



# FOR LEASE

**CSUCI Marketplace** / 45 Rincon Drive, Camarillo, Ca

**2<sup>nd</sup> Generation  
Market & Retail Spaces  
4,291 SF. & 830 SF.**



**BUENGER**

COMMERCIAL REAL ESTATE, INC.

(805) 985-1007

[www.BuengerInc.com](http://www.BuengerInc.com)

3600 South Harbor Blvd. Oxnard, California 93035  
[nissa@buengerInc.com](mailto:nissa@buengerInc.com) CalDRE #01378022

# MARKET/GROCERY OVERVIEW

\$2.50 per square foot + \$.40 cents NNN



- 4,291 Sq. Ft.
- Large Walk-in Refrigeration x 2
- Merchandiser/Refrigerated Display Cases
- Retail Shelving In Place
- Deli Prep Area with Sink and Deli Case
- High End Countertops/ LVP Flooring
- Grocery Check-Out in Place
- The Community needs/has requested a local market so as not to have to travel 15 min.

Here's your opportunity to lease this 2<sup>nd</sup> generation grocery space. The vision is an upscale market with beer, wine, everyday items, as well as "grab and go" items from salads and sandwiches and more.



**BUENGER**  
COMMERCIAL REAL ESTATE, INC.

(805) 985-1007

[www.BuengerInc.com](http://www.BuengerInc.com)



## RETAIL SPACE AVAILABLE

\$2.75 per square foot + \$.40 cents NNN

- ❖ 830 Sq. Ft.
- ❖ Currently utilized as a Copy/Printery since January 2010
- ❖ Prime Location within Town Center Marketplace
- ❖ Two sets of front doors on each side
- ❖ Parking Lot on Two Sides of Marketplace

Possible Uses: retail store, interactive gaming, training, yoga. The possibilities are there for your vision.

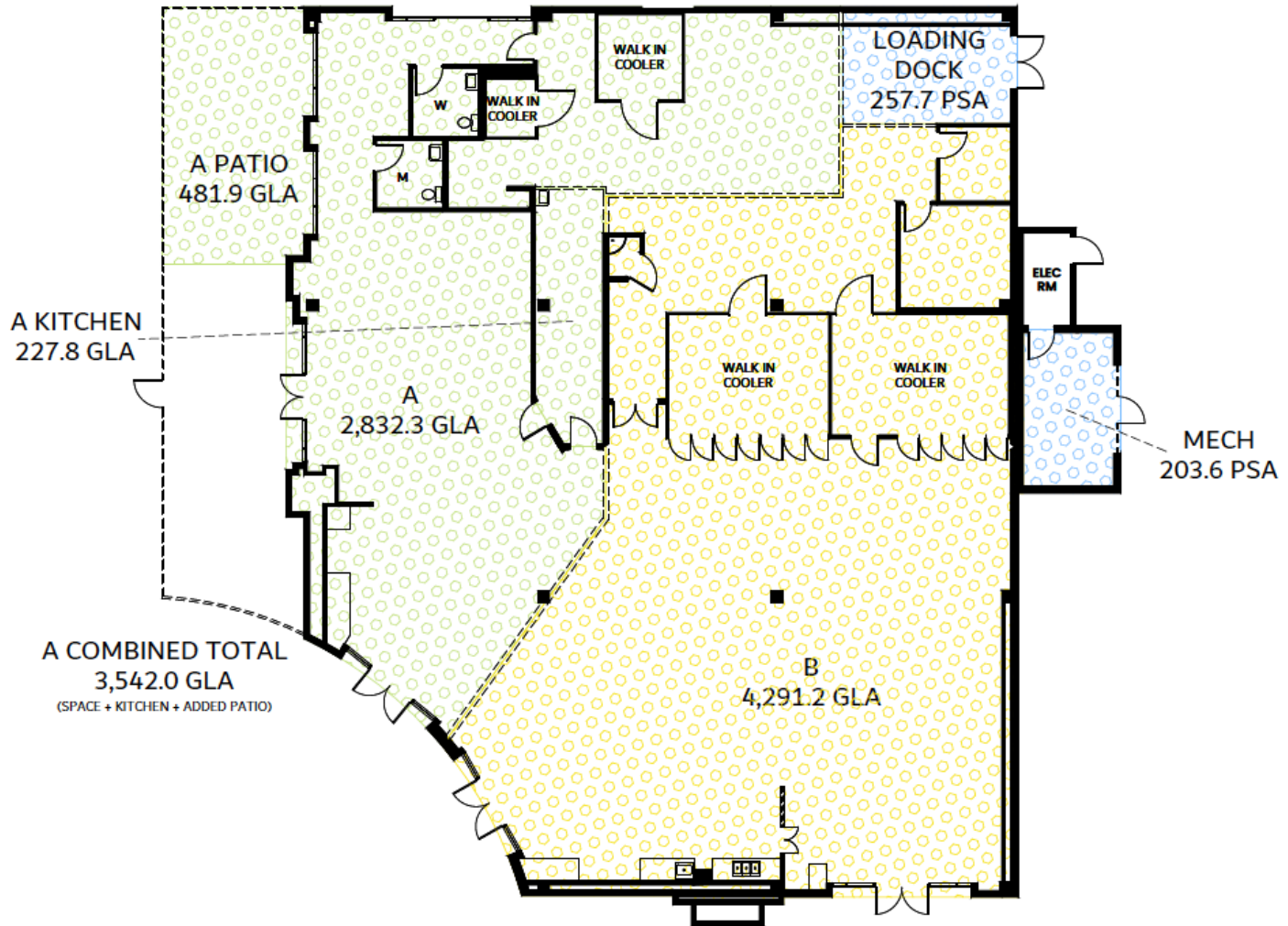
☐ Available within 30-60 days notice



CSUCI Marketplace - 45 Rincon Drive 93012



# Grocery Floor Plan

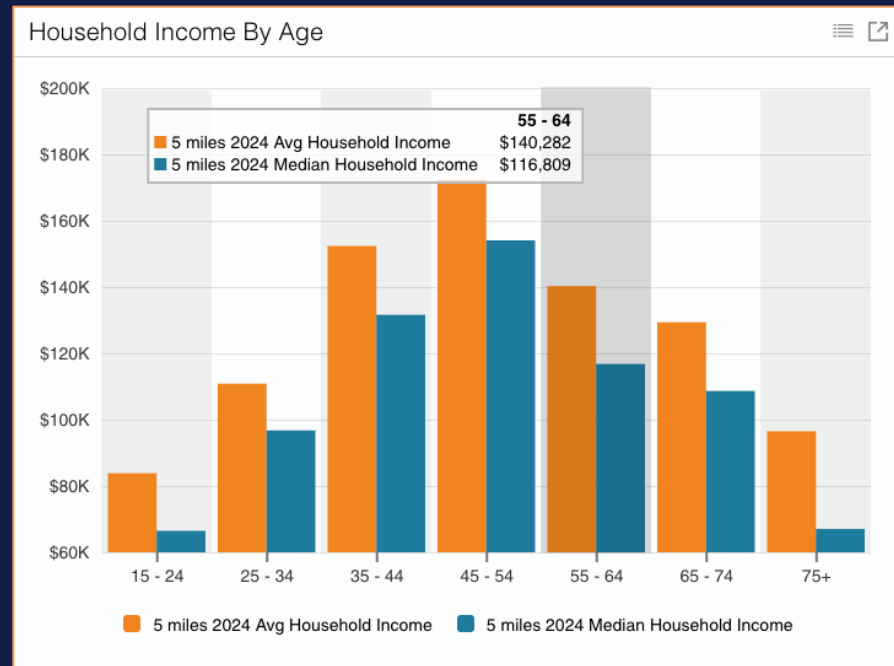


# DEMOGRAPHICS



## CSUCI Campus and Surrounding Area

- 1,000 + Faculty and Staff
- 5,000 + Students
- 1,247 Housing Units in Immediate Area
- 23,761 Housing Units within 5 Miles
- **1,880 – 2,000 Residents within walking/riding distance**
- Average Household Income within 3 Miles = \$135,660



**Closest Grocery Store 15 min  
by Car**

# MAPS and Additional Photos



# BUENGER

COMMERCIAL REAL ESTATE, INC.

Call Nissa to set up site tour

(805) 889-9016

[nissa@buengerinc.com](mailto:nissa@buengerinc.com)

CaDRE #01378022 [www.BuengerInc.com](http://www.BuengerInc.com)