

**FOR SALE**  
±1,970 SF Freestanding,  
Multi-tenant Retail Building

210-214  
ARNEILL RD

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CAMARILLO  
CALIFORNIA  
93010

PRESENTED BY

**LISA SHIELDS**  
**805.879.9639**  
[lshields@radiusgroup.com](mailto:lshields@radiusgroup.com)  
CA LIC. 01742786





**Property Highlights**

- Great opportunity to own a highly visible, freestanding, multi-tenant retail property in the City of Camarillo.
- The building consists of two Suites. Suite 210 is +/- 1,165 RSF and Suite 214 is +/- 805 RSF.
  - Suite 210 is currently occupied by Pizza Hut (franchisee)\*
  - Suite 214 is currently occupied by Quality Foods Indian Grocers\*

\*Both tenants have term thru 9/30/2025. Please call agent for more details.

**Offering Specifics**

Price	\$1,195,000
Building Size	±1,970 SF
Lot Size	±9,135 SF
# Units	2 Spaces
APN	162-0-012-240
Zoning	CPD (Commercial Planned Development)
Parking	14 Spaces (Private Lot)
Year Built	1972

*The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

Nearby Merchants



**Demographics**

	1 MILE	3 MILE	5 MILE
Average Household Income	\$133,828	\$160,837	\$176,363
Population	15,620	67,306	87,976
Daytime Population:	12,818	57,872	73,097

2024 Estimates from SitesUSA

**Traffic Counts**

	ADT
Arneill Rd & E Daily Dr	33,065
US 101 Freeway	132,504

Traffic Counts from SitesUSA

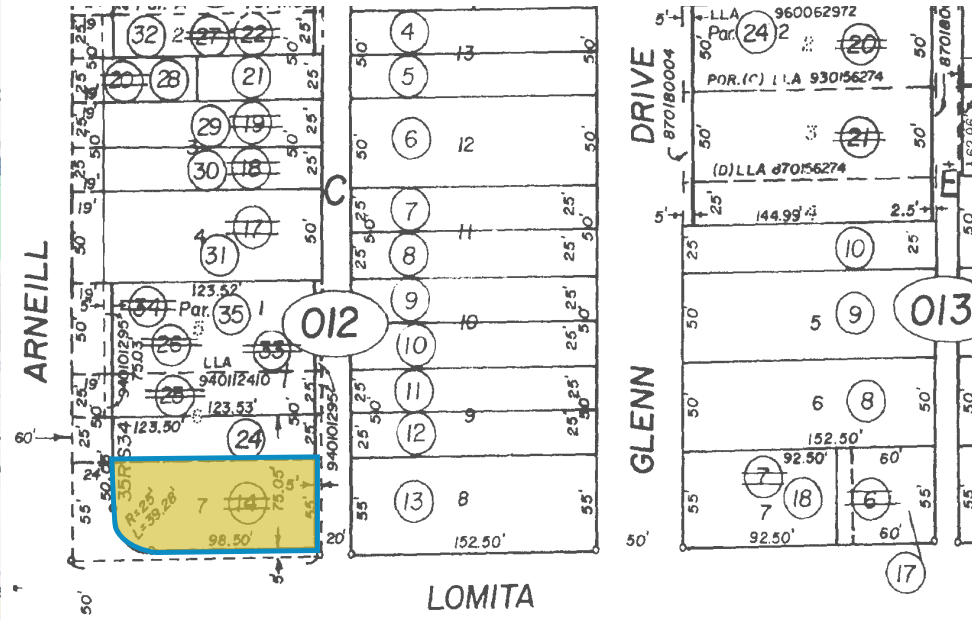
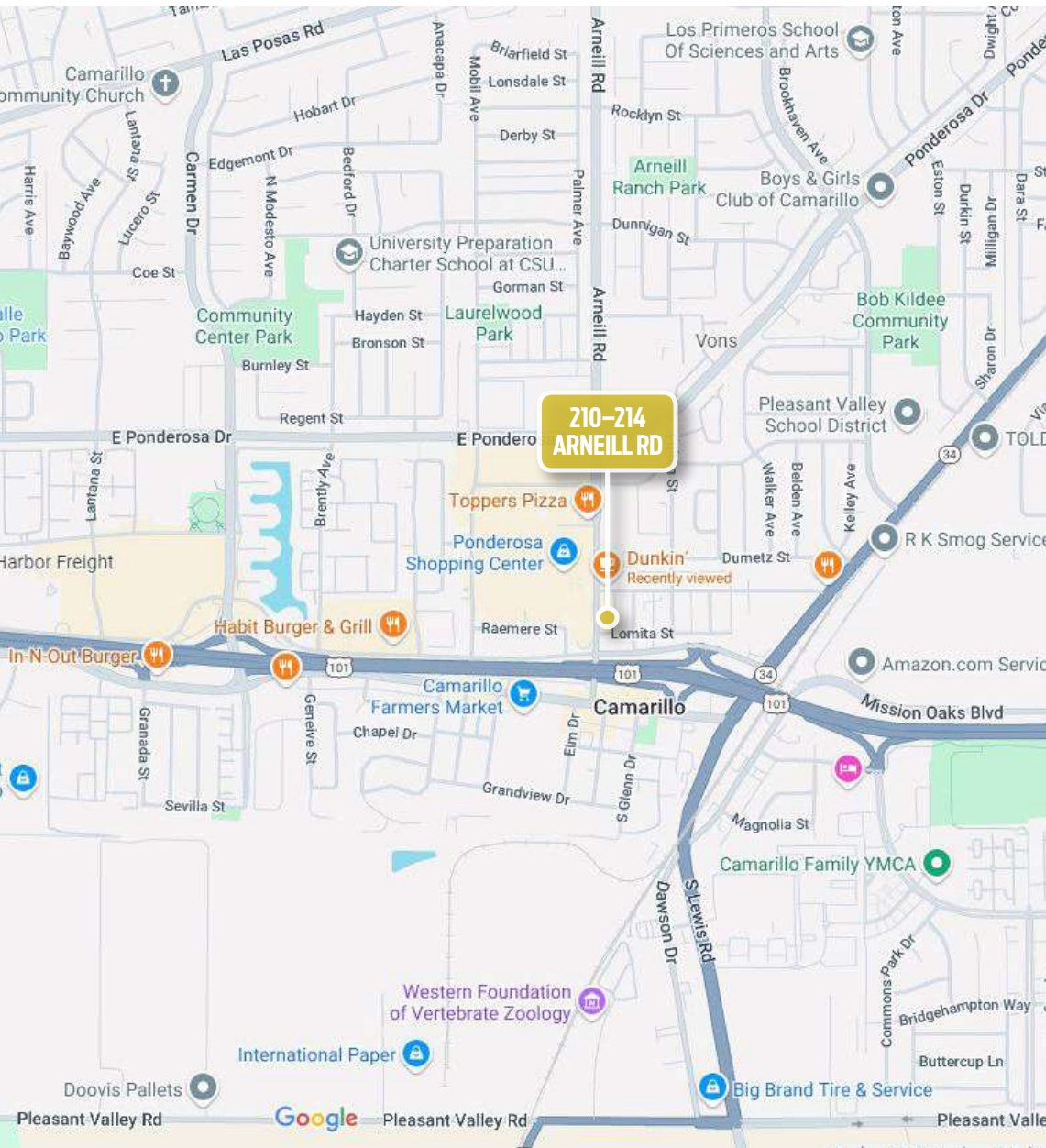
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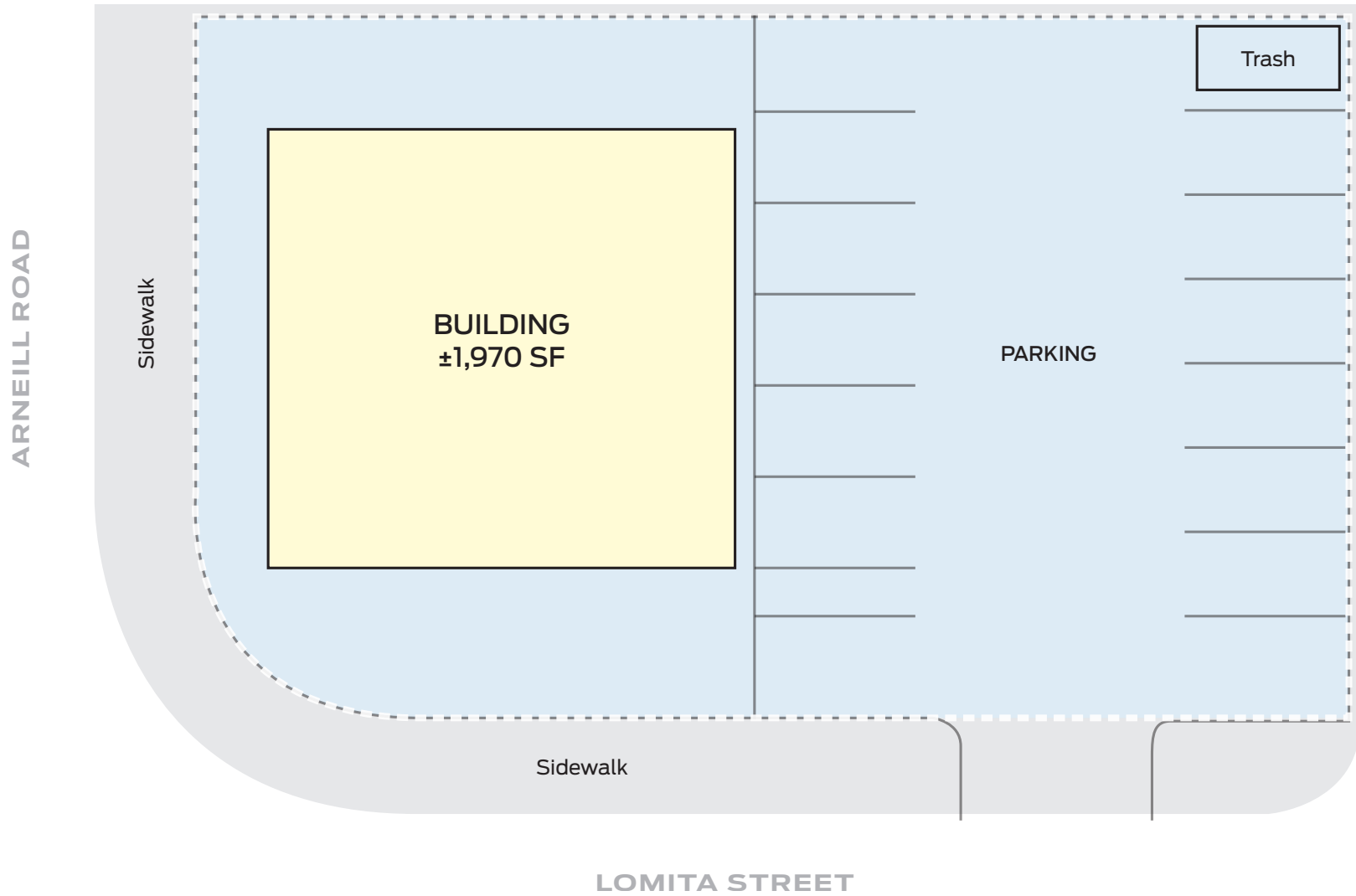


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SITE PLAN



Not to scale

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