



- HOME 2 SUITES BY HILTON & CONFERENCE CENTER UNDER CONSTRUCTION
- EMBASSY SUITES by HILTON
- CAMARILLO PREMIUM OUTLETS A SIMON CENTER



CARMEN DRIVE



2068 VENTURA BOULEVARD

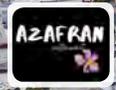
Ottavio's Italian



Public Market
Old Town Camarillo
Farmer's Market



OLD TOWN CAMARILLO



Public Amphitheatre



St Mary's Chapel

St Mary Magdalen School

Cal State University Channel Islands

S. LEWIS ROAD

Tony's NY Pizzeria



2068 VENTURA BLVD

CAMARILLO · CALIFORNIA 93010

±2,800 SF Multi-Tenant Retail Property For Sale
in the Heart of Bustling Old Town Camarillo





2068 VENTURA BLVD CAMARILLO CA 93010

- Multi-tenant building located in Old Town Camarillo, offering a boutique retail atmosphere that today's tenants increasingly prefer as an alternative to traditional strip centers and generic office parks.
- On-going migration from Los Angeles to Ventura County is driving demand for distinctive, high-quality retail environments — making unique destinations like Old Town Camarillo especially attractive to both tenants and consumers.
- A 165-room Embassy Suites and 122-room Hilton Home2 Suites, along with a 17,000 SF conference center, are currently under construction just west of Old Town Camarillo at the intersection of Las Posas Road and Ventura Boulevard — adding significant hospitality-driven foot traffic and business activity to the area.
- The property is located near Camarillo Premium Outlets, a 679,000 SF outlet center ranked #1 in California, featuring over 160 national brands and attracting approximately 10 million visitors annually.
- The site represents the closest commercial corridor in Camarillo to California State University Channel Islands, serving a student population of approximately 5,000 — supporting consistent daytime activity and consumer demand.

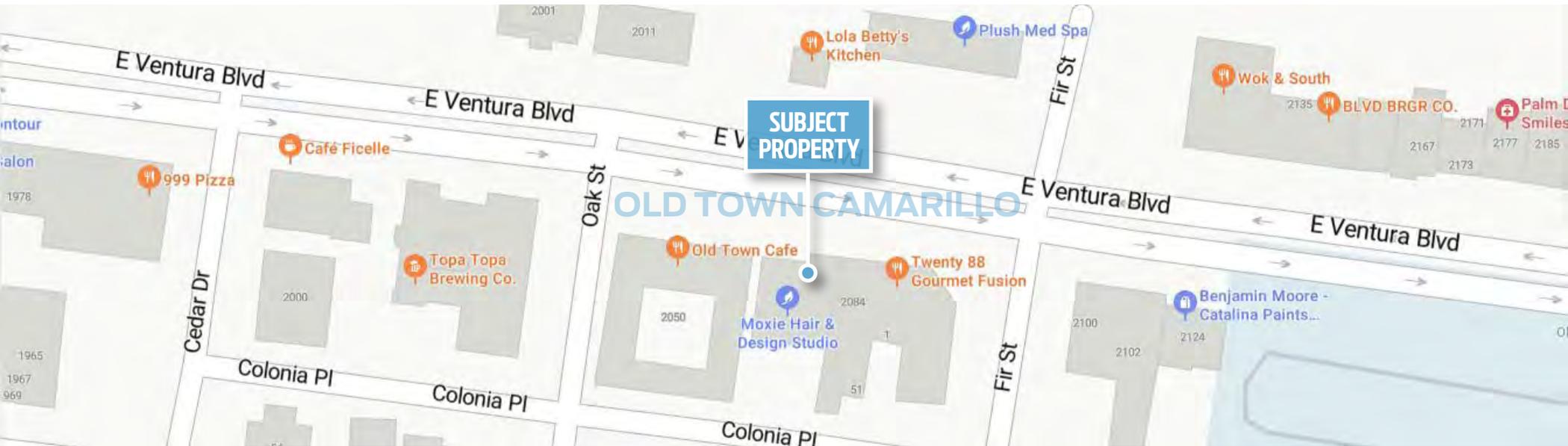
Offering Specifics

Offering Price:	\$1,600,000
Net Operating Income:	\$78,174
CAP Rate:	4.9%
Price/SF	\$571
Occupancy:	100%
Ownership:	Fee Simple
Building Leasable Area:	±2,800 SF
APN	162-0-136-050

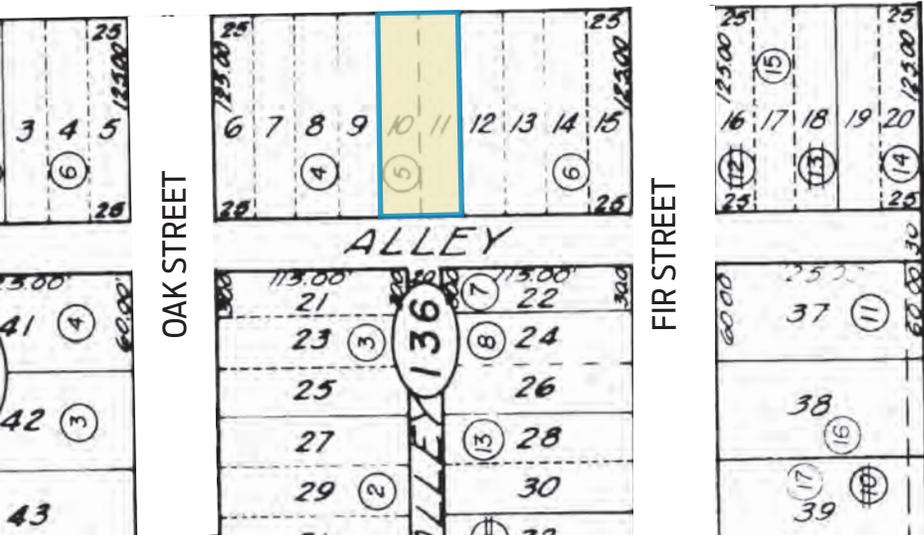
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VENTURA BOULEVARD



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Net Operating Income

Income

Rental Income ⁽¹⁾	\$83,706.96
CAM Reimbursements	\$52,037.76
Annual Gross Income	\$135,744.72

Operating Expenses ⁽²⁾

Maintenance/Repairs ⁽³⁾	\$12,873.71
Landscaping Maintenance	\$2,220.00
Leasing Commission	\$5,532.59
Property Taxes ⁽⁴⁾	\$18,016.00
Utilities	\$7,192.00
Management	\$4,083.38
Administrative	\$814.67
Accounting Fees	\$3,400.00
Insurance	\$3,438.00
Total Annual Operating Expenses	\$57,570.35
Net Operating Income	\$78,174



Footnotes:

(1) Rental Income is based on 2026 income which includes rent increases that occur in the first half of 2026.

(2) Used expenses from 2025 profit and loss statement.

(3) Includes a one-time painting expense of \$9,600.

(4) Taxes based on a \$1,600,000 valuation at 1.126% tax rate.

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Rent Roll

Rental Information

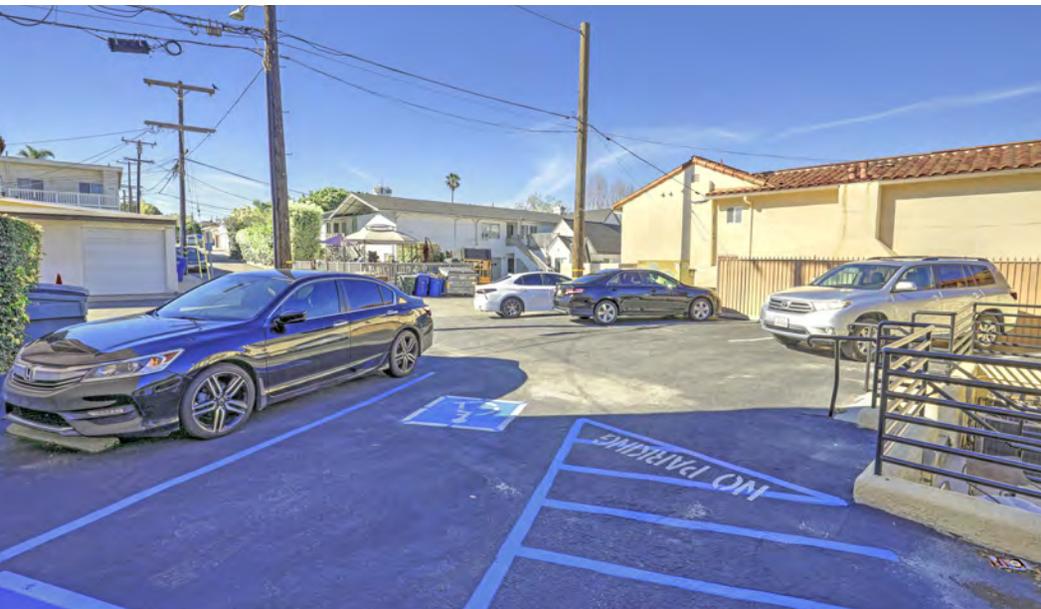
Unit	Tenant	Size (SF)	Monthly Rental Rate	Rent/SF/Month	Lease Type	Rent Increase	Lease Start Date	Lease End Date	Options
A & B	Moxie	±1,735 SF	\$4,238.30	\$2.44	Net	3/1/27: \$4,365.44	10/1/2015	2/28/28	None
C	Posh	±1,150 SF	\$2,737.28	\$2.38	Net	5/1/2027: \$2,819.40	5/1/2022	4/30/2028	None
TOTAL MONTHLY RENT			\$6,975.58						
TOTAL ANNUAL RENT			\$83,706.96						



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OLD TOWN CAMARILLO

Old Town Camarillo (OTC) is a vibrant collection of housing, shops and businesses. The Old Town Camarillo Association has been in place since 2009 and is an organization focused on promoting local businesses, tourism, education and community involvement in downtown Camarillo.

They host multiple events throughout the year including an Annual Beer March, Wine Walk, End of Summer Block Party and a weekly Farmer's market, OTC has seen significant growth in the past couple years with several new mixed use developments nearing completion. OTC is connected to Village at The Park housing development and Village at the Park Sports Complex. Serving as an anchor on the west side of Old Two Camarillo are two new hotels (Home 2 Suites and Embassy Suites) along with a conference center that are currently under construction. And serving as an anchor in the heart of Old Town is Studio Channel Islands Art Gallery. The famed Old Town Camarillo Farmers Market attracts thousands every Saturday morning. Information courtesy of visitcamarillo.org

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