

CLASS "A" PROFESSIONAL OFFICES FOR LEASE



1100 FLYNN ROAD
CAMARILLO, CA 93012

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CA DRE #00828915

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



EXECUTIVE SUMMARY

Property Overview

Professional offices also suitable for medical uses and within close proximity to Dignity Health/St. John's Pleasant Valley Hospital.

Location Overview

Flynn Road Business Park is a thriving 500 acre business campus in central Ventura County, CA, easily accessible to the Ventura 101 Freeway. The location is 10 to 15 miles West of Thousand Oaks/Westlake Village and 15+ miles from Channel Islands Harbor & Ventura Marina.

Property Highlights

- Class 'A' Building
- Ground Floor - Former Bank & Financial Use
- Abundant Parking
- 9' to 12' Ceiling Heights
- Office or Medical Uses - C-1 Zoning
- Elevator Service
- Exterior Signage Possible

PROPERTY OVERVIEW

Address: 1100 Flynn Rd., Camarillo, CA

Lease Rate: \$2.25 - 3.00 SF/month (MG)

Building Size: 25,263 SF

Available SF: 1,212 - 3,276 SF

Lot Size: 1.7 Acres

APN 1600045055

Year Built: 2011

Number of Units: 10



PROPERTY DETAILS

Lease Rate	\$2.25 - 3.00 SF/Month
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Property Information

Property Type	Office
Property Subtype	Office Building
Lot Size	1.7 Acres
APN #	1600045055

Location Information

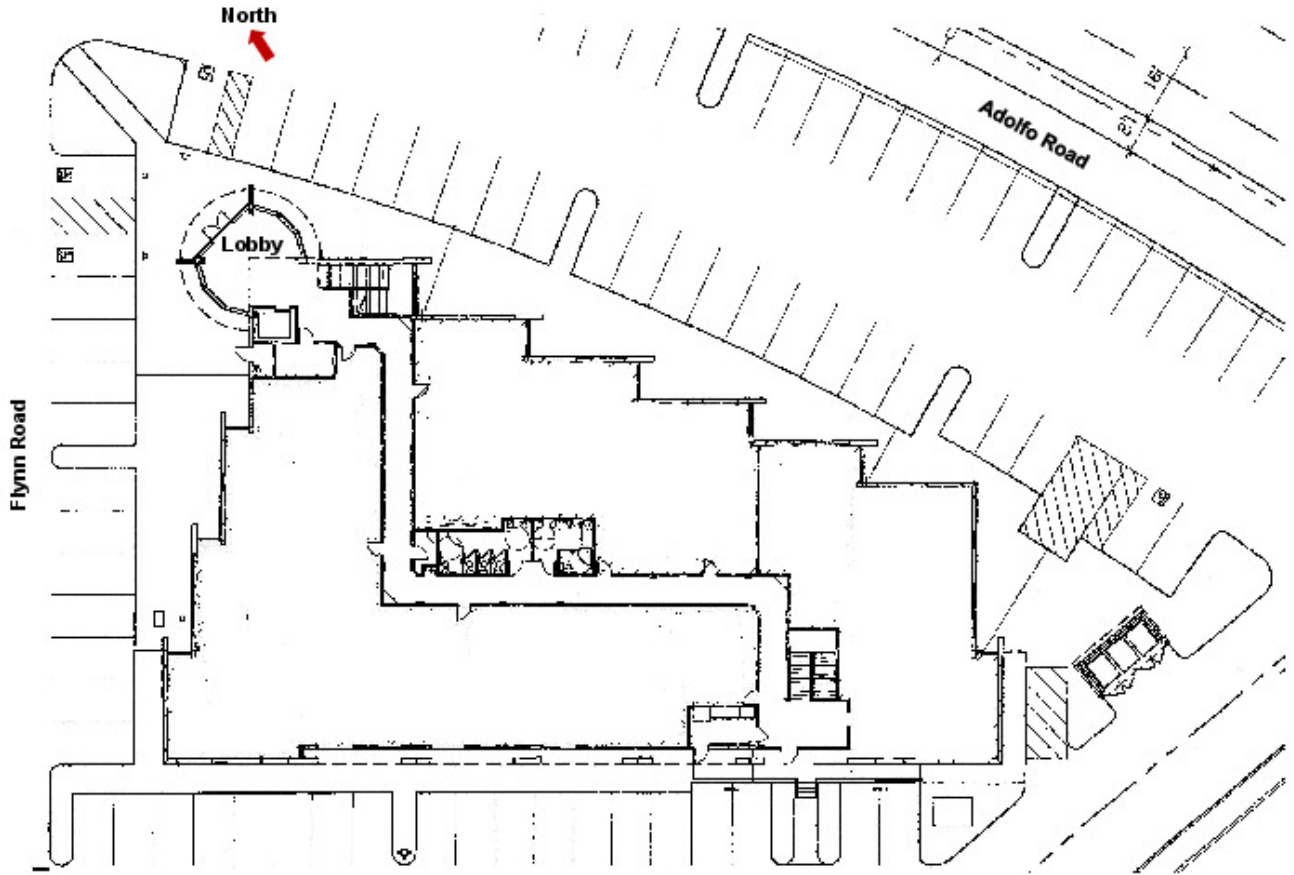
Street Address	1100 Flynn Road
City, State, Zip	Camarillo, CA 93012
County	Ventura

Building Information

Building Size	25,263 SF
Building Class	A
Year Built	2011
Number of Buildings	1



SITE PLAN



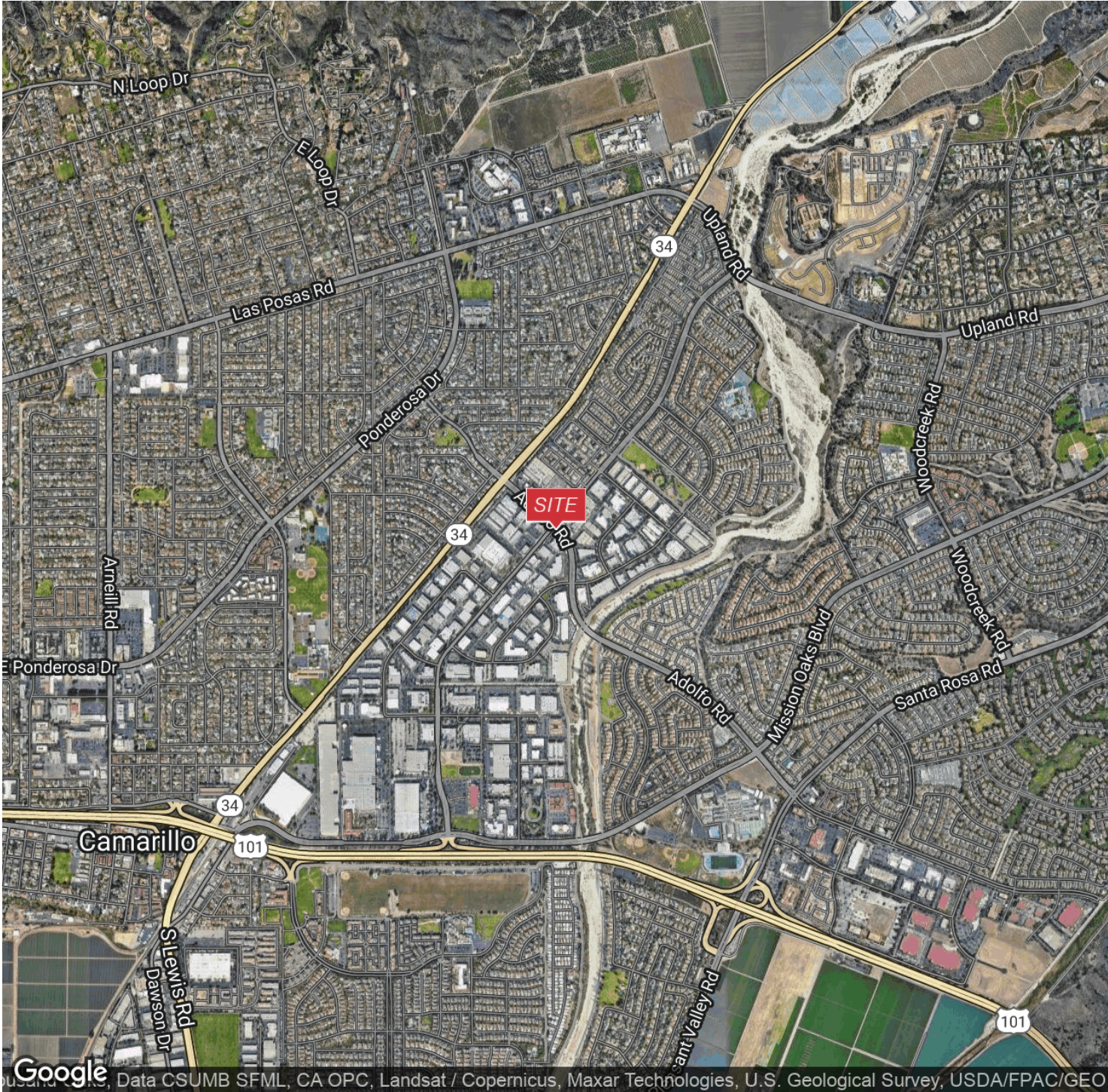


LOCATION OVERVIEW

Location Overview

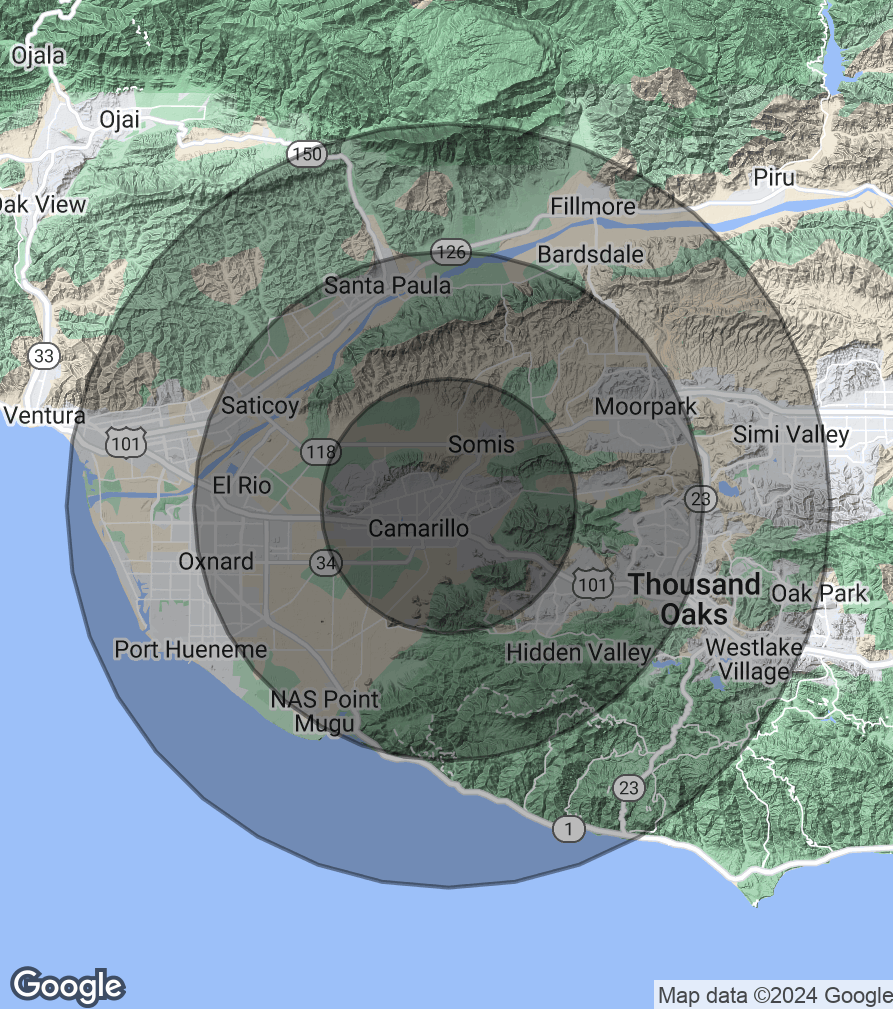
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LOCATION MAP



Google

Data CSUMB SFML, CA OPC, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



DEMOGRAPHICS

Demographics	5 Miles	10 Miles	15 Miles
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Population	91,033	393,557	711,636
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Total Households	33,496	127,815	239,532
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Average HH Income	\$127,039	\$113,172	\$113,676
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Total Businesses	Text	Text	Text
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Total Employees	Text	Text	Text
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