

FOR LEASE

PONDEROSA SHOPPING CENTER

301-373 ARNEILL RD | CAMARILLO, CA 93010-6430



FOR LEASE

REAR-FACING ELBOW
SPACE WITH PATIO
±4,400 SF

FOR LEASE

±3,670 SF

FOR LEASE

±1,223 SF

FOR LEASE

±1,200 SF

Smart & Final®



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LEASING

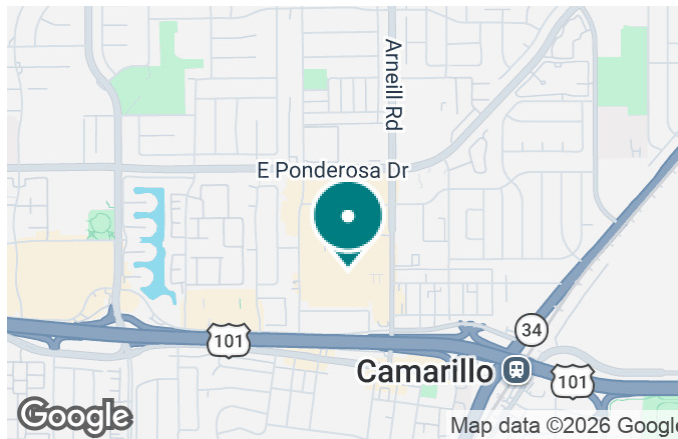
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- +/-4400 SF Former banquet and +/-3735 SF Retail Ground Level
- +/-1223 SF Former Ice Cream Shop Ground Level
- +/-1200 SF Former Cell Phone Store Ground Level
- +/-400 SF to +/-1,768 SF Office/Retail spaces Available on 2nd Floor
- First Class Retail ID + Prominent Community Destination Site
- Convenient Site Access Via Multiple Entrances
- Strong Area Population + Annual Income Demographics
- High Traffic Counts on Busy Arneill Road
- Two Blocks North of the 101 Freeway
- **The listed rate may not include certain utilities, building services, and property expenses**

NEIGHBORING RETAILERS

Smart & Final.

99¢ only STORES.



Firestone

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,250	20,538	31,035
Total Population	14,384	56,634	84,135
Average HH Income	\$77,929	\$95,409	\$101,095

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Multiple units available in this heavily trafficked shopping center, office/retail spaces on the second floor as well as additional ground-level shop spaces. The property's first-class retail identity positions it as a destination site with considerable prominence in the community. Key amenities include high street visibility on high-traffic Arneill Road, multiple entrances offering convenient access, and ample parking in a sizable onsite lot.

LOCATION DESCRIPTION

A sprawling, 2-story, multi-pad shopping center situated on Arneill Road, two blocks north of the 101 frwy in prime Camarillo. Anchored by Smart & Final, the bustling center's notable co-tenants include Goodwill, Firestone Tires, and a Wendy's drive-thru. The high-visibility location boasts high daily traffic counts and substantial area population and household income demographics.

OFFERING SUMMARY

Lease Rate:	\$1.50 - 3.50 SF/month (NNN; \$1.25 PSF NNN; Negotiable)
Available SF:	293 - 4,400 SF
Building Size:	10,400 SF

SPACES	LEASE RATE	SPACE SIZE
A103-105	\$3.50 SF/month	3,670 SF
A108	\$3.50 SF/month	1,223 SF
A111	\$2.50 SF/month	1,200 SF
B112	Upon Request	4,400 SF

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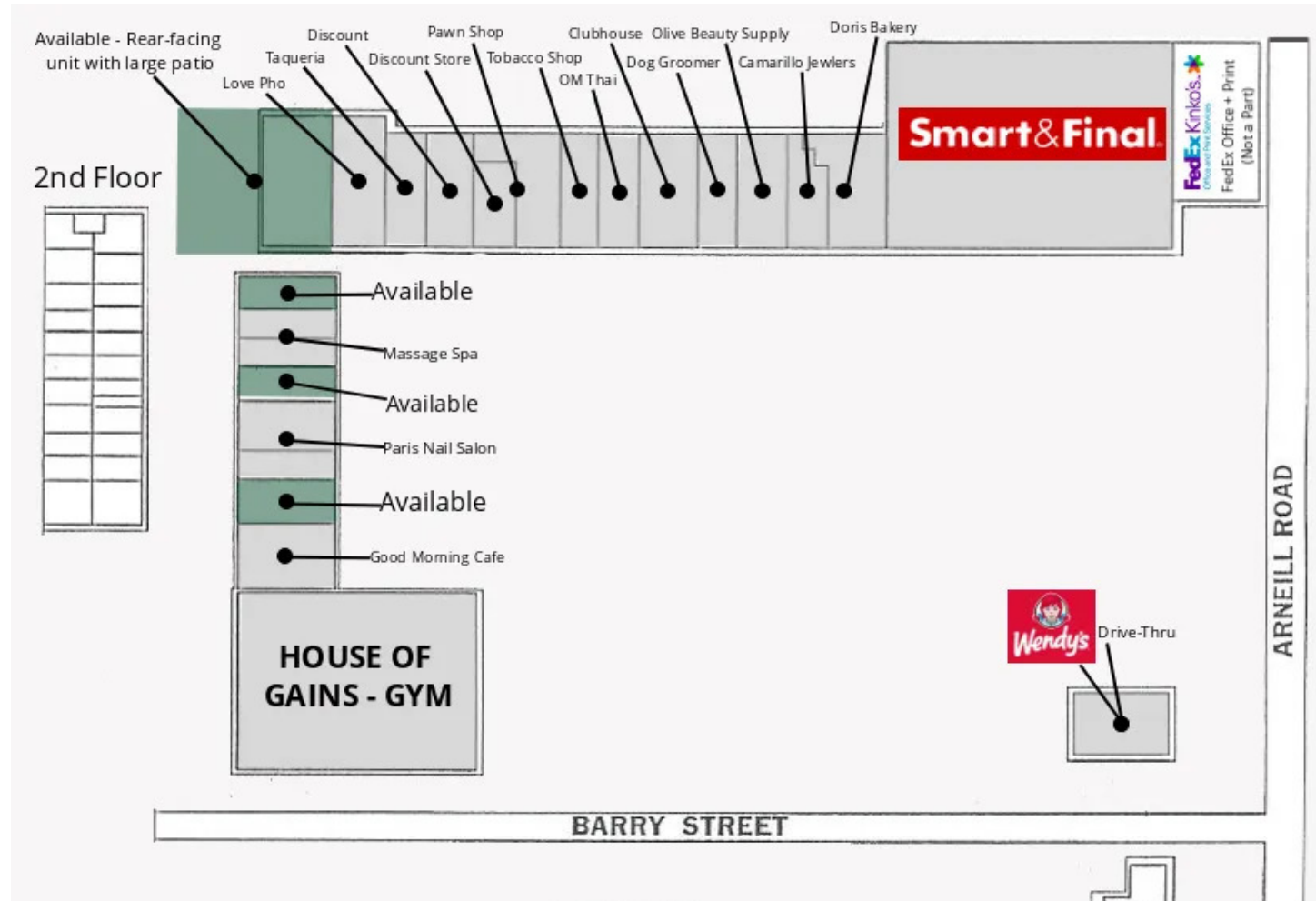
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PLANS

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A100	-	18,070 SF
A101-102	Good Morning Cafe	2,868 SF
A103-105	Available	3,670 SF
A106-107	Paris Nail Salon	2,425 SF
A108	Available	1,223 SF
A109-110	Massage Spa	2,323 SF
A111	Available	1,200 SF
B112	Available	4,400 SF
B113	Love Pho	3,500 SF
B114	Taqueria	1,575 SF
B115	Discount	2,520 SF
B116	Discount Store	1,215 SF
B117	Pawn Shop	1,895 SF
B118	Tobacco Shop	1,456 SF
B119	OM Thai	1,440 SF
B120	Clubhouse	2,400 SF
B121	Dog Grooming	1,200 SF
B122	Olive Beauty Supply	1,200 SF
B123	Camarillo Jewellers	1,402 SF
B124	Doris Bakery	2,464 SF

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SITE OVERVIEW

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SMART & FINAL CO-ANCHOR AND WENDY'S DRIVE-THRU

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ADDITIONAL SITE PHOTOS

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RETAILER MAP

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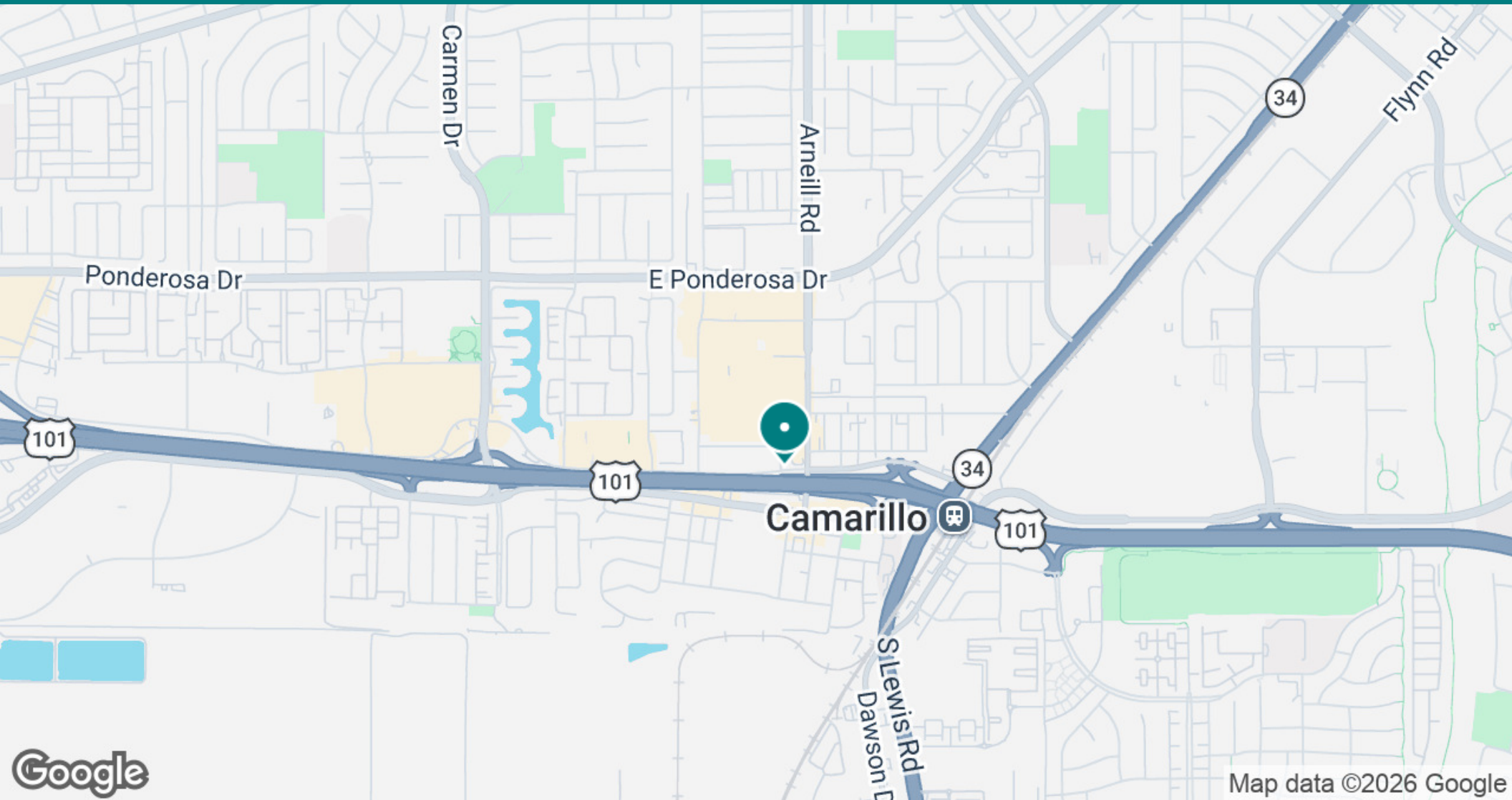
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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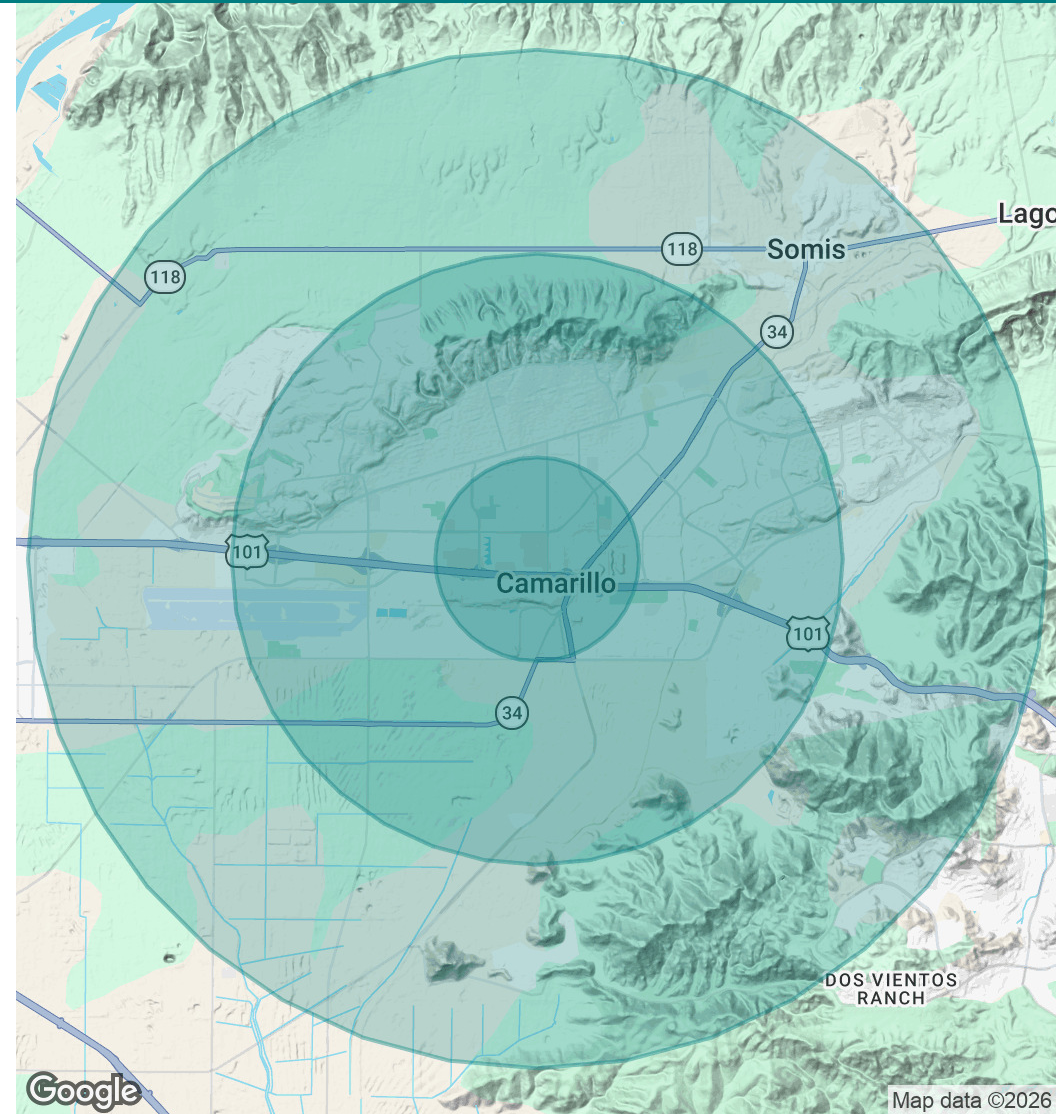
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,384	56,634	84,135
Average Age	36.2	40.6	42.2
Average Age (Male)	34.7	38.9	40.4
Average Age (Female)	38.4	41.9	43.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,250	20,538	31,035
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$77,929	\$95,409	\$101,095
Average House Value	\$544,050	\$576,171	\$599,957

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	32.0%	24.7%	22.6%

RACE	1 MILE	3 MILES	5 MILES
% White	67.5%	72.8%	74.3%
% Black	1.9%	2.2%	1.9%
% Asian	9.5%	8.6%	9.0%
% Hawaiian	0.1%	0.5%	0.4%
% American Indian	1.1%	0.5%	0.6%
% Other	16.9%	11.9%	10.5%



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