

OFFICE BUILDING FOR SALE



900
Avenida Acaso, Camarillo



- Multi-Tenant Office Building For Sale
- Great Owner-User Opportunity
- Situated Off the Flynn Road Corridor
- Corner Location With High Visibility
- Ample Amount of Surface Parking
- Close to Amenities Including the Camarillo Outlets

SALE PRICE: \$4,500,000 (\$252/PSF)

BUILDING SIZE: 17,854 SF

LOT SIZE: 48,352 SF

ZONING: M1

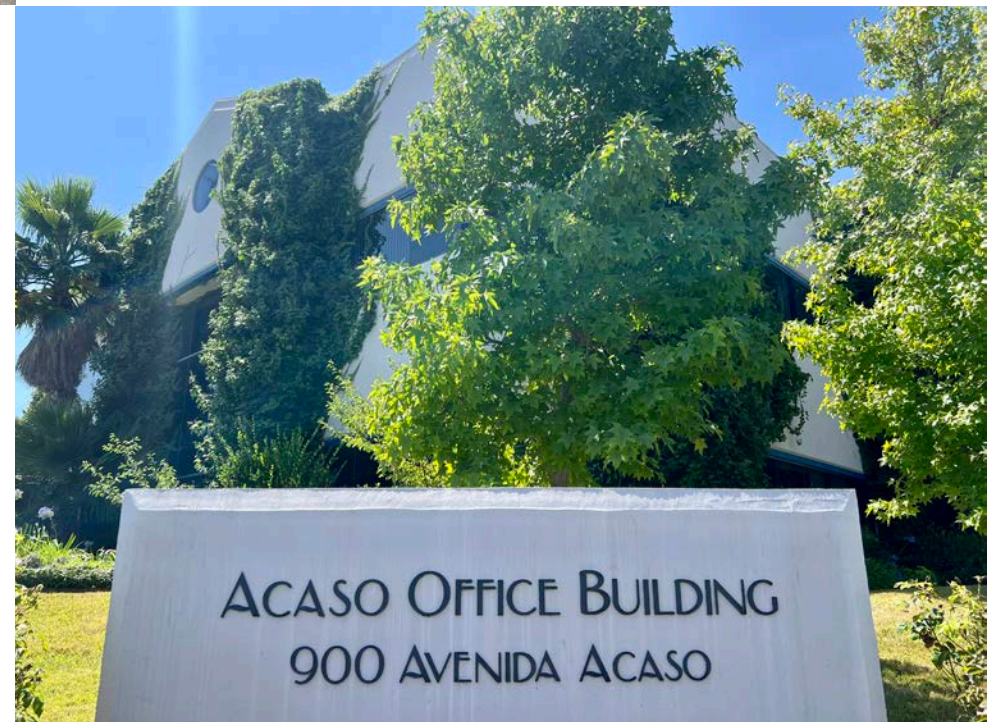
YEAR BUILT: 1990

FLOORS: 2

ELEVATOR: 1

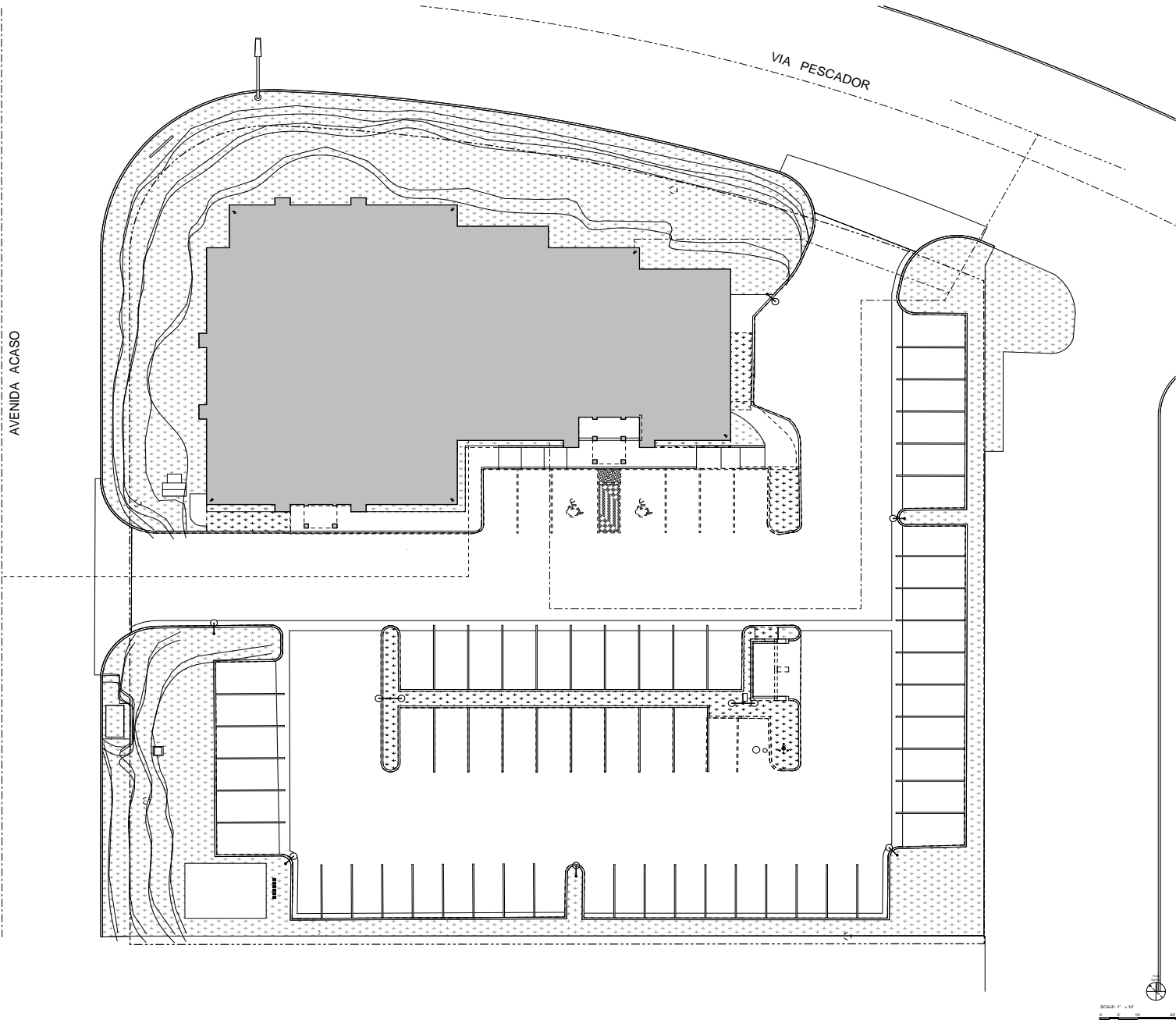
PARKING: 69 Surface Spaces

APN: 160-0-122-015



PROPERTY PHOTOS

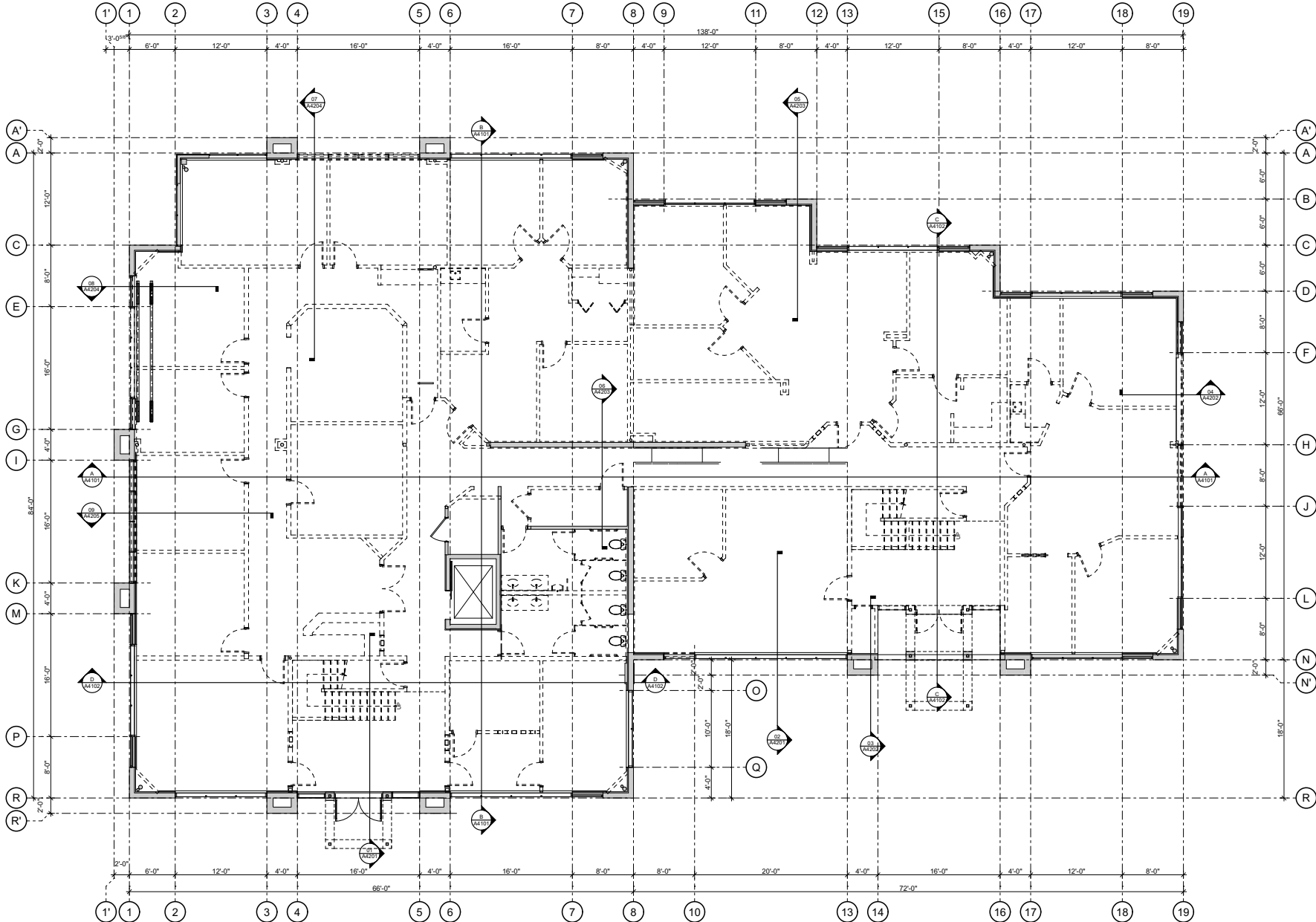




SCALE: 1" = 10'

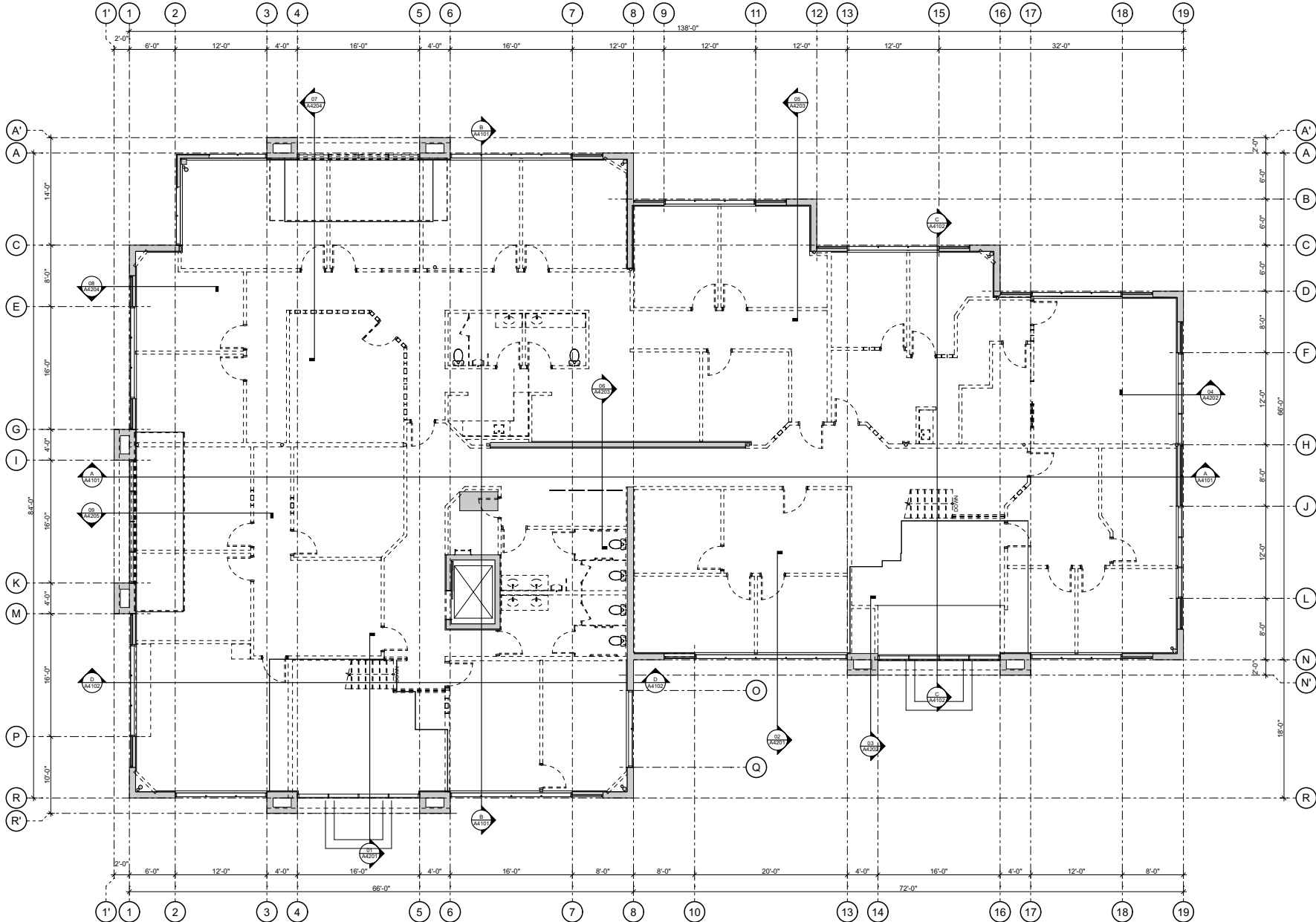


1st FLOOR PLAN





2nd FLOOR PLAN






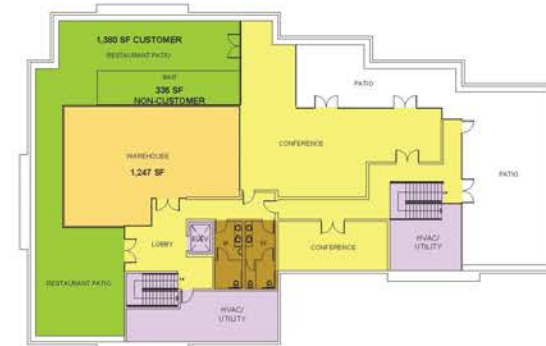
PROPOSED RENOVATION - CITY APPROVED



THIRD FLOOR USES

CITY OF CAMARILLO ORDINANCE CODE PER TABLE 19.44.080 ROOM






		AREA
	WAREHOUSE	1,247 SF
	RESTAURANT	1,380 SF
	RESTAURANT NON CUSTOMER	335 SF
	NON-CONTRIBUTING: RESTROOM	289 SF
	NON-CONTRIBUTING: UTILITIES	1,093 SF
	NON-CONTRIBUTING: CORRIDOR/LOBBY/CONF	2,610 SF
TOTAL		6,954 SF



3 THIRD FLOOR PLAN
Scale: 1/16" = 1'-0"

SECOND FLOOR USES

CITY OF CAMARILLO ORDINANCE CODE PER TABLE 19.44.080 ROOM









		AREA
	ADVANCED TECHNOLOGY R&D	3,847 SF
	WAREHOUSE	1,536 SF
	NON-CONTRIBUTING: RESTROOM	282 SF
	NON-CONTRIBUTING: UTILITIES	528 SF
	NON-CONTRIBUTING: CORRIDOR/LOBBY/CONF	2,338 SF
TOTAL		8,531 SF

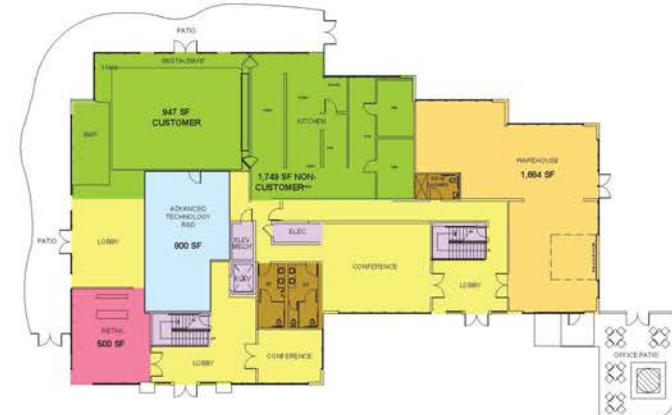


2 SECOND FLOOR PLAN
Scale: 1/16" = 1'-0"

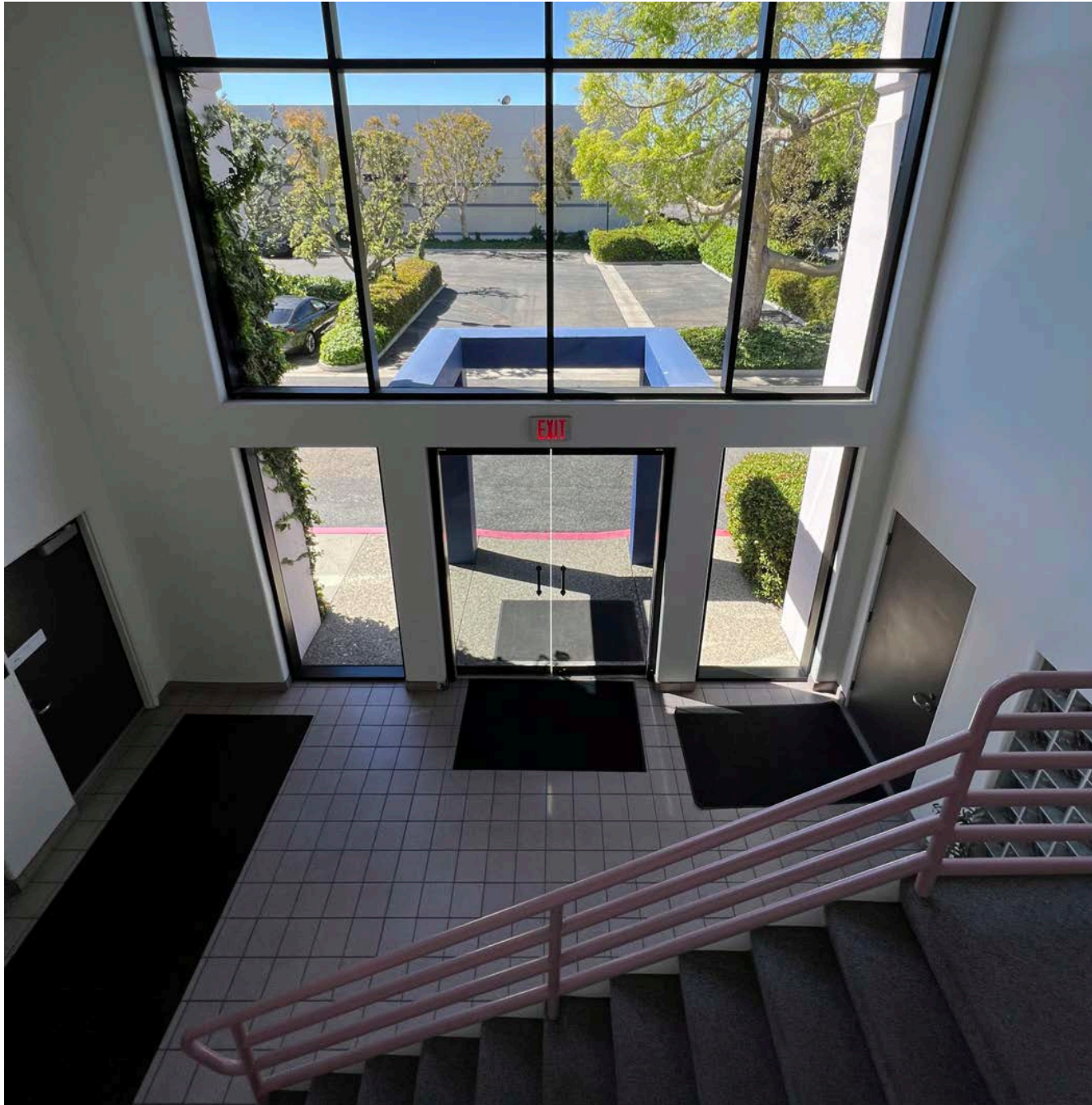
FIRST FLOOR USES

CITY OF CAMARILLO ORDINANCE CODE PER TABLE 19.44.080 ROOM

		AREA
	ADVANCED TECHNOLOGY R&D	800 SF
	WAREHOUSE	1,684 SF
	RETAIL	500 SF
	RESTAURANT	947 SF
	RESTAURANT NON CUSTOMER	1,749 SF
	NON-CONTRIBUTING: RESTROOM	358 SF
	NON-CONTRIBUTING: UTILITIES	456 SF
	NON-CONTRIBUTING: CORRIDOR/LOBBY/CONF	2,863 SF
TOTAL		9,357 SF



1 FIRST FLOOR PLAN
Scale: 1/16" = 1'-0"



David Kim
Principal
805.626.1234
dkim@lee-re.com
Lic # 01483179



COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® - LA North/Ventura, Inc.
Corporate ID #01191898
A Member of the Lee & Associates Group of Companies
2775 N Ventura Road, Suite 201
Oxnard, CA 93036
805.626.1200 | 805.413.7000
www.lee-associates.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.