

FOR SALE
RARE OPPORTUNITY



**CENTRAL
COAST
PROPERTIES**

Broker

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**215 & 221 E. Daily Drive
Camarillo, CA 93010**

EXECUTIVE SUMMARY

- Turn-Key Hotel and Commercial Investment for Sale
- Currently a Sure Stay by Best Western
- 101 Freeway visibility near Los Posas Road on & off ramps
- Walking distance to many restaurants & high-end shopping center
- Frontage along Daily Drive, a main traffic artery in Central Camarillo along 101 Freeway
- 2018 upgraded & remodeled spacious rooms with desirable amenities
- Pool & spa, lobby, breakfast room, conference room, vending/ice machines, employee lounge, & manager quarters
- Two driveways offering excellent ingress & egress
- Recent exterior ADA upgrades
- Extra parking capacity with contiguous commercial & hotel parking lots
- Office/retail spaces with real upside potential & value add
- Hotel opportunity in a college town, home to California State University Channel Islands
- Near Camarillo Premium Outlets, one of Southern California's most premier shopping destinations with up to 160 retailers & restaurants
- Other Attractions: Old Town, Camarillo Library, Camarillo Ranch, Camarillo Airport, & Naval Base Ventura County Point Mugu
- Camarillo has some of the best weather in the country, located between LA & Santa Barbara near the Pacific Ocean
- Nearby Pacific Coast Highway boasts a beautiful coastline of beaches, hiking, and views of Channel Islands National Park

PROPERTY SUMMARY

Sales Price	\$9,000,000
Building Types	1 Hotel & 2 Commercial Buildings
Sale Type	Owner Operator/ Investment
Lot Size	2.48 Acres
Year Built	1981
Zoning	CPD, Commercial Planned Development
Building Height	1 and 2 Stories

HOTEL INFORMATION

295 E. Daily Drive

Proforma NOI	\$422,362
Cap Rate - Hotel	6.75%
Room Count	58
Price Per Room	\$107,759
Building SF	26,760

OFFICE/RETAIL BUILDING INFORMATION

215 & 221 E. Daily Drive

Proforma NOI	\$177,500
Cap Rate - Office/Retail	6.49%
Building SF	17,634
Price Per SF	\$155.95

The information above has been obtained from public records and sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the stability of the property for your needs.

EXECUTIVE SUMMARY

HOTEL INFORMATION

41 Rooms with Double Queens

- 37 Double Queens – with bathtub/shower
- 2 Double Queens – ADA with walk-in shower
- 2 Double Queens – ADA with bathtub/shower

17 Rooms with King beds

- 6 Kings – Smaller rooms
- 5 Kings – Large rooms
- 4 Kings – Oversized rooms with jetted tub
- 1 King – ADA with bathtub/shower
- 1 King – Executive Suite with jetted tub

All rooms include Microwave, Refrigerator, Coffee Maker, HVAC, Wifi, Cable, Desk. Hotel has one managers apartment: 2 Bedrooms, Kitchen, Living Room & Bathroom. (Apartment Kitchen was converted & is currently used for Vending area for Ice & Vend Machines)

AMENITIES

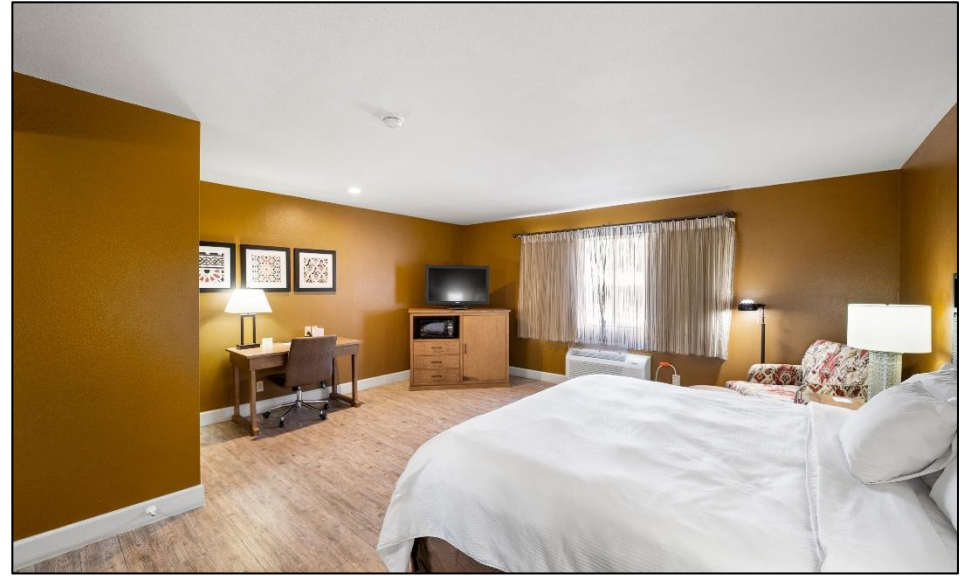
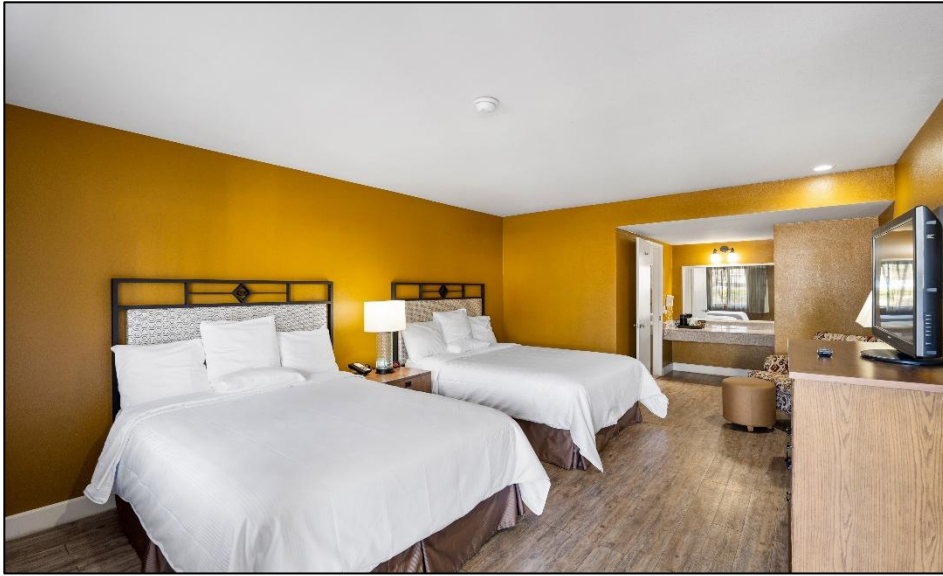
- Pool
- Large Meeting Room
- Breakfast Room
- Ice Machine & Vend



PHOTOS (295 E. DAILY DRIVE, CAMARILLO, CA 93010)



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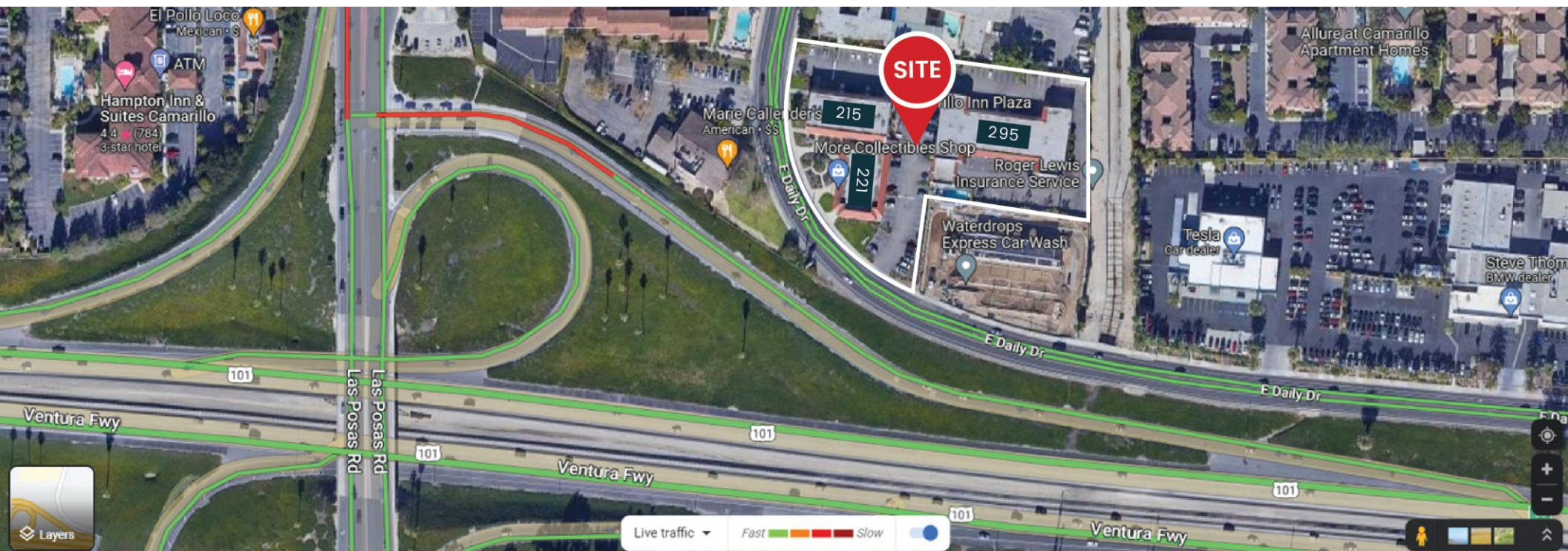
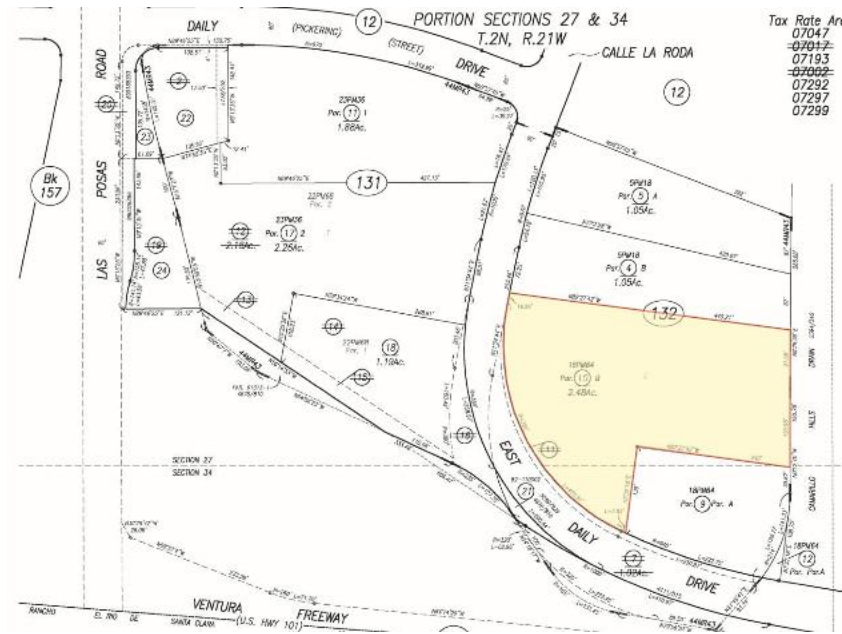
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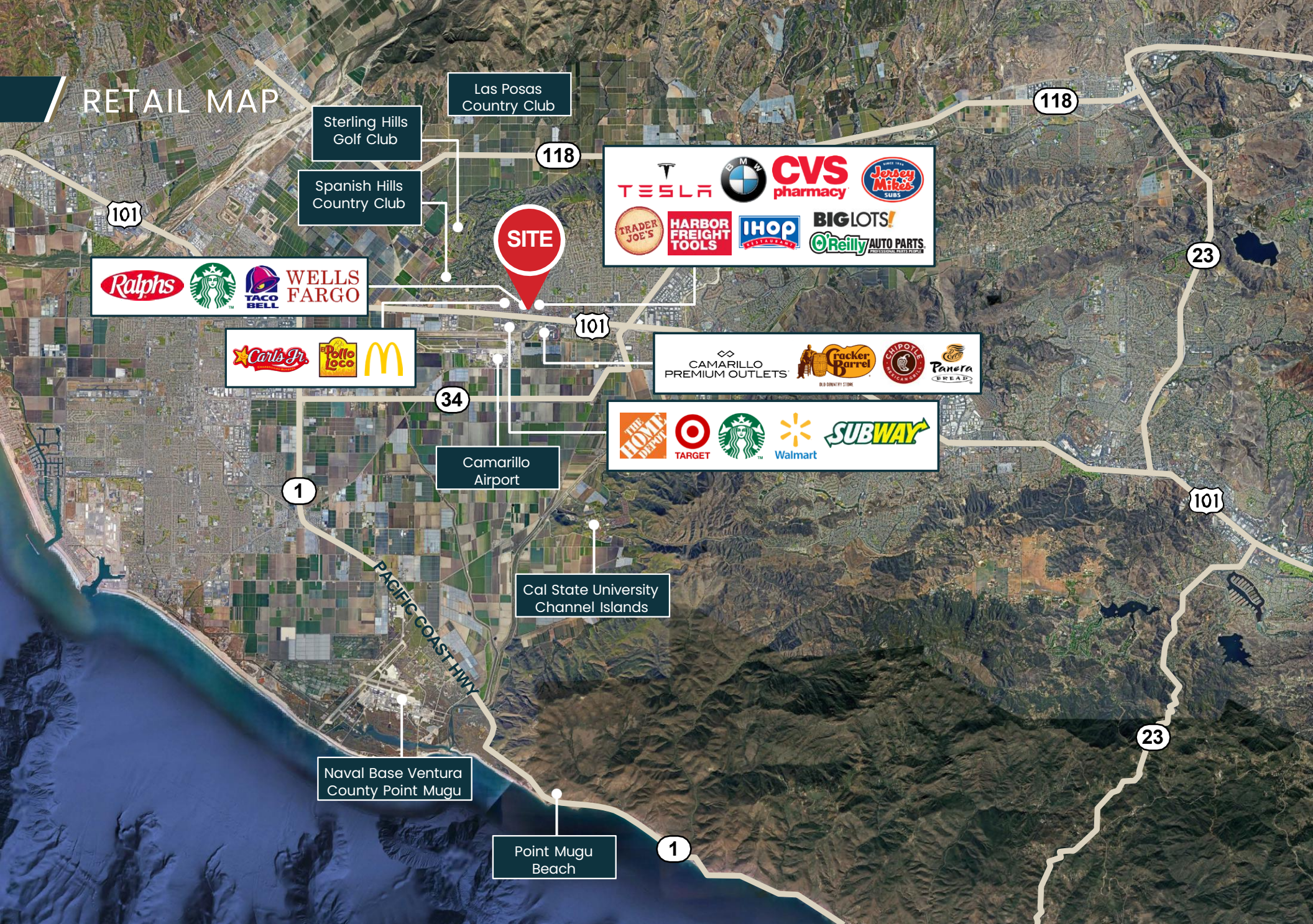
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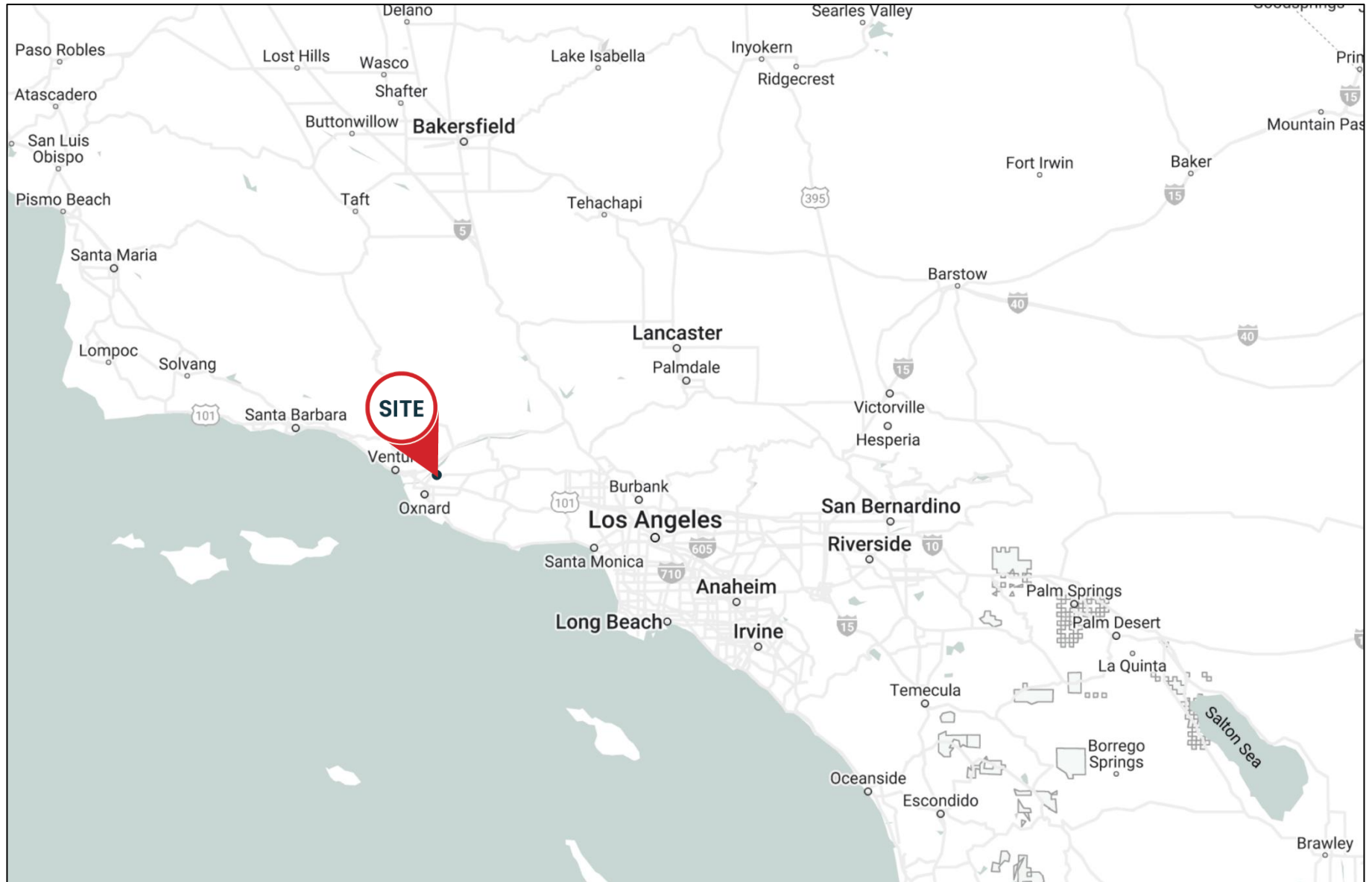
SITE MAP



RETAIL MAP



AREA MAP



DEMOGRAPHICS

2022 Summary

	1 Mile	3 Mile	5 Mile
Population	14,855	51,022	89,557
Households	5,829	18,618	31,922
Families	3,857	13,301	22,609
Average Household Size	2.51	2.72	2.74
Owner Occupied Housing Units	2,429	11,636	20,412
Renter Occupied Housing Units	3,400	6,982	11,509
Median Age	38.4	42.2	40.1
Median Household Income	\$102,174	\$114,787	\$111,743
Average Household Income	\$141,116	\$154,956	\$149,243

2027 Summary

	1 Mile	3 Mile	5 Mile
Population	15,019	50,954	89,441
Households	5,915	18,656	31,949
Families	3,925	13,328	22,638
Average Household Size	2.50	2.71	2.73
Owner Occupied Housing Units	2,500	11,660	20,491
Renter Occupied Housing Units	3,416	6,996	11,458
Median Age	39.1	42.9	40.9
Median Household Income	\$118,175	\$132,752	\$172,631
Average Household Income	\$164,441	\$179,285	\$173,071

Traffic Counts

Hwy 101/Ventura Fwy	147,000 ADT
Las Posas Rd	32,000 ADT
E Daily Dr	14,000 ADT
Ponderosa Dr	9,000 ADT

