



ZACUTO GROUP
COMMERCIAL REAL ESTATE



39013901

Las Posas
MEDICAL
DENTAL
CENTER

Seems
Pharmacy

FOR SALE
3901

E. Las Posas Rd
Camarillo, Ca

EXECUTIVE SUMMARY

3901 E Las Posas Rd
CAMARILLO, CA 93010

CAMARILLO MEDICAL BUILDING OPPORTUNITY

STRATEGIC LOCATION ACROSS FROM ST JOHN'S HOSPITAL

Matthew Luchs of Zacuto Group is pleased to offer an exceptional investment opportunity at 3901 E Las Posas Road, Camarillo, CA. This 50,250 SF medical office building represents a premier asset strategically located directly across from Dignity Health St. John's Hospital (SJHC). SJHC, notable for housing Camarillo's inaugural cardiac catheterization lab and an accredited Level III Geriatric Emergency Department, is part of the largest acute care organization in Ventura County alongside St. John's Regional Medical Center in Oxnard.

The property is situated on 3.03 acres (131,987 SF) of land and includes 179 parking spaces, providing a robust parking ratio of 3.56 spaces per 1,000 SF. Currently, the building is 71.46% occupied, presenting a significant opportunity for an investor to enter a high-barrier medical

market with immediate upside potential and opportunities for future value enhancement.

Camarillo is a rapidly growing city within Ventura County, known for its strong economic performance and affluent demographics. The property's central location ensures high visibility and accessibility, making it an attractive investment in a market characterized by strong demand for high-quality medical services. This dynamic environment positions the asset as a compelling opportunity for investors seeking to capitalize on a prime medical office space with substantial growth potential.

LISTING TEAM

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3901 E LAS POSAS RD, CAMARILLO, CA 93010

THOUSAND OAKS



OXNARD

VENTURA



E LAS POSAS RD 21,000 VPD

ANTONIO AVE 6,547 VPD

RANCHO CAMPANA HIGH SCHOOL

CAMARILLO PUBLIC LIBRARY



SALE DETAILS

3901 E Las Posas Rd
CAMARILLO, CA 93010

PRICE:	\$7,500,000
BUILDING SF:	50,250 SF
LOT SIZE:	131,987 SF
PRICE/SF (BUILDING):	\$149
PRICE/SF (LAND):	\$57
CURRENT CAP RATE:	5.35%
PRO-FORMA CAP RATE:	11.79%
YEAR BUILT:	1977
ZONING:	CPD
OCCUPANCY:	69%
TRAFFIC COUNTS:	21,382 VPD
CROSS STREETS:	Las Posas & Antonio Ave
AVAILABLE SPACES	179
PARKING RATIO	3.56 Space(s) per 1000

*PLEASE CALL OR EMAIL FOR RENT ROLL



INVESTMENT HIGHLIGHTS

STRATEGIC LOCATION IN CAMARILLO, CA



The property is located in a high-demand area of Camarillo, CA, with excellent visibility and accessibility. Positioned near major highways, including the 101 Freeway, it ensures easy access for tenants and patients, enhancing its appeal.



3901 E LAS POSAS ROAD, CAMARILLO, CA 93010

- **PROXIMITY TO DIGNITY HEALTH ST. JOHNS PLEASANT VALLEY HOSPITAL:**

The property is conveniently situated directly across the street from St. John's Pleasant Valley Hospital, one of the region's leading healthcare facilities. SJHC is home to Camarillo's first-ever cardiac catheterization lab and its Emergency Department is an accredited Level III Geriatric Emergency Department. SJHC and its sister hospital, St. John's Regional Medical Center in Oxnard, Calif., comprise the largest acute health care organization in Ventura County.

ROBUST ECONOMY IN CAMARILLO, CA

- **HIGH GROWTH AREA:**

Camarillo's expanding population and robust economic development contribute to a strong demand for medical office space. The area's growth potential underscores the property's long-term investment value.

- **NEARBY RETAIL CENTERS**

The property is surrounded by key retail centers and commercial corridors, adding to its appeal and accessibility. The vibrant local business environment enhances the property's attractiveness to potential tenants.

- **PUBLIC TRANSPORTATION:**

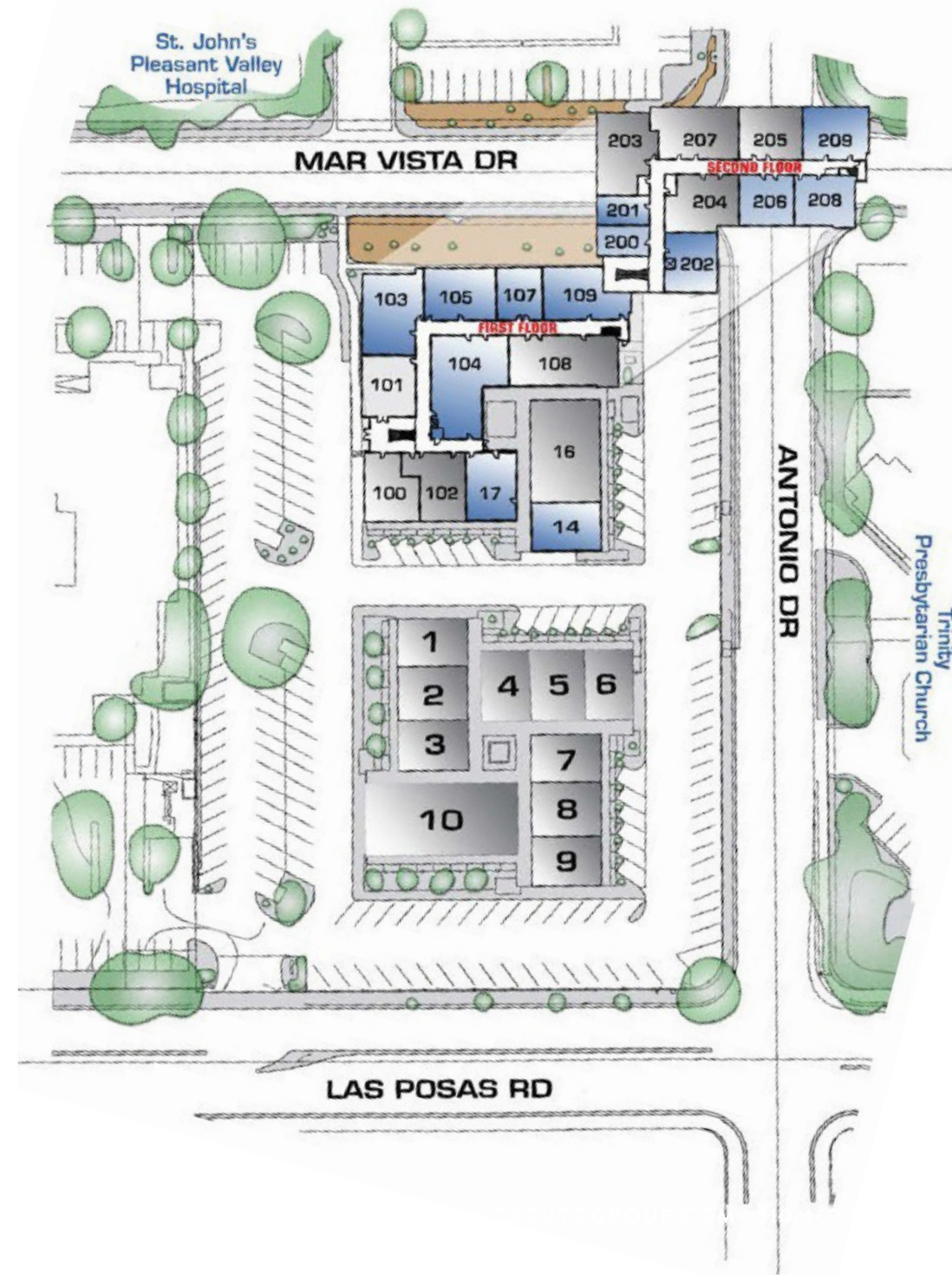
Located in close proximity to public transportation options, the property enhances accessibility for employees and patients, further boosting its attractiveness.

- **GROWING MARKET:**

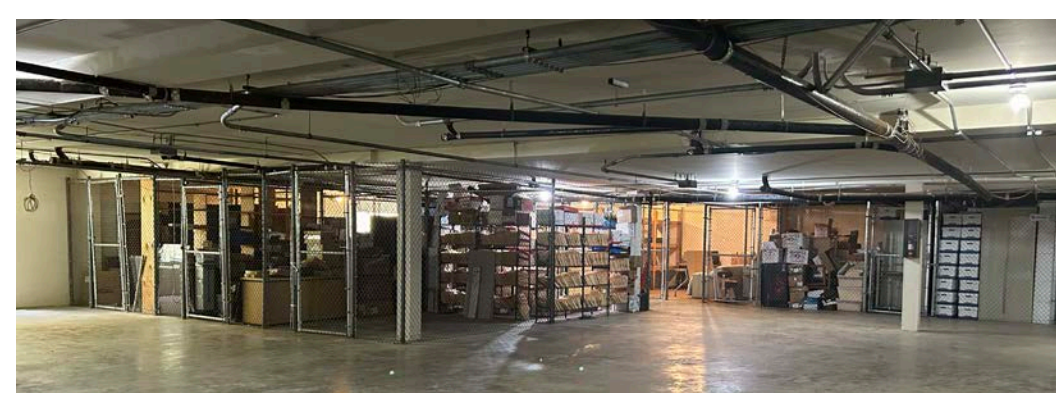
Camarillo's commercial property market is experiencing strong demand driven by ongoing development and a healthy local economy. This trend supports potential appreciation in property value.



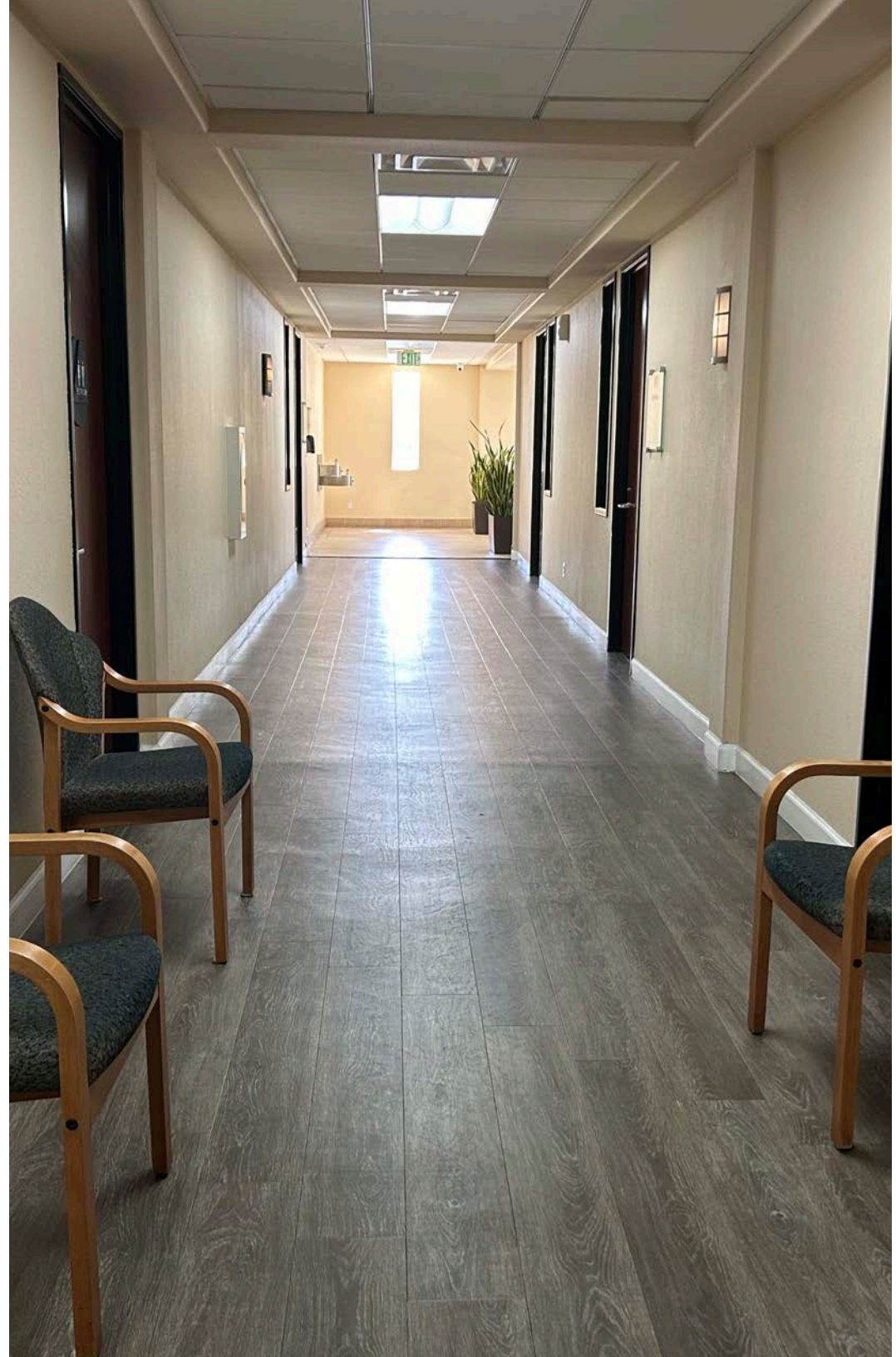
PROPERTY PHOTOS



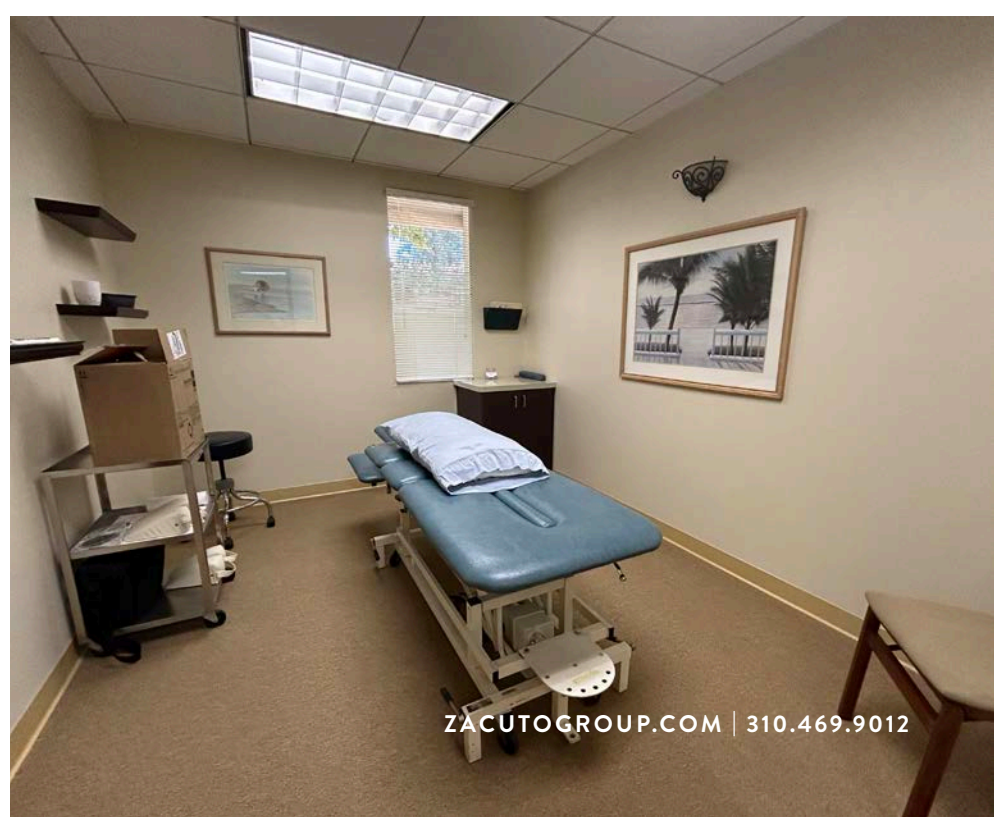
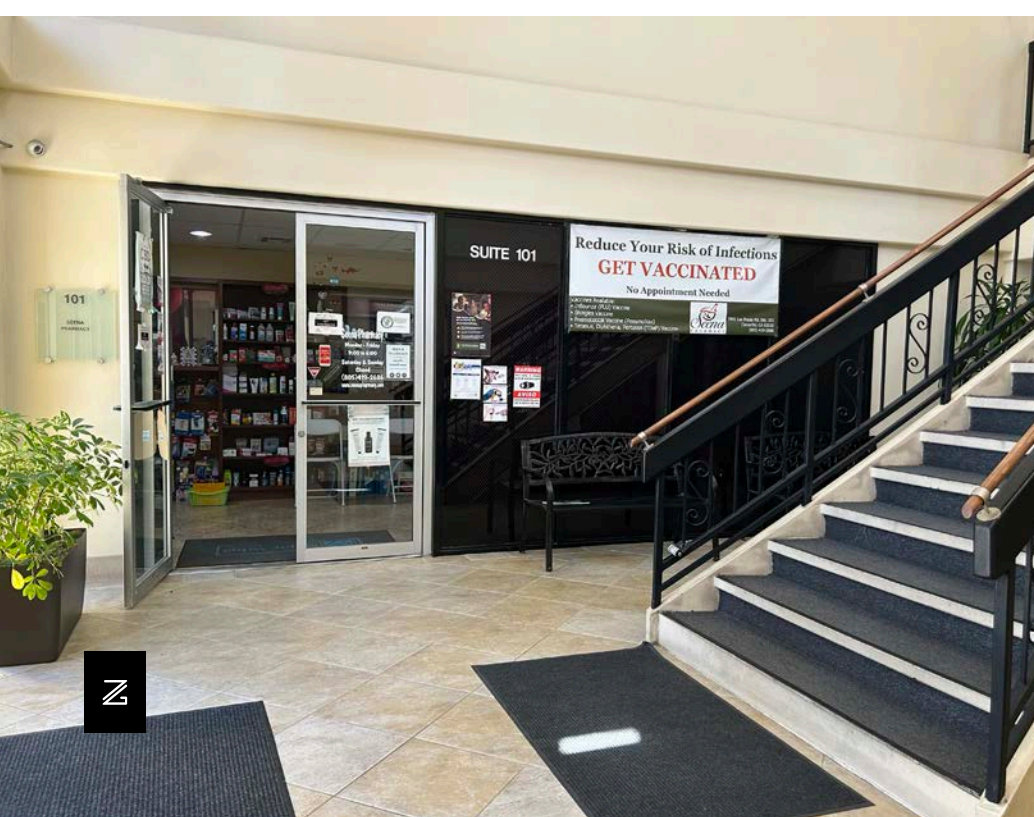
INTERIOR PHOTOS



26 BASEMENT STORAGE SPACES



3901 E LAS POSAS ROAD, CAMARILLO, CA 93010



Location Overview:

3901 E Las Posas Rd is strategically located in Camarillo, CA, a city known for its rapid growth and economic expansion. The property benefits from high visibility and accessibility, situated near major transportation routes and public transit options. The surrounding area features a mix of retail, dining, and professional services, creating a vibrant environment that supports tenant success and investment value.

The location offers excellent connectivity to key freeways and significant employment centers, making it a prime choice for medical office tenants. With ongoing development and a strong local economy, this property presents a compelling investment opportunity with substantial growth and return potential.



3901 E LAS POSAS ROAD, CAMARILLO, CA 93010

Vehicles Per Day

3901 Las Posas Rd
21.3K
 VPD

Connectivity



Demographics

→ 1 mile, 3 mile, & 5 mile radius

1 Mile Radius

POPULATION: 55,000 residents
HOUSEHOLDS: 20,000

MEDIAN HOUSEHOLD INCOME: \$65,000

- | AGE DISTRIBUTION | ETHNICITY |
|--------------------|---------------------------------|
| • 0-14 years:20% | • Hispanic or Latino: 60% |
| • 15-24 years:15% | • White: 20% |
| • 25-44 years: 35% | • Asian: 10% |
| • 45-64 years: 20% | • Black or African American: 5% |
| • 65+ years: 10% | • Other: 5% |

- EDUCATION LEVEL**
- High School Graduate or Equivalent: 40%
 - Bachelor's Degree or Higher: 20%

3901 Las Posas Rd
21.3K
 VPD

Data from COSTAR 9/2024

3 Mile Radius

POPULATION: 200,000 residents
HOUSEHOLDS: 65,000
MEDIAN HOUSEHOLD INCOME: \$75,000

- | AGE DISTRIBUTION | ETHNICITY |
|--------------------|---------------------------------|
| • 0-14 years:22% | • Hispanic or Latino: 55% |
| • 15-24 years:17% | • White: 25% |
| • 25-44 years: 32% | • Asian: 12% |
| • 45-64 years: 20% | • Black or African American: 5% |
| • 65+ years: 9% | • Other: 3% |

- EDUCATION LEVEL**
- High School Graduate or Equivalent: 35%
 - Bachelor's Degree or Higher: 25%

5 Mile Radius

POPULATION: 500,000 residents
HOUSEHOLDS: 150,000
MEDIAN HOUSEHOLD INCOME: \$85,000

- | AGE DISTRIBUTION | ETHNICITY |
|--------------------|---------------------------------|
| • 0-14 years:25% | • Hispanic or Latino: 50% |
| • 15-24 years:18% | • White: 30% |
| • 25-44 years: 30% | • Asian: 10% |
| • 45-64 years: 20% | • Black or African American: 5% |
| • 65+ years: 9% | • Other: 5% |

- EDUCATION LEVEL**
- High School Graduate or Equivalent: 30%
 - Bachelor's Degree or Higher: 30%

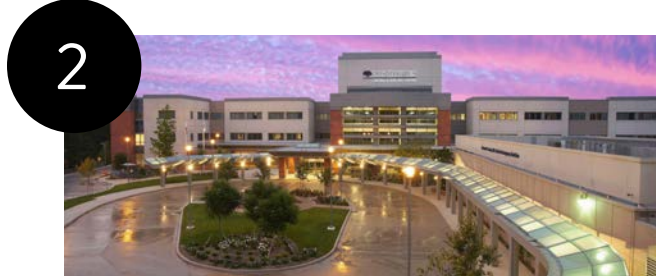


Nearby Hospitals

Medical Centers that are transforming the Ventura County landscape.



1 St John's Dignity Health
2309 Antonio Ave, Camarillo



2 Los Robles Hospital
215 W Janss Rd, Thousand Oaks



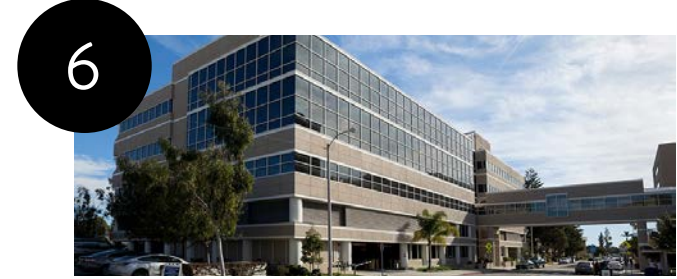
3 Hillmont House
1750 S Lewis Rd, Camarillo



4 St John's Dignity Health
1600 N Rose Ave, Oxnard



5 Cabrillo Cardiology
2241 Wankel Way C, Oxnard



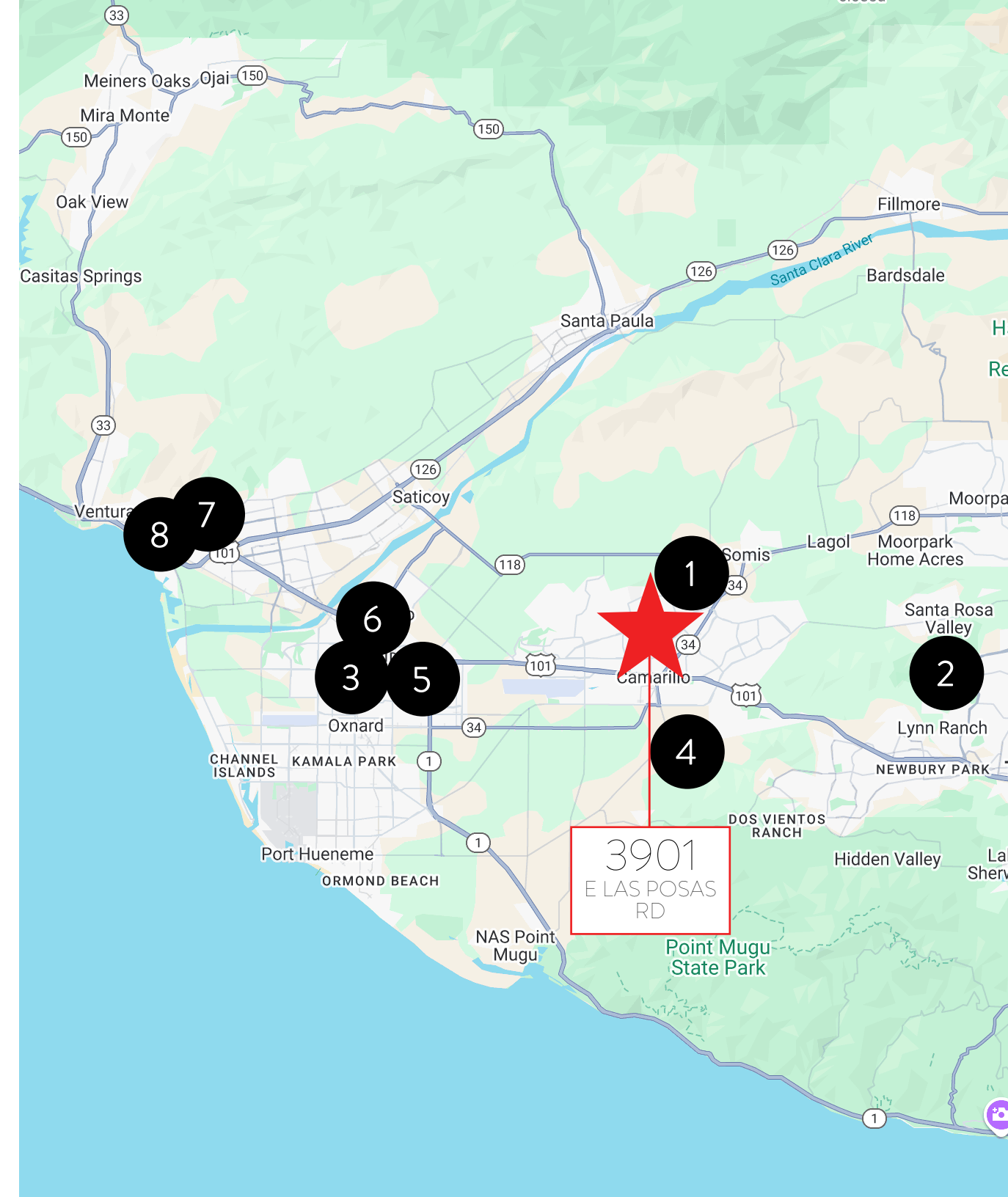
6 Community Memorial Hospital
2361 E Vineyard Ave, Oxnard



7 Ventura County Medical Center
300 Hillmont Ave, Ventura



8 Community Memorial Hospital
147 N Brent St, Ventura





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