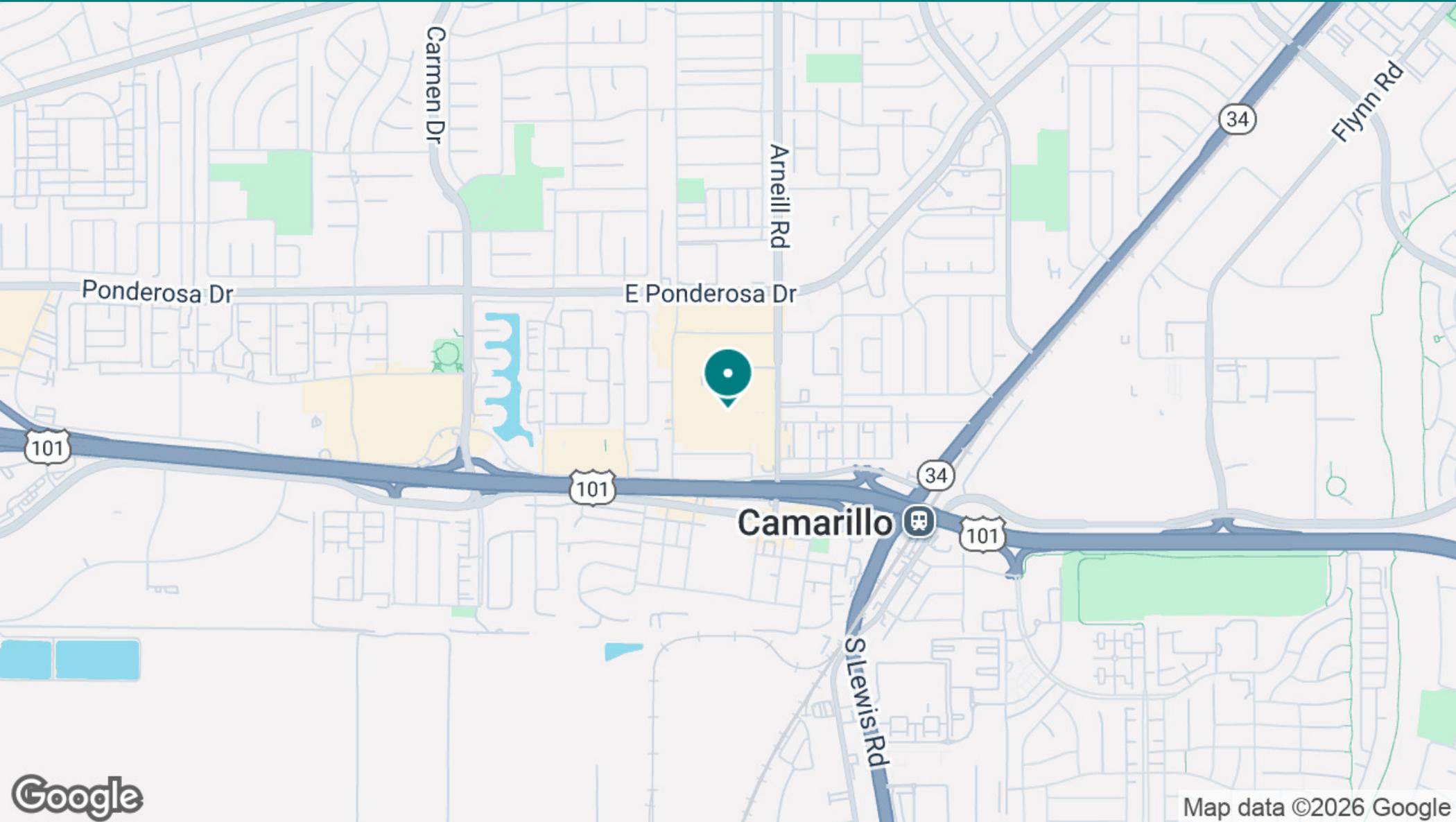
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LOCATION MAP

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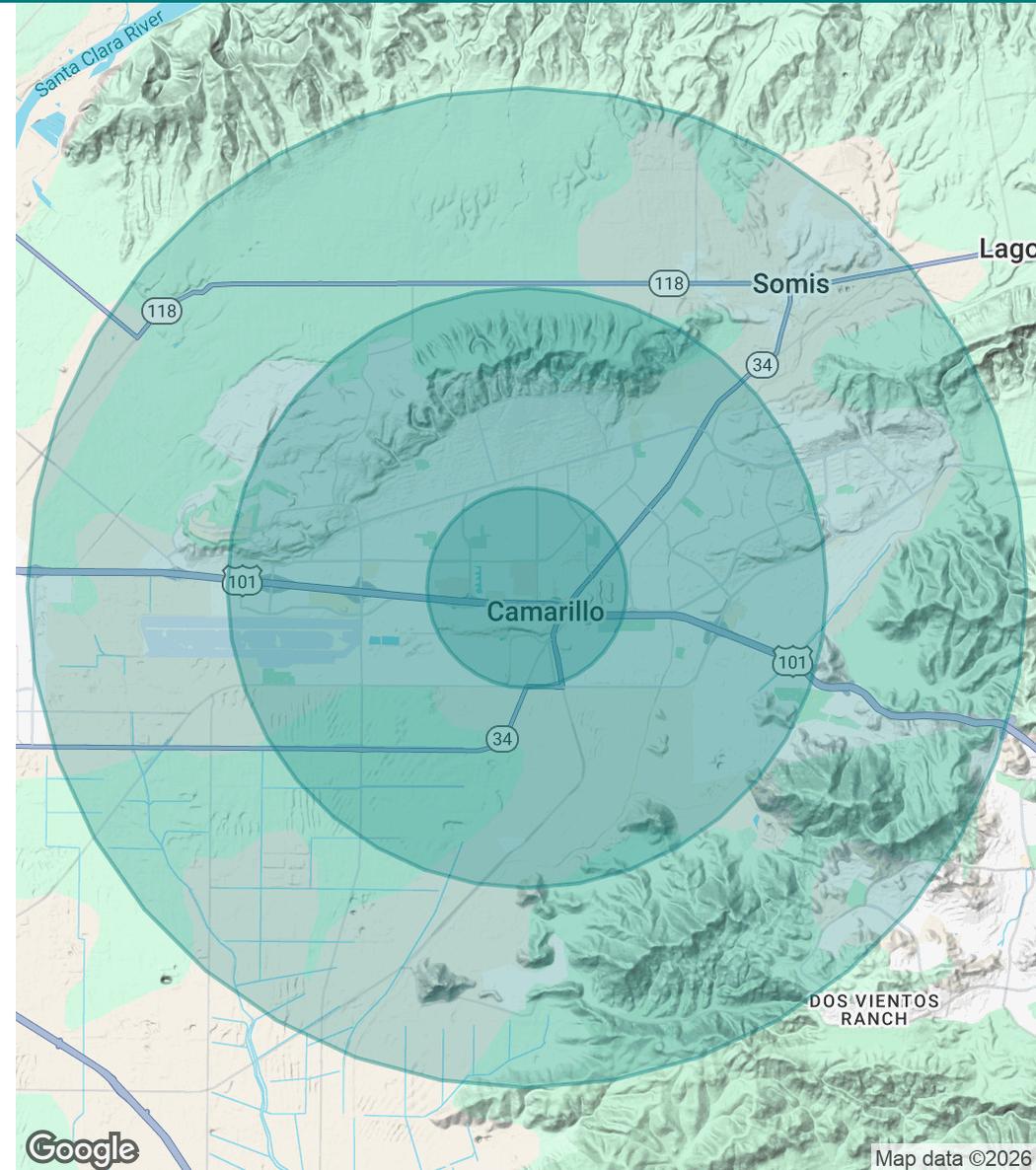
DEMOGRAPHICS MAP & REPORT

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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 14,384 | 56,634 | 84,135 |
| Average Age | 36.2 | 40.6 | 42.2 |
| Average Age (Male) | 34.7 | 38.9 | 40.4 |
| Average Age (Female) | 38.4 | 41.9 | 43.5 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 5,250 | 20,538 | 31,035 |
| # of Persons per HH | 2.7 | 2.8 | 2.7 |
| Average HH Income | \$77,929 | \$95,409 | \$101,095 |
| Average House Value | \$544,050 | \$576,171 | \$599,957 |
| ETHNICITY (%) | 1 MILE | 3 MILES | 5 MILES |
| Hispanic | 32.0% | 24.7% | 22.6% |
| RACE | 1 MILE | 3 MILES | 5 MILES |
| % White | 67.5% | 72.8% | 74.3% |
| % Black | 1.9% | 2.2% | 1.9% |
| % Asian | 9.5% | 8.6% | 9.0% |
| % Hawaiian | 0.1% | 0.5% | 0.4% |
| % American Indian | 1.1% | 0.5% | 0.6% |
| % Other | 16.9% | 11.9% | 10.5% |

* Demographic data derived from 2020 ACS - US Census



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