



OFFERING MEMORANDUM | 2101 PICKWICK DRIVE | CAMARILLO, CA

Exclusively Listed by

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KW Commercial

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PROPERTY SUMMARY

2101 Pickwick Drive



Property Summary

APN:	165-0-140-215
Building SF:	25,288
CAP Rate:	7.0%
Lot Size:	80,586 SF
NNN:	Yes
Parking:	86 Surface spaces
Price:	\$11,300,000
Rentable SF:	25,360
Tenants/Units:	22
Year Built:	1986

PROPERTY OVERVIEW

2101 Pickwick Drive is a neighborhood retail investment opportunity consisting of approximately 25,360 rentable square feet situated on an 80,586-square-foot parcel in Camarillo, California. The Property is leased to a diversified tenant roster providing in-place cash flow supported by a balanced mix of medical, grocery, restaurant, fitness, personal care, and specialty retail uses.

The Property benefits from a Triple Net (NNN) lease structure, multiple income sources, and annual contractual rent increases throughout much of the rent roll. The combination of current income, tenant diversification, and future lease renewal opportunities makes this an attractive offering for private investors, family offices, and 1031 exchange buyers

LOCATION OVERVIEW

Convenient access to U.S. Highway 101 provides regional connectivity throughout Ventura County and to the greater Southern California market. The surrounding residential base and strong demographic profile continue to support long-term demand for neighborhood-serving retail businesses.

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PROPERTY DESCRIPTION

2101 Pickwick Drive



NEIGHBOR RETAIL INVESTMENT OPPORTUNITY

Strategically located near the intersection of Pickwick Drive and East Ponderosa Drive, the Property serves one of Camarillo's established residential and commercial trade areas. The center benefits from convenient access, strong visibility, and proximity to the Camarillo Post Office, neighborhood-serving businesses, medical services, restaurants, and surrounding residential communities.

The attractive Spanish Mediterranean architecture, corner-oriented location, dual street exposure, and generous parking field contribute to the Property's long-term competitive position within the market. Multiple long-term tenants and contractual annual rent increases provide predictable income growth while future lease renewals offer additional opportunities to enhance rental revenue as market conditions permit.

Supported by strong demographics, established surrounding residential neighborhoods, and limited availability of comparable infill retail assets, 2101 Pickwick Drive represents an attractive investment opportunity within Ventura County's neighborhood retail market.

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SUMMARY FINANCIALS

2101 PICKWICK DRIVE



2101 PICKWICK FINANCIALS

The Property generates approximately \$785,422 in annual Net Operating Income, representing an approximate 7.00% capitalization rate based on the asking price of \$11,300,000. Income is derived from a diversified tenant roster operating under a predominantly Triple Net (NNN) lease structure that allows ownership to recover a substantial portion of operating expenses through Common Area Maintenance reimbursements.

The diversified rent roll, contractual annual rental increases, and established tenant occupancy provide stable cash flow while creating opportunities for future income growth through lease renewals and market rent adjustments. Prospective purchasers should independently verify all financial information during the due diligence period.

ANNUALIZED OPERATING DATA

	Current	PSF
Potential Base Rent	\$785,422	\$30.97
CAM Recoveries	\$297,515	\$11.73
Other Income	\$0	\$0.00
Gross Potential Income	\$1,082,937	\$42.70
Effective Gross Income	\$1,082,937	\$42.70
Operating Expenses	\$297,515	\$11.73
Net Operating Income	\$785,422	\$30.97

OPERATING EXPENSES - CURRENT & ASSUMPTIONS

	Current	PSF	Calculation
Real Estate Taxes (1.25%)*	\$141,250	\$5.57	1.25% of Suggested Asking Price
Insurance	\$29,981	\$1.18	
Utilities	\$41,441	\$1.63	Water, Electricity
Trash Removal	\$23,388	\$0.92	
Grounds Maintenance	\$6,000	\$0.24	
Repairs & Maintenance	\$18,966	\$0.75	Cleaning, R&M
Management Fee (4%)	\$31,417	\$1.24	4% of Potential Base Rent
Capital Reserves	\$5,072	\$0.20	per square foot (annual)
Total Operating Expenses	\$297,515	\$11.73	

* Assumption: Triple Net charges are absorbed 100% Landlord did not provide actual profit/loss.

* Taxes estimated based on asking price

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PROPERTY PHOTOS

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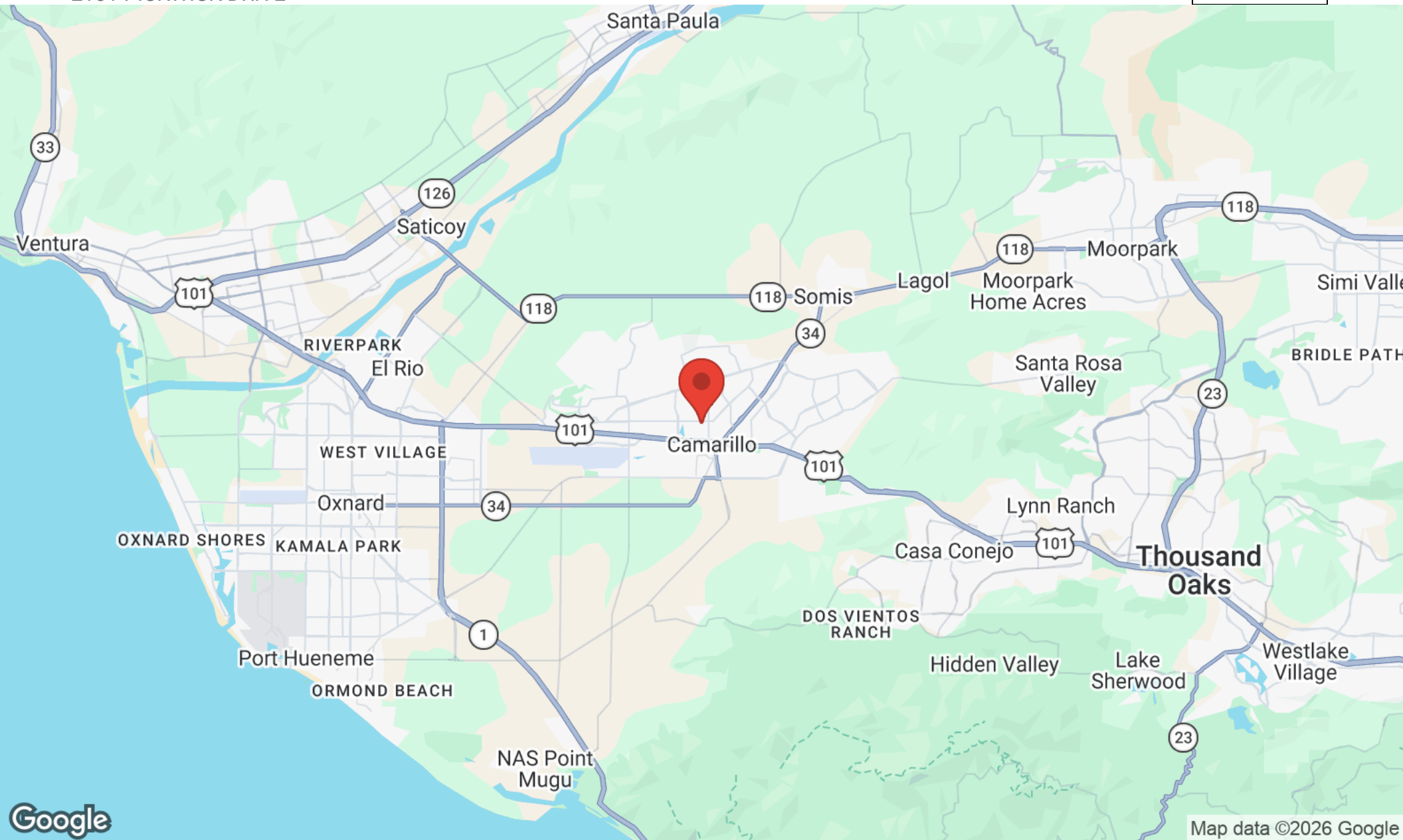
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REGIONAL MAP

2101 PICKWICK DRIVE



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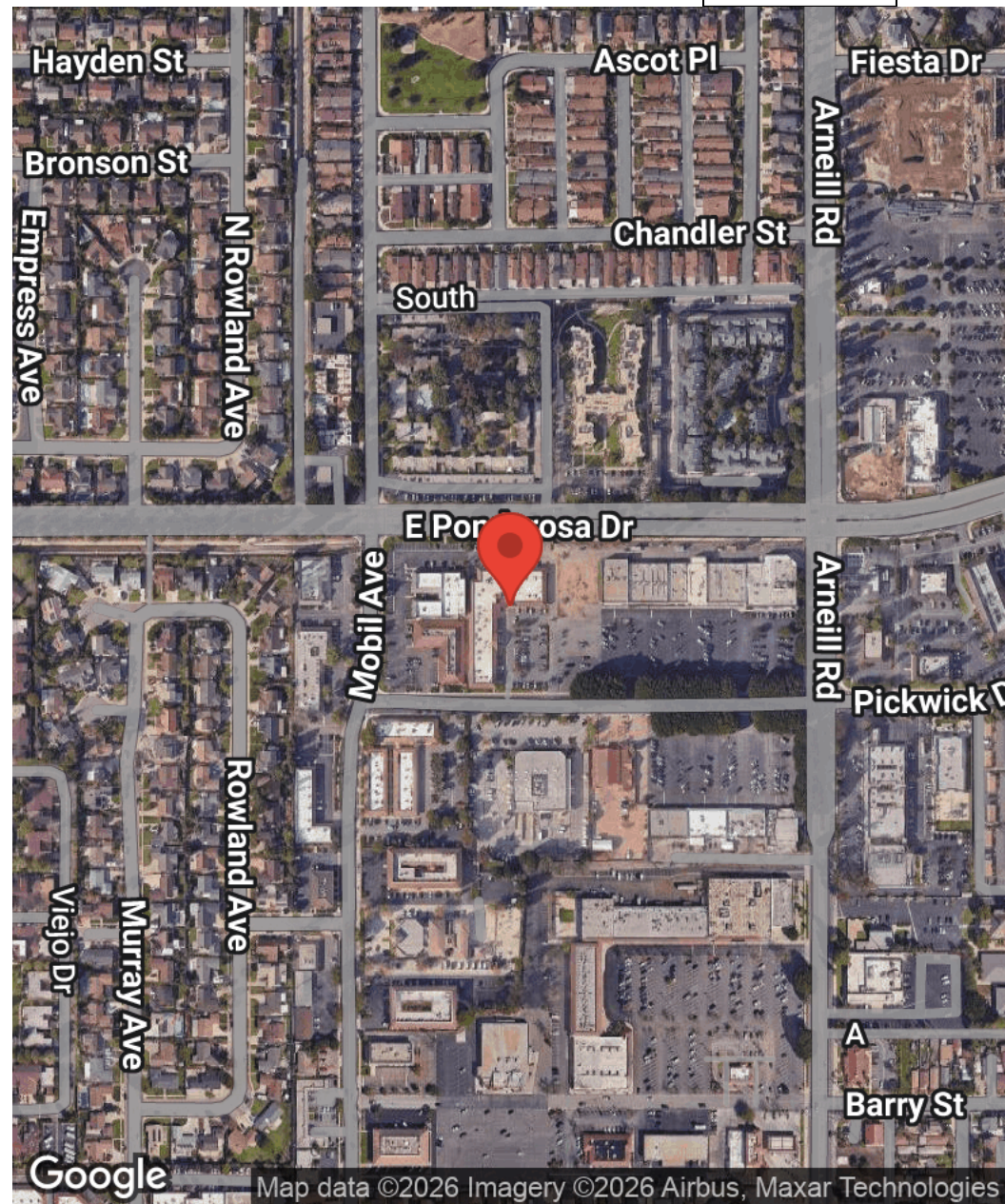
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LOCATION MAPS

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AERIAL MAP

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2101 RENT ROLL

2101 PICKWICK DRIVE



2101 PICKWICK DR RENT ROLL

Unit	Tenant	Move-in Date	Exp Date	Annual Increase	SF	%	Base Rent	Base Rent	CAM	Total	Notes
2103 P.W.	Urgent Care	01/01/06	01/01/28	4.0%	2,112	8.35%	\$7,066.32	\$3.35	\$1309.44	\$8,375.76	
2105 P.W.	Layla Beauty	02/14/11	02/28/29	4.0%	1,138	4.50%	\$3,048.14	\$2.68	\$705.56	\$3,753.70	
2107 P.W.	Dr. Anish Puri & Jovhan	01/01/09	11/30/27	4.0%	1,173	4.64%	\$2,957.59	\$2.52	\$727.26	\$3,684.85	
2109 P.W.	Family Cuts	06/01/16	10/08/28	4.0%	1,379	5.45%	\$3,226.86	\$2.34	\$854.98	\$4,081.84	
2111 P.W.	LaBodegaMkt	12/01/15	11/31/30	2.0%	3,315	13.11%	\$7,257.37	\$2.19	\$2,055.30	\$9,562.67	\$250 Water bill
2113 P.W.	LaBodegaMkt									\$0.00	
2115 P.W.	Sushi Fresh	10/22/18	01/21/29	3.0%	2,346	9.28%	\$6,396.20	\$2.73	\$1,454.52	\$7,850.72	
2117 P.W.	Sushi Fresh	10/22/18	01/21/29							\$0.00	
2121 P.W.	B2 Fitness	01/24/24	01/23/29		2,182	8.63%	7833.26	\$3.59	2543	\$10,376.26	
2123 P.W.	Wild Cherry	05/01/10	04/30/35	3.0%	1,583	6.26%	\$3,982.17	\$2.52	\$981.42	\$4,963.59	
2125 P.W.	Solar Nail Spa	01/05/18	12/31/33	4.0%	809	3.20%	\$2,290.28	\$2.83	\$501.58	\$2,791.86	
2127 P.W.	Z.SmokeShop	11/28/17	11/28/29	3.0%	783	3.10%	\$2,250.35	\$2.87	\$485.46	\$2,735.81	
2129 P.W.	Pop's Repair	04/01/17	10/01/31							\$0.00	
2131 P.W.	Pop's Repair	03/14/00	10/01/31	4.0%	1,567	6.20%	\$4,729.64	\$3.02	\$971.54	\$5,701.18	
2100 E Pon	B2 Fitness	05/01/23	01/23/29		1,920	7.59%		\$0.00		\$0.00	
2104 E Pon	L.C. Pizza	12/09/85	04/30/28	3.0%	1,211	4.79%	\$3,610.38	\$2.98	\$750.82	\$4,361.20	
2108 E Pon	Game Shop	08/12/25	08/12/30	2.7%	684	2.70%	\$1,710.00	\$2.50	\$424.08	\$2,134.08	
2112 E Pon	Wild Cherry	05/01/10	04/30/25							\$0.00	
2116 E Pon	Pon Water Store	01/12/06	02/01/31	5.0%	809	3.20%	\$3,623.89	\$4.48	\$501.58	\$5,625.47	\$1,500 Water Bill
2120 E Pon	Massage	09/01/25	08/31/29	3.0%						\$0.00	
2124 E Pon	Massage	09/01/25	08/31/29	3.0%	1,566	6.19%	\$3,090.30	\$1.97	\$970.92	\$4,061.22	
2128 E Pon	D. Dog Grooming	11/01/18	10/31/26	4.0%	783	3.10%	\$2,379.10	\$3.04	\$485.46	\$2,864.56	
Monthly Total					25,360	100%	\$65,451.85		\$15,722.92	\$82,924.77	
Annual Total							\$785,422.20		\$188,675.04	\$995,097.24	

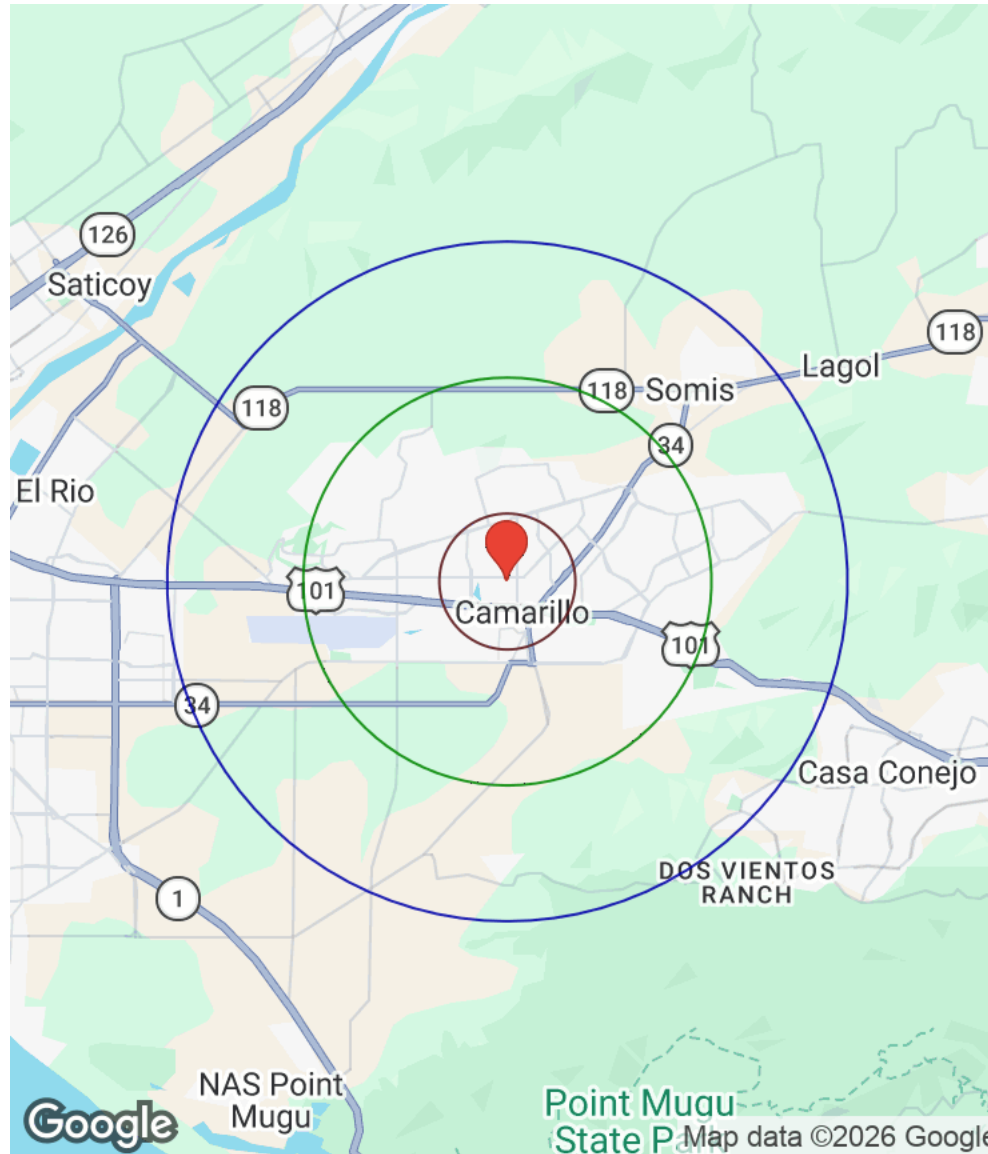
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DEMOGRAPHICS

2101 PICKWICK DRIVE



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	9,265	33,226	42,411
	Female	9,570	34,727	42,873
	Total Population	18,835	67,953	85,284
Race / Ethnicity	White	8,142	31,816	40,757
	Black	467	1,950	2,328
	Am In/AK Nat	21	82	111
	Hawaiian	21	95	111
	Hispanic	7,713	23,960	29,278
	Asian	1,840	7,740	9,705
	Multiracial	573	2,127	2,712
	Other	58	183	273
Housing	Total Units	7,278	26,961	33,692
	Occupied	6,996	25,922	32,356
	Owner Occupied	3,771	16,626	21,426
	Renter Occupied	3,225	9,296	10,930
	Vacant	281	1,039	1,335
Age	Ages 0 - 14	3,246	11,440	13,839
	Ages 15 - 24	2,271	7,772	10,366
	Ages 25 - 54	7,290	24,754	30,097
	Ages 55 - 64	2,290	8,809	11,028
	Ages 65+	3,739	15,178	19,954
Income	Median	\$102,208	\$121,262	\$124,758
	Under \$15k	412	1,426	1,722
	\$15k - \$25k	419	1,104	1,275
	\$25k - \$35k	283	1,105	1,326
	\$35k - \$50k	603	1,507	1,900
	\$50k - \$75k	824	2,889	3,470
	\$75k - \$100k	892	2,723	3,351
	\$100k - \$150k	1,273	4,697	5,871
	\$150k - \$200k	932	3,935	4,787
	Over \$200k	1,358	6,536	8,653

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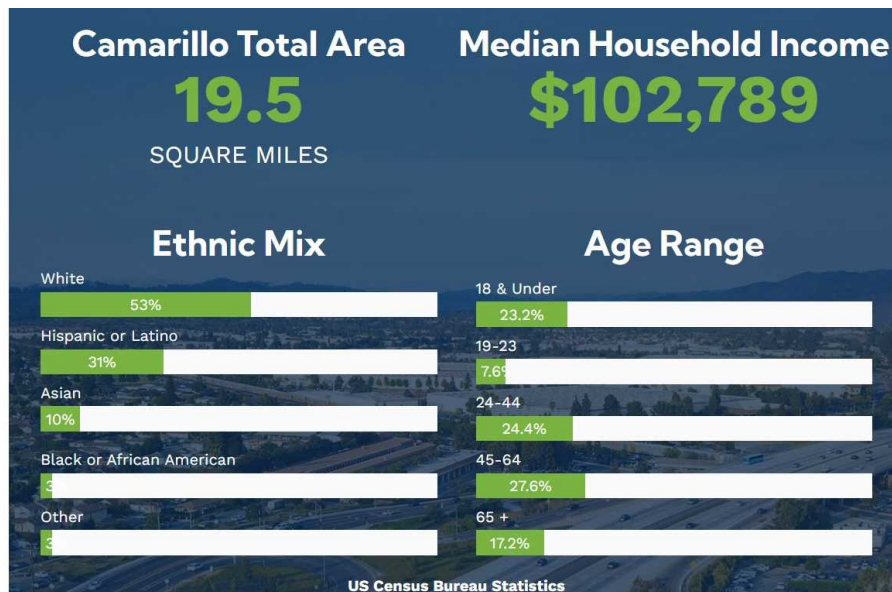
CAMARILLO MARKET OVERVIEW



Camarillo is one of Ventura County's established commercial and residential communities, strategically located along the U.S. Highway 101 corridor between Los Angeles and Santa Barbara. The city benefits from a diverse local economy, strong residential neighborhoods, and convenient regional access.

The surrounding trade area is characterized by above-average household incomes, established housing, and a stable population that supports neighborhood-serving retail businesses. Existing retail centers in well-located infill areas remain attractive to investors seeking current income and long-term appreciation potential.

These market fundamentals position 2101 Pickwick Drive as an attractive investment opportunity offering current income, diversified tenancy, and long-term appreciation potential within the Ventura County neighborhood retail market.



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