

MISSION OAKS TECHNOLOGY CENTER

FOR LEASE OR SALE

5153 Camino Ruiz

CAMARILLO | CA



±39,905 SF 2-STORY OFFICE / R&D / MANUFACTURING

MICHAEL WALSH, SIOR
EXECUTIVE VICE PRESIDENT
P: 805.384.8810 | M: 805.276.7741
michael.walsh@daumcommercial.com
DRE License: #00614168

TAYLOR JOCOY
ASSOCIATE VICE PRESIDENT
P: 818.449.1636 | M: 818.483.3627
tjocoy@daumcommercial.com
DRE License: #02049497

BRENNAN JUSTICE
ASSOCIATE
D: 805.384.8820 | M: 818.451.9230
bjjustice@daumcommercial.com
DRE License: #02434876



FOR LEASE OR SALE

5153 Camino Ruiz

CAMARILLO | CA

PROPERTY HIGHLIGHTS



±39,905 SF 2-STORY OFFICE / R&D /
MANUFACTURING BUILDING



Master Planned Business Park



Excellent Freeway Visibility and Identity



Easy Access to Ventura 101 Freeway



Walking Distance to Numerous Restaurant



Ample Surface Parking



Currently Improved for General Office Uses



Medical Uses Permitted / R&D Conversion



Lease/Sale Pricing: Contact Brokers



FOR LEASE OR SALE

5153 Camino Ruiz

CAMARILLO | CA

PROPERTY HIGHLIGHTS

Year Built: 1983

Building Size: ±39,905 SF

Lot Size: ±2.98 AC

Structure: Concrete exterior

Stories: 2

Elevator: Yes

Parking: 158 surface spaces

Zoning: L-M

HVAC: (2) 50-ton units

Power: 1000 amp capacity; 480 volt

Ceiling Height: 12' slab to slab





RENDER EAST SPACE



RENDER WEST SPACE



AS IS | EAST SPACE



AS IS | WEST SPACE



RENDER ROLL UP DOOR



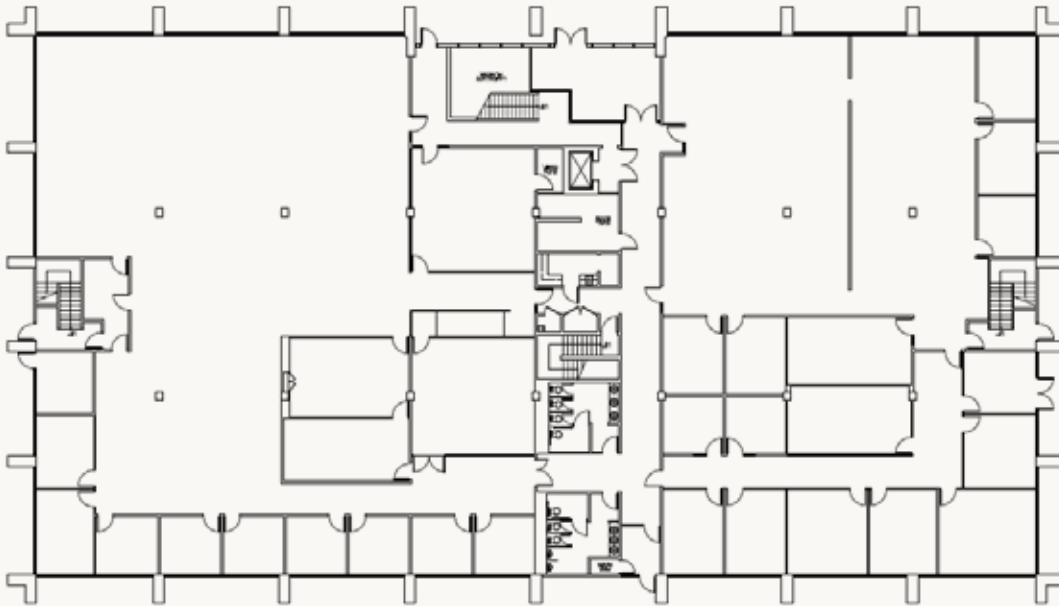
AS IS | REAR OF BUILDING

FOR LEASE OR SALE
**5153 Camino
Ruiz**

CAMARILLO | CA

FIRST FLOOR

19,721 SF



SECOND FLOOR

20,184 SF



NOT TO SCALE

LOCATION MAP & DEMOGRAPHICS



LOCATED NEAR THE
101 FREEWAY



55 MINUTES
FROM DTLA



CAMARILLO AIRPORT
8 MIN | 4 MI

OXNARD AIRPORT
15 MIN | 9 MI

LOS ANGELES
INTERNATIONAL AIRPORT
60 MIN | 54 MI



CAMARILLO (VENTURA COUNTY LINE -
SOUTHERN CALIFORNIA REGIONAL RAIL
5 MIN DRIVE | 2.5 MI. DISTANCE

FOR LEASE OR SALE 5153 Camino Ruiz

CAMARILLO | CA

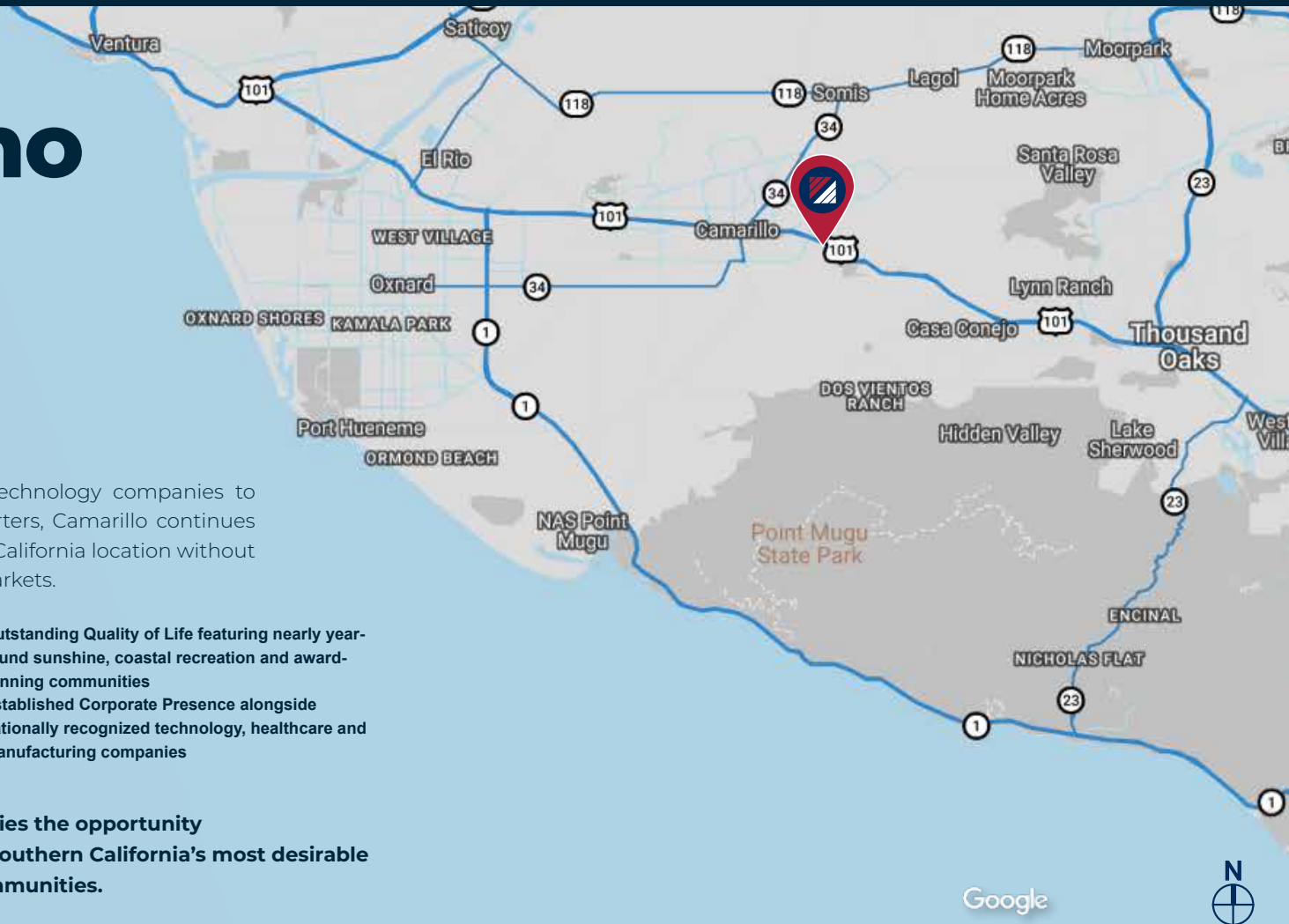
WHY INDUSTRY LEADERS CHOOSE CAMARILLO

From innovative aerospace firms and medical technology companies to advanced manufacturers and corporate headquarters, Camarillo continues to attract businesses seeking a strategic Southern California location without the congestion and costs of larger metropolitan markets.

- ✓ Prime 101 Freeway Access connecting Los Angeles, Ventura and Santa Barbara
- ✓ Business-Friendly Environment with competitive operating costs and a supportive economic climate
- ✓ Highly Skilled Workforce supported by nearby universities, colleges and technical talent
- ✓ Outstanding Quality of Life featuring nearly year-round sunshine, coastal recreation and award-winning communities
- ✓ Established Corporate Presence alongside nationally recognized technology, healthcare and manufacturing companies



5153 CAMINO RUIZ offers companies the opportunity to establish operations in one of Southern California's most desirable and fastest-growing business communities.



Google



AMENITIES & CORPORATE NEIGHBORS



RETAIL	
Camarillo Premium Outlets	7 min
Camarillo Town Center	6 min
Las Posas Plaza	5 min
Carmen Plaza	5 min

RESTAURANTS	
Lure Fish House	7 min
Luv 'n Eat Thai Cuisine	6 min
Cagamí Ramen	6 min

HOTELS	
Hampton Inn & Suites Camarillo	6 min
Residence Inn by Marriott Camarillo	6 min

BANKING	
Mechanics Bank - Camarillo Branch	6 min
Citi	6 min
Ventura County Credit Union	6 min

TRANSPORTATION	
US-101 Freeway	< 1 min
Las Posas Rd Interchange	2 min
Lewis Rd Interchange	2 min
Camarillo Airport (CMA)	8 min
Camarillo Metrolink Station	6 min

RECREATION	
Camarillo Ranch	7 min
Camarillo Grove Park	6 min
Camarillo Springs Golf Course	8 min

DRIVE TIMES TO KEY DESTINATIONS	
Thousand Oaks	15 min
Ventura	18 min
Santa Barbara	40 min
Los Angeles	55 min

US-101 FREEWAY
 < 1 MIN

CAMARILLO AIRPORT
 8 MIN

CAMARILLO PREMIUM OUTLETS
 7 MIN

CAMARILLO METROLINK STATION
 6 MIN

VENTURA
 18 MIN

LOS ANGELES
 55 MIN