



**5217-5251**

**VERDUGO WAY**

CAMARILLO, CA 93012

**MULTI-TENANT INDUSTRIAL PROJECT**

- ± 38,586 SF FOR SALE
- 2 BUILDINGS TOTALING 12 UNITS
- POTENTIAL CONDO CONVERSION

**CBRE**

# PROPERTY HIGHLIGHTS



**Building Size**  
±38,586 SF



**Sale Price**  
\$7,600,000  
(\$196.96/SF)



**Office SF**  
15,808



**Storage Mezzanine**  
7,680 SF



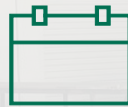
**Power**  
2400 AMPs  
120/208



**Clear Height**  
20'-25' Internal



**Construction**  
Concrete Tilt-Up



**Date Built**  
1989



**LM Zoning**  
Flexible



**Excellent Access**  
101 Freeway

# INVESTMENT ANALYSIS

## Proforma Income Analysis

Annual Gross Income	\$540,180.00
Annual Expenses	\$121,033.54
Net Operating Income	\$419,146.46
Annual Debt Service	\$-
Net Annual Income	\$419,146.46

**CAP RATE 5.52%**

## Annual Expenses by Lessor

*Real Estate Taxes (Post Sale)	\$89,680.00
Insurance	\$5,498.54
Landscaping	\$7,200.00
Utilities (Trash & Water/Sewer)	\$18,655.00
<b>Total Annual Expenses</b>	<b>\$121,033.54</b>

\*TAX FIGURE IS ESTIMATED LESSOR'S PORTION AFTER PROPOSITION 13 REASSESSMENT AT THE LISTED PRICE

## Tenant(s) and Lease(s)

UNIT(S)	SQ. FT. OCCUPIED	LEASE EXPIRATION	MONTHLY RENT	PER SF	BASIS	MONTHLY CAM	CAM PER SF
A/B/G	12,264	2/28/2026	\$12,980.00	\$1.06	MG	\$200.00	\$0.02
C	3,008	8/31/2026	\$3,670.00	\$1.22	MG	\$100.00	\$0.03
D	3,045	3/31/2026	\$3,904.00	\$1.28	MG	\$100.00	\$0.03
E	2,592	2/28/2028	\$3,300.00	\$1.27	MG	\$100.00	\$0.04
F	3,208	9/30/2026	\$4,010.00	\$1.25	MG	\$100.00	\$0.03
H	2,730	3/31/2027	\$3,123.00	\$1.14	MG	\$100.00	\$0.04
I	2,832	4/30/2026	\$3,398.00	\$1.20	MG	\$85.00	\$0.03
J	3,048	3/31/2028	\$3,126.00	\$1.03	MG	\$-	\$-
K	2,651	4/30/2027	\$2,969.00	\$1.12	MG	\$-	\$-
L	3,208	9/30/2025	\$3,750.00	\$1.17	MG	\$-	\$-
	<b>38,586</b>		<b>\$44,230.00</b>	<b>\$1.15</b>		<b>\$785.00</b>	

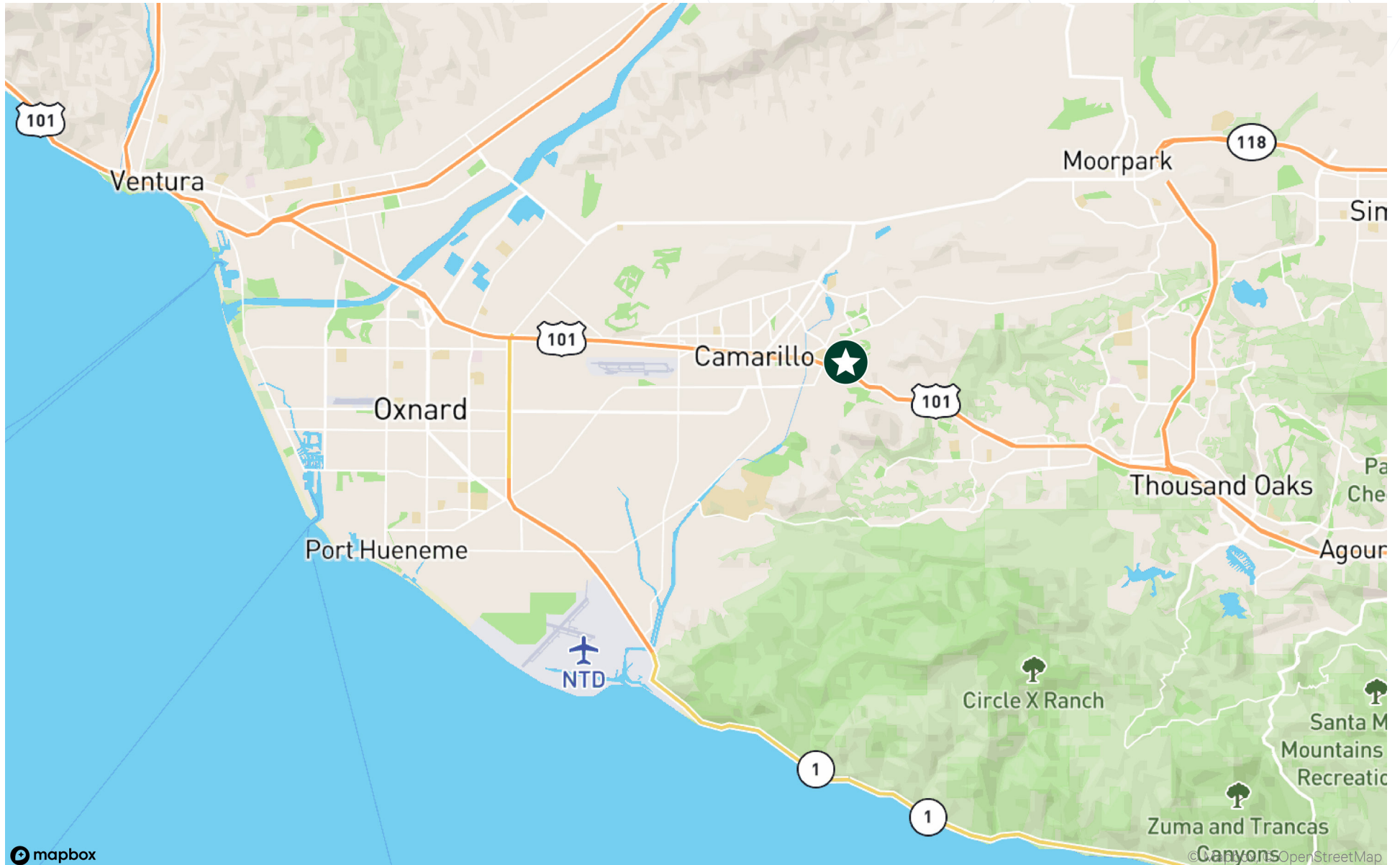
# PROPERTY PHOTOS



# PROPERTY LOCATION



# AREA LOCATION



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## **MULTI-TENANT INDUSTRIAL PROJECT**

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