

FOR SALE

201 West Park Suite A
Camarillo, CA 93012



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Property High Lights

- 782 Building Area
- One car attached garage with direct access approximately 200 sq. ft.
- 1,200 Lot Sq. Ft.
- Community BBQ area, garden and parks.
- 12 parking spaces plus additional parking on the side of the street.

Spaces	Sales Price	Space Size
1	\$450,000	782 Sq. Ft.

Why Invest in 201 Westpark Court Suite A?

The strategic zoning blend of flexible commercial, office, medical & other opportunities offers a high potential for capital appreciation and robust rental yields. A cornerstone in a community-focused, economically growing area.

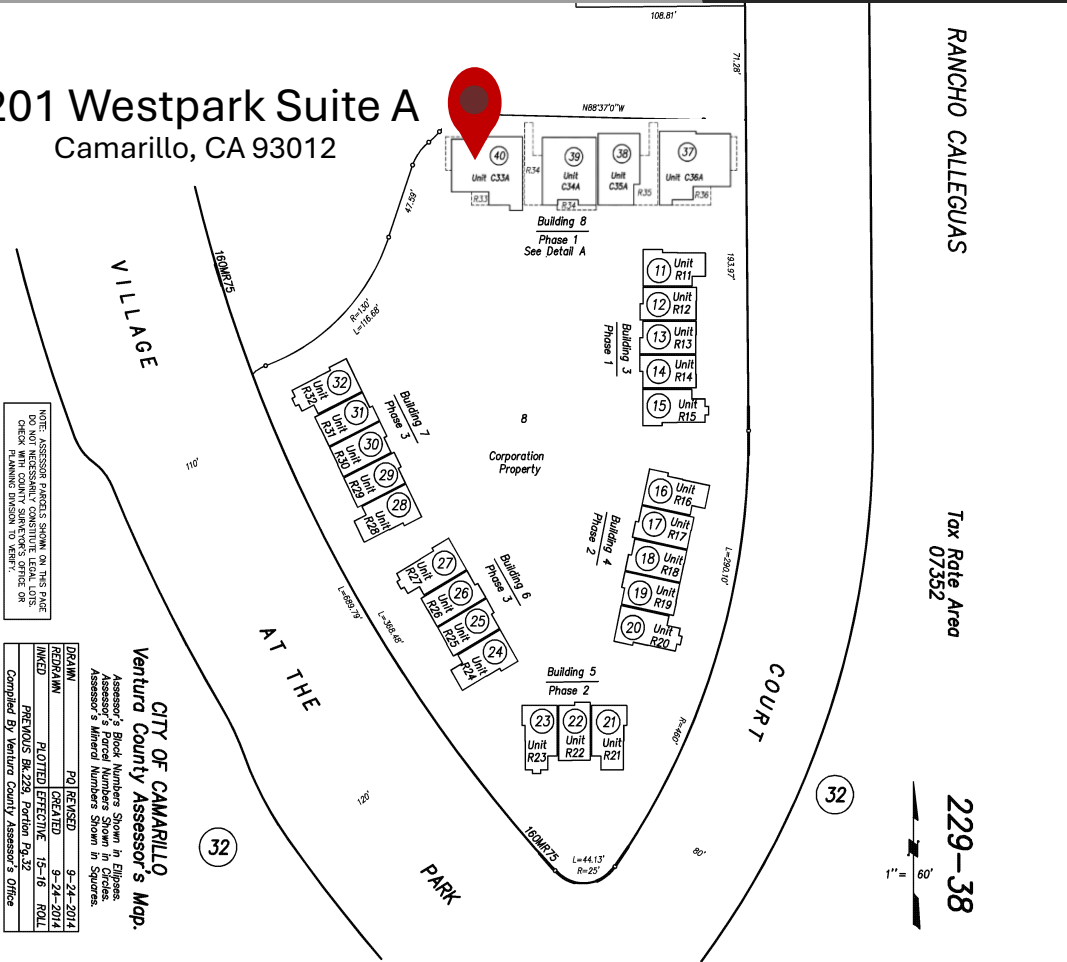
Property Description

- Discover Premier Business and Living Opportunities at 201 Westpark Court Suite A Located in the City of Camarillo – Village Commercial Mixed-Use Zone
- Unrivaled Location:
Nestled in the vibrant City of Camarillo, offering a seamless blend of residential, commercial, and office spaces.
Prime access to major thoroughfares and public transport, enhancing visitor and resident accessibility.
- Zoning Benefits – Chapter 19.23 CMU Zone:
- Versatile Uses: Authorized for a multitude of commercial activities including retail, antique stores, bakeries, restaurant, medical, art studios, and much more, ensuring a diverse and dynamic mixed use.
- Office Potential: Perfect for entrepreneurs looking to integrate a buzzing office environment.
- Outdoor Engagement: Right across the 50-acre Pleasant Valley Sports Park which offers activities, promoting an active, pedestrian-friendly environment.
- Diverse Commercial Opportunities: From retail to restaurants, medical, office and service providers like banks and beauty salons, attract a wide range of businesses.
- Enhanced Community Engagement: Designed to foster a community-centric commercial area, increasing foot traffic and customer retention.
- High Demand Area: Situated in a sought-after location known for its community vibe and economic vitality.
- Design and Development Standards:
Adheres to stringent design guidelines aimed at preserving the character and charm of the community. This development complements the existing urban fabric, enhancing both aesthetic appeal and functional utility.

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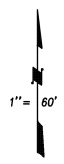
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RANCHO CALLEGUAS

Tax Rate Area
07352

229-38



NOTE: ASSessor's OFFICE'S SHALL NOT BE RESPONSIBLE FOR CHECKING WITH COUNTY SUPERVISOR'S OFFICE OR PLANNING DIVISION TO VERIFY.

CITY OF CAMARILLO
Ventura County Assessor's Map.
Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Squares.
Assessor's Aerial Numbers Shown in Squares.

DRAWN	PG. REVISED	9-24-2014
REVISED	RE-DOTTED	15-16
PREPARED BY	VENTURA COUNTY SUPERVISOR'S OFFICE	ROLL

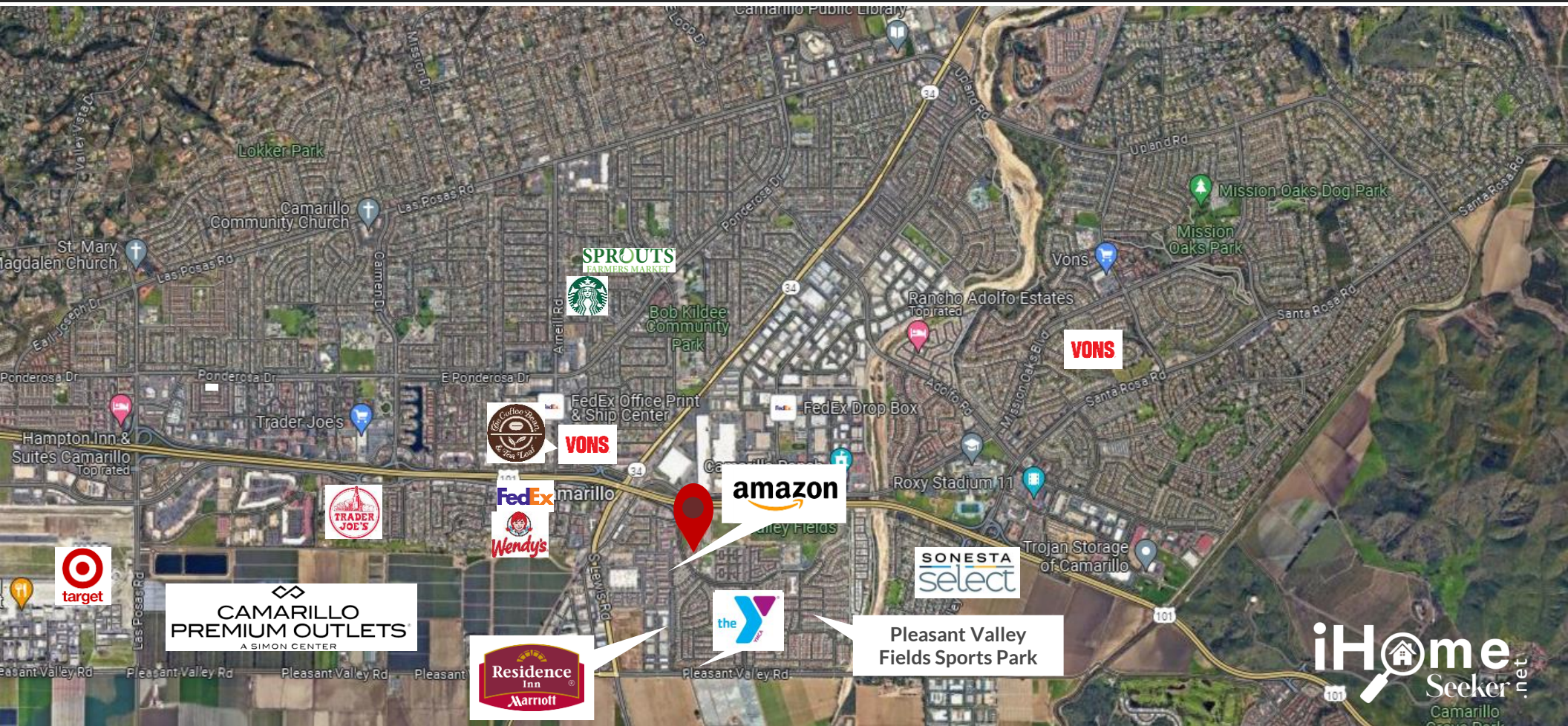
Continued By Ventura County Assessor's Office

DATE	REFERENCE DOC.	Code	EXPLANATION	VOID A.P.N.(s)	RESIDUAL A.P.N.(s)	NEW A.P.N.(s)
9/24/14	140506-0056527	Subdivision	Tr.5753, Phase 1	000		229-38
						229-0-380-015 thru-105
						229-0-380-115 thru-155
						229-0-380-335 thru-405
9/24/14	140507-0057176	Subdivision	Tr.5753, Phase 2	229-0-320-235		229-0-380-165 thru-235
9/24/14	140507-0057176	Subdivision	Tr.5753, Phase 3	229-0-320-235		229-0-380-245 thru-325



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Demographics:

Total House Holds: 26,134 Total Population: 70,741 Average Household Income: \$140,317

The City of Camarillo is a remarkable business and residential community with much to offer. Nestled in a coastal plain between the beach and mountains, Camarillo offers year-round sunshine in a family friendly and safe environment, with top-class amenities, global industries, great businesses, and an educated workforce to support them.

Data Source: https://data.census.gov/profile/Camarillo_city,_California?g=160XX00US0610046

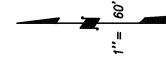
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RANCHO CALLEGUAS

Tax Rate Area
07352

229-38



15

32

WESTPARK

COURT

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AT THE

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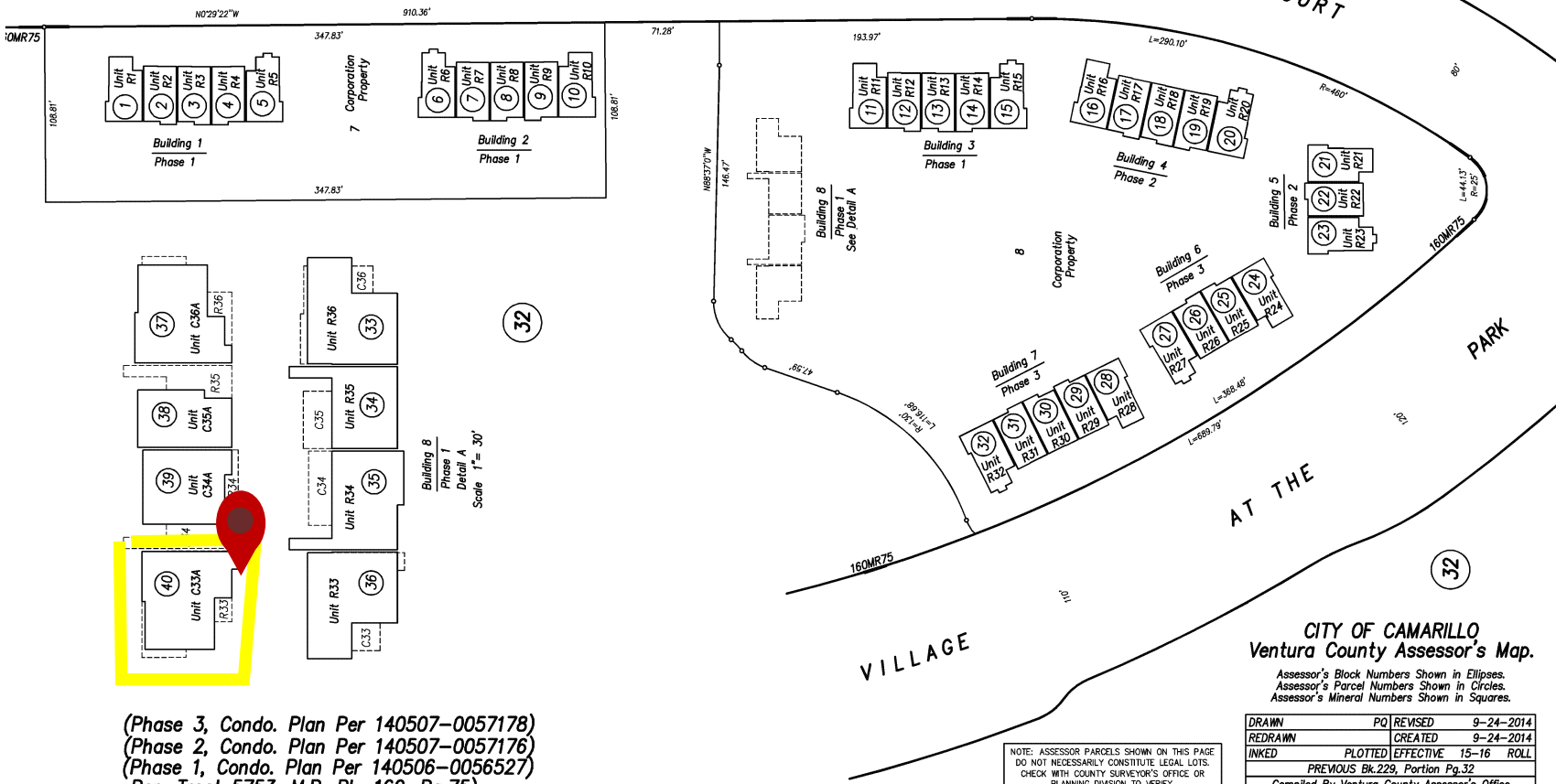
VILLAGE

CITY OF CAMARILLO
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Mineral Numbers Shown in Squares.

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE
DO NOT NECESSARILY CONSTITUTE LEGAL LOTS.
CHECK WITH COUNTY SURVEYOR'S OFFICE OR
PLANNING DIVISION TO VERIFY.

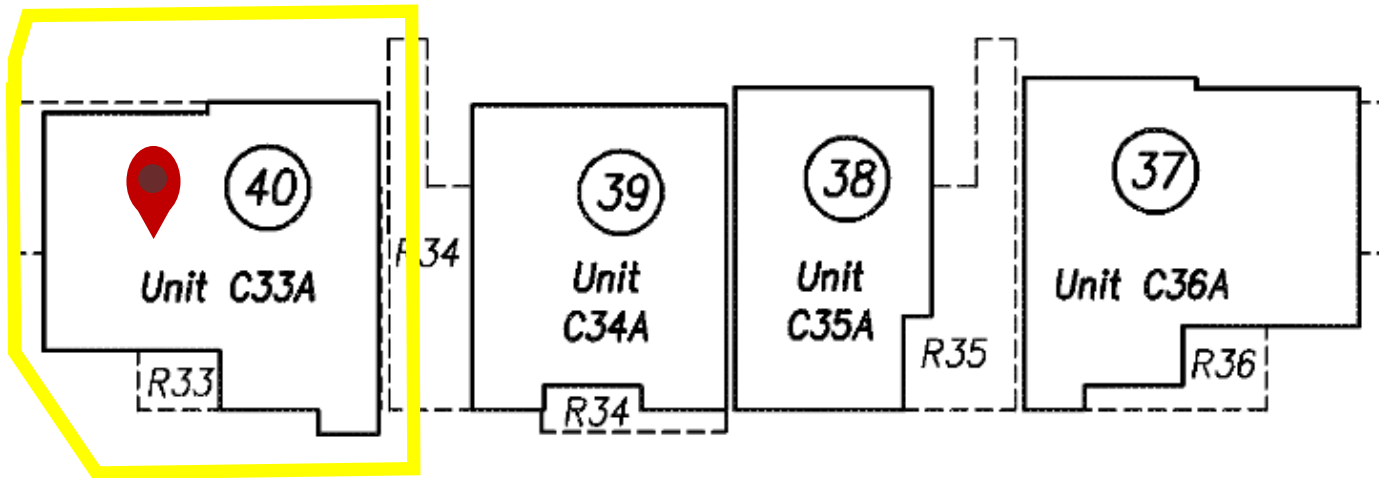
DRAWN	PQ	REVISED	9-24-2014
REDRAWN		CREATED	9-24-2014
INKED		PLOTTED	EFFECTIVE 15-16 ROLL
			PREVIOUS Bk.229, Portion Pg.32
Compiled By Ventura County Assessor's Office			



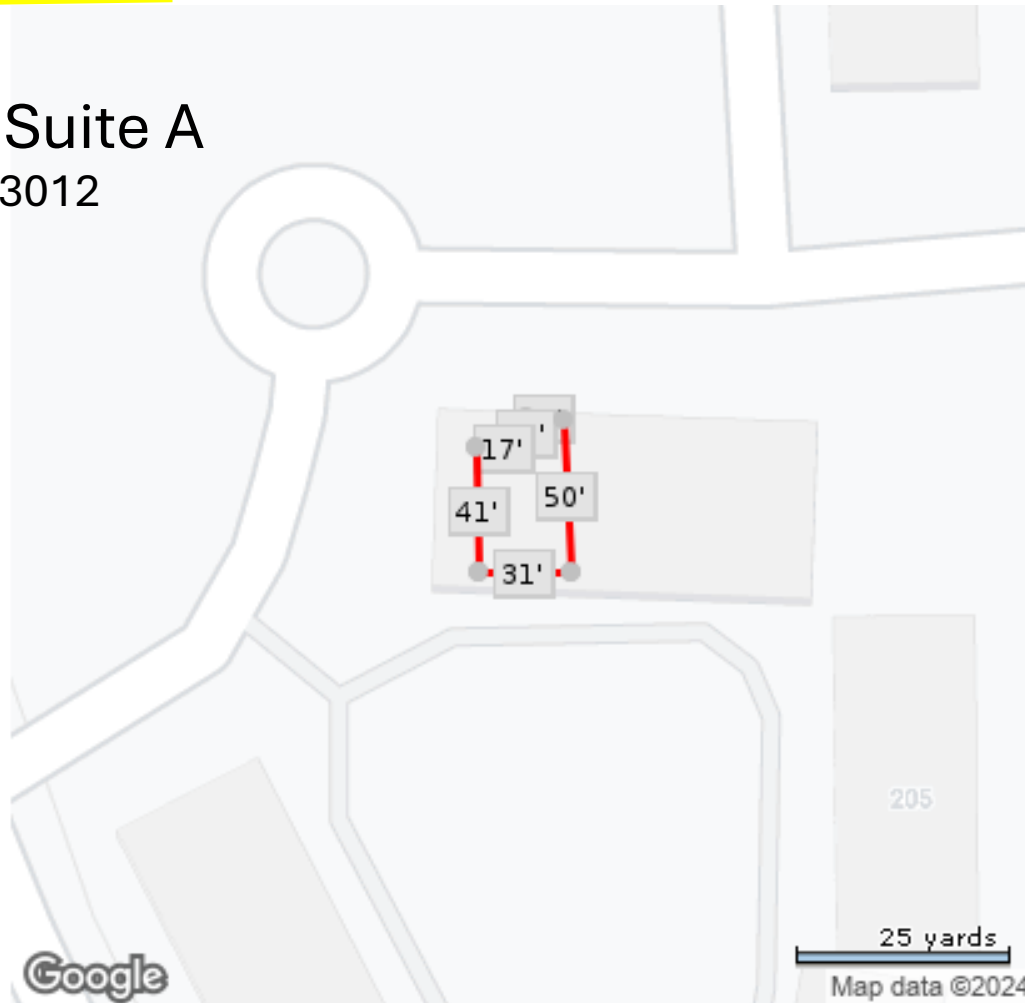
(Phase 3, Condo. Plan Per 140507-0057178)
(Phase 2, Condo. Plan Per 140507-0057176)
(Phase 1, Condo. Plan Per 140506-0056527)
Por. Tract 5753, M.R. Bk. 160, Pg.75)

Roll-Year	15-16	Bk. 229	Pg. 36	REVISION LOG			
DATE	REFERENCE DOC.	Code	EXPLANATION	Description	VOID A.P.N.(s)	RESIDUAL A.P.N.(s)	NEW A.P.N.(s)
9/24/14	140506-0056527	Subdivision	T.5753, Phase 1		000		229-38
					229-0-300-295		229-0-300-295 thru-105
					229-0-320-295		229-0-300-315 thru-445
					229-0-320-295		229-0-300-165 thru-235
9/24/14	140507-0057176	Subdivision	T.5753, Phase 2		229-0-320-235		229-0-300-245 thru-325
9/24/14	140507-0057178	Subdivision	T.5753, Phase 3		229-0-320-235		229-0-300-245 thru-325





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* Lot Dimensions are Estimated.

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Presented by:



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Seeker.net