

For Sale



JEFFREY R. BECKER CCIM . CPM . RPA

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CA DRE #01213236

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PROPERTY DESCRIPTION

Fantastic freeway visible investment property located in Camarillo. Fully-leased multi-tenant building Major building signage with great visibility on 101 Freeway. Abundant parking available (parking ratio: 3/1,000 sf). Interior rehabs completed in 2019-2021 including Tenant Improvements and Fire Sprinkler Upgrades. Building is part of Commercial Owner Association -- "Spanish Hills Owner Association".

OFFERING SUMMARY

Sale Price:	\$4,350,000
Lot Size:	11,884 SF
Building Size:	11,734 SF
NOI:	\$213,000.00
Cap Rate:	4.9%

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LOCATION DESCRIPTION

Nestled between Los Angeles and Santa Barbara Counties, the city of Camarillo is a vibrant community, centrally located within Ventura County. The property features a desirable location on the 101 Freeway / Central Avenue exit, with excellent visibility along this major commuter thoroughfare. It is easily accessible from the 118 Freeway and Highway 1 / Pacific Coast Highway, and is just 10 miles away from the ocean.

Located within Camarillo's major shopping destination, this property is just one offramp away from the Camarillo Premium Outlets. It is also near the up-and-coming Springville retail center and planned community, currently in development. It also is within close proximity to Cal State University Channel Islands (CSUCI), the Naval Base, and Camarillo Airport (CMA).

AGENT CONTACT INFO

To find out more or setup a tour, please contact:

Jeffrey R. Becker - 805.653.6794 ext. 201 | jbecker@beckergroup.com



Google

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SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	LEASE END
Suite 1365	Camarillo Electric Supply	2,166 SF	\$15.02	09.2025
Suite 1367	Faith Mission	3,660 SF	\$19.10	05.2024
Suite 1369 - 1371	H.I.I.T Sports	5,735 SF	\$18.00	09.2026
TOTALS		11,561 SF	\$52.12	



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EXPENSES SUMMARY

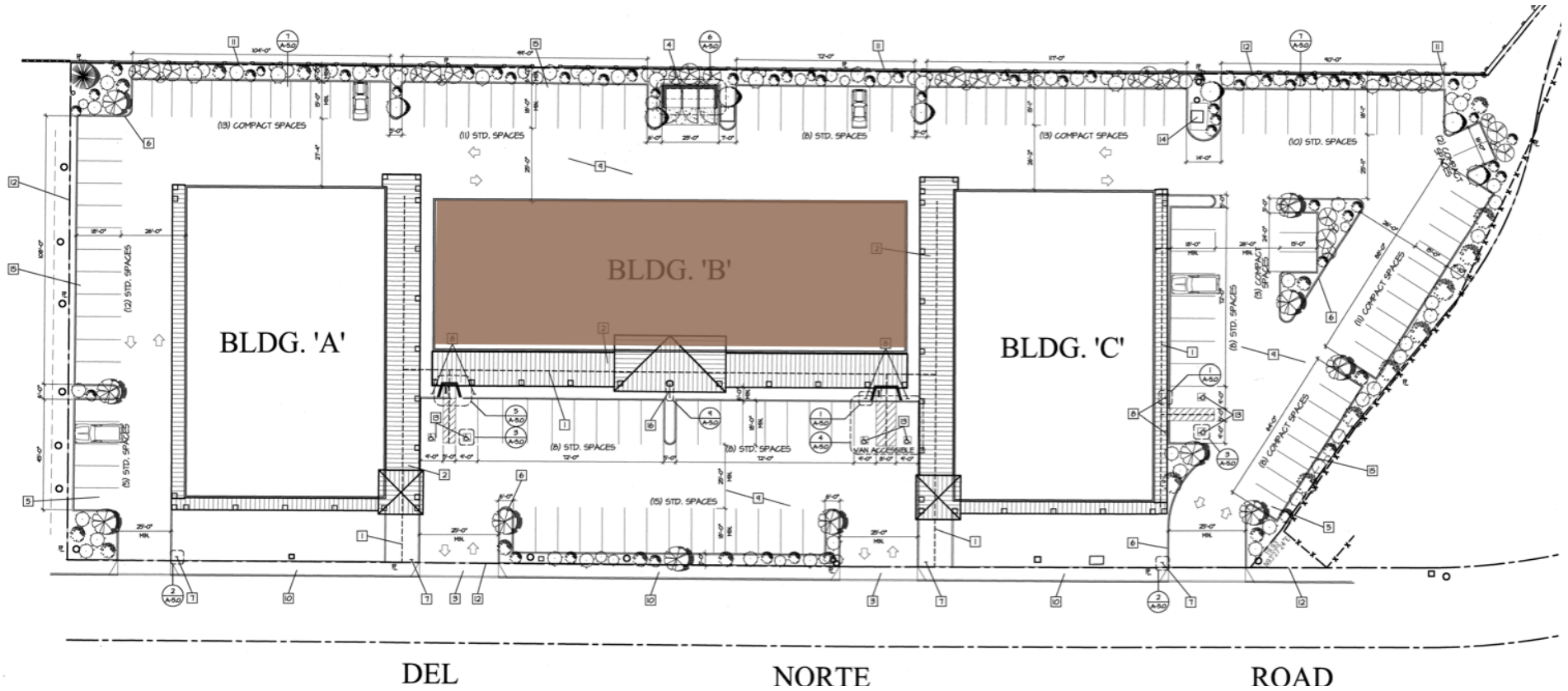
Real Estate Taxes	\$54,375
HOA dues	\$5,040
Common Area Maintenance	\$1,500
Utilities	\$4,000
Insurance	\$4,500
Management	\$4,860
OPERATING EXPENSES	\$74,275
NET OPERATING INCOME	\$213,000

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