

For Sale or Lease

809 Calle Plano, Camarillo, CA 93012

Major Price Reduction!



FEDER & ASSOCIATES
COMMERCIAL REAL ESTATE

SERVICE BEYOND EXPECTATION®

OFFERING MEMORANDUM

PEAK

COMMERCIAL

OFFERING SUMMARY

ADDRESS	809 Calle Plano Camarillo CA 93012
COUNTY	Ventura County
BUILDING SF	65,240 SF
LAND ACRES	3.20
LAND SF	139,392 SF
YEAR BUILT	1983
APN	234-0-164-115
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

SALE PRICE	\$11,580,100
LEASE PRICE	\$40,015.60/MO/NNN
PRICE PSF (SALE)	\$177.50/SF
PRICE PSF (LEASE)	\$0.69/SF/NNN
NET CHARGES	\$0.19 SF/MO

Highlights

- Newly Refreshed!
- Excellent Corner Location
- High Image Industrial/R&D Building w/ Excellent 2nd Floor Offices
- Close Proximity to 101 Freeway On & Off Ramps
- Large 3.20 Acre Parcel
- Newly Resurfaced & Striped Parking Lot
- Newly Painted Building & Landscaping
- Newly Sealed & Polished Concrete Flooring
- New Lighting!

PROPERTY FEATURES

NET RENTABLE AREA (SF)	65,240
LAND SF	139,392
LAND ACRES	3.20
YEAR BUILT	1983
# OF PARCELS	1
ZONING TYPE	ML
BUILDING CLASS	B
LOCATION CLASS	Suburban
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	183
PARKING RATIO	2.80/1,000
CLEAR HEIGHT	25'
DOCKS	2 ext
OFFICE SF	25,080
OFFICE TO WAREHOUSE RATIO	38.4%

MECHANICAL

FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	1,500 Amps/277-480 2 Phase/4 Wire

Available: Vacant









PARKING

NO TRESPASSING

NO PARKING

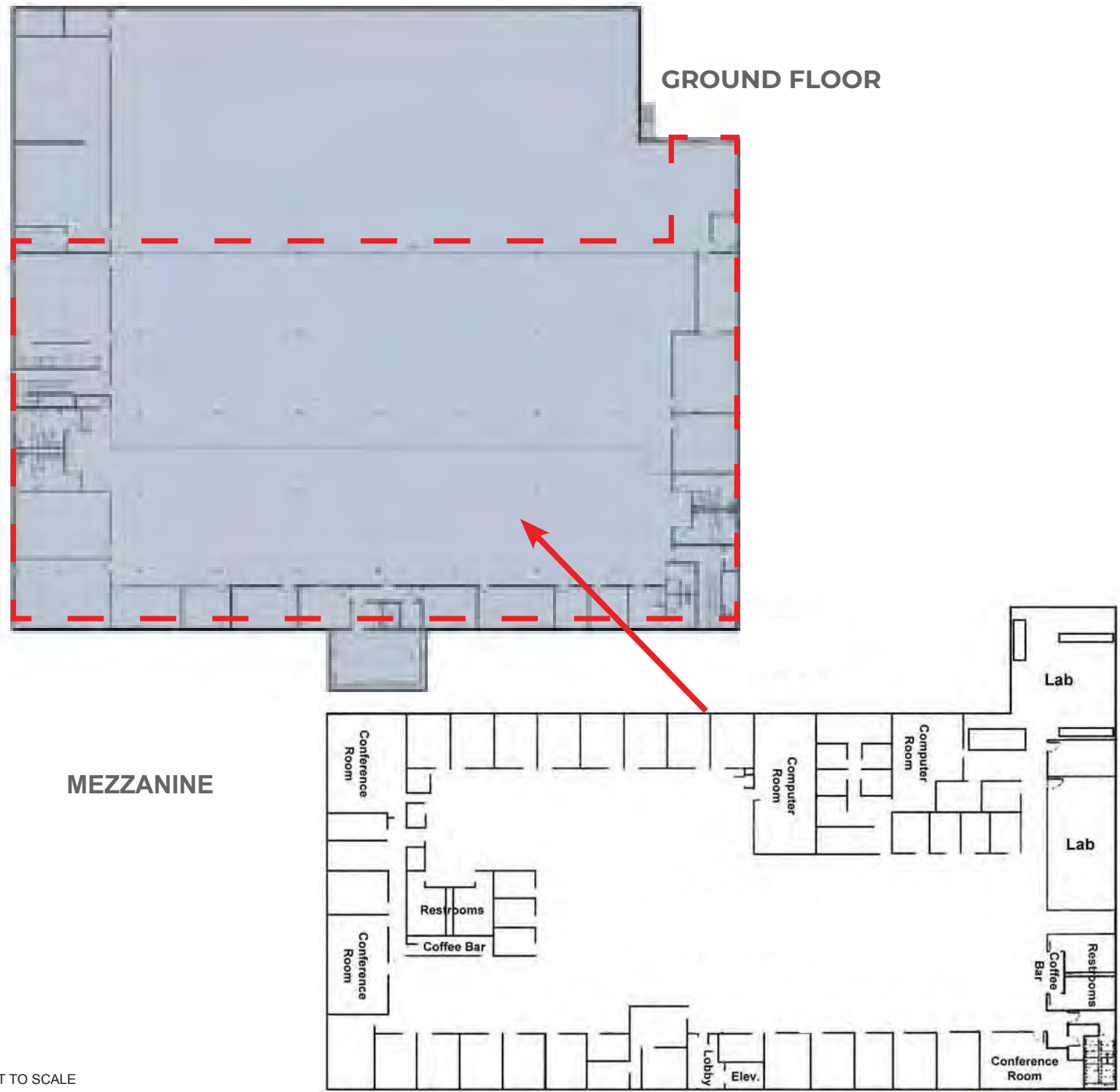




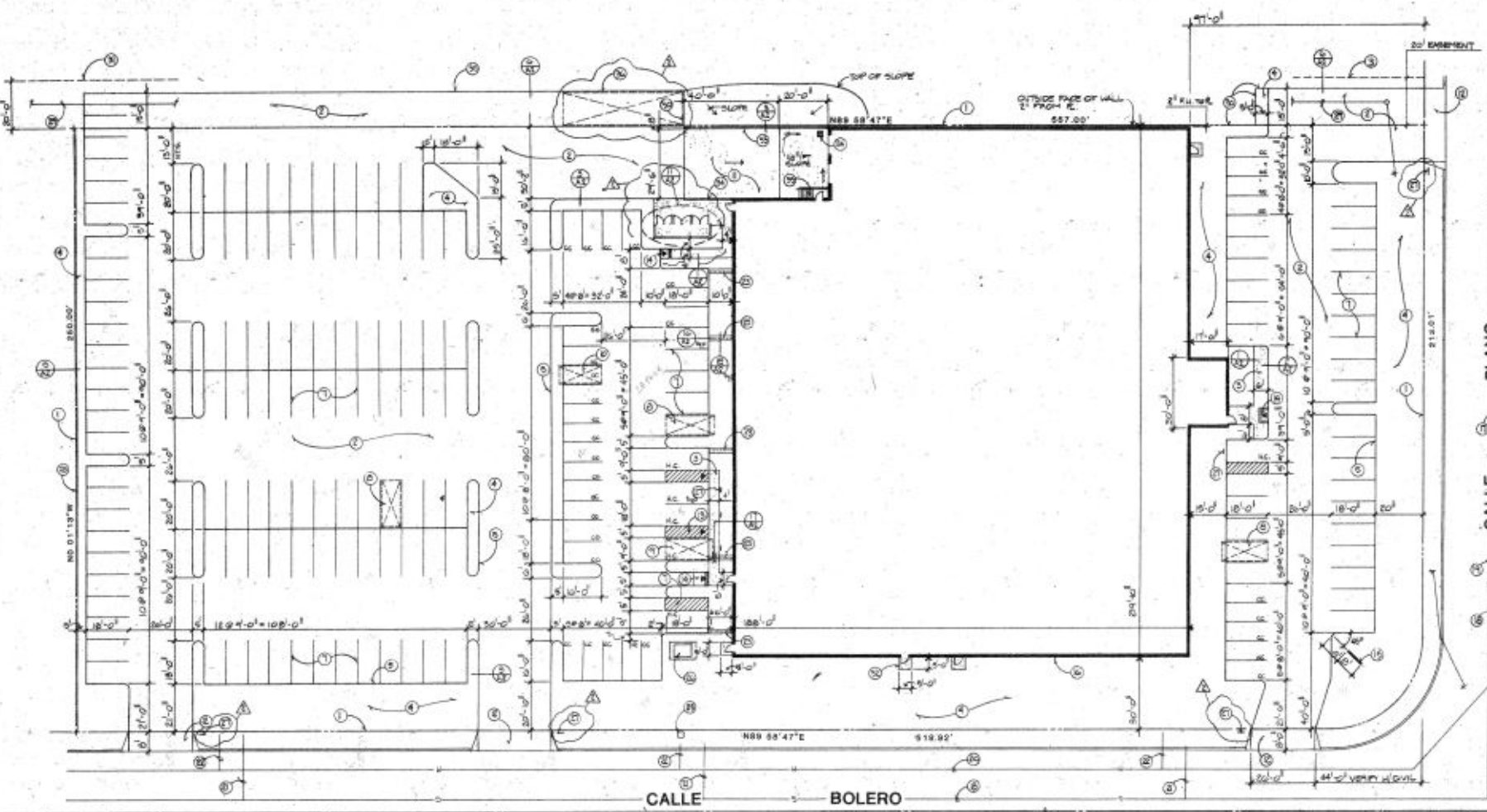








NOT TO SCALE



SITE PLAN

NOTES

01. PROPERTY LINE
02. A.C. PAVING
03. 4" CONC. SIDEWALK W/WOOD FIN.
04. LANDSCAPING
05. CONC. CURB
06. TRASH ENCL. - SEE DET. 11/A2
07. 4"W. PAINTED STRIPE
08. 8'x20' STD. PARKING SPACE (TYP.)
09. 9'x20' HANDICAPPED PARKING SPACE
W/STORAGE PER CALVAB. REQ'TS. -
SEE DETAIL 7 & 8/A2 FOR STORAGE.
10. 8'x16' COMPACT CAR PARKING SPACE
W/STORAGE (TYP.)
11. TRUCKWELL: 5" CONC. SLAB: HEAVY
ROOM FINISH W/RS: @ 18" O.C. -
D/4" AGG. BASE.
12. CONC. DRIVE APPROACH
13. HANDICAPPED RAMP - 1:15 SLOPE
MAX. W/PAINTED STRIPING (TYP.)
14. HANDICAPPED RAMP - SEE DET. 4/A2
15. MONUMENT SIGN - SEE DET. 9/A2
16. OUTLINE OF BLDG.
17. CENTERLINE OF STREET
18. (E) SEWER
19. (E) SEWER
20. (E) WATER MAIN
21. SEWER LATERAL
22. WATER LATERAL
23. CONC. GUTTER TO CURB
24. DRAIN - SEE CIVIL DMS.
25. 1-1/2" Ø M.R. FOR IRRIGATION
ELECT. TRANSFORMER PAD
27. HANDICAP SIGN - SEE DET. 8/A2
28. 6" CURB
29. (E) 24" STORM LINE
30. REDWOOD HEADER
31. EASEMENT LINE
32. 6" CONC. STOOP (TYP.)
33. 6" H. x 6" W. CONC. CURB. FILL
LENGTH OF TRUCKWELL.
34. CONC. RETAINING WALL
35. CONC. STAIRS - SEE DET. 15/A2 &
STRUCT. DMS.
36. LOADING ZONE - PAINT AC. PAVING
TO MEET RIGHTS OF CITY OF
SANTA MONICA.

GENERAL NOTES

- A. ALL HANDICAPPED SIGNAGE TO BE PER
CALVAB. ARCHITECTURAL BARRIER
LAWS.

Camarillo Overview

Camarillo is a thriving community of 70,000 people in the heart of Ventura County - and a terrific business location. Located along U.S. Highway 101, Camarillo is midway between Los Angeles and Santa Barbara.

Situated in the Pleasant Valley, and just nine miles from the ocean, Camarillo offers an appealing mix of rural and suburban lifestyles, with some of the best climate anywhere. The average temperature is in the low 70's, with over 300 days of sunshine annually.

A number of prominent and cutting-edge companies can be found in Camarillo, including Advanced Motion Controls, Semtech, Artisan Vehicle Systems, Saalex Solutions, GeoLinks, Meissner Filtration, Salem Media, SunAir Jets, and Hi-Temp Insulation, to name a few.

If you're looking for a great location to do business, you've come to the right place. 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.



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