



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



RESTAURANT SPACE IN NEWER OLD TOWN CAMARILLO DEVELOPMENT

2024 Ventura Blvd., #114A, Camarillo, CA 93010



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RESTAURANT SPACE
CAMARILLO



EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

PROPERTY FEATURES

2024 Ventura Blvd., #114A, Camarillo, CA 93010



APPROX. 350-550 SF





RESTAURANT SPACE AVAILABLE

- ✓ Cold kitchen space in a vibrant food hall
- ✓ Shared indoor and outdoor seating areas
- ✓ Neighbors include Topa Topa Brewing, Café Ficelle, and Freda's Woodfired Pizza
- ✓ Newly built mixed-use property with 23 residential units
- ✓ Striking architecture in this 3-story development
- ✓ Do not disturb current tenants on-site

AREA AMENITIES

- ✓ Situated in charming "Old Town Camarillo"
- ✓ Prime spot for shoppers and pedestrians on Ventura Blvd
- ✓ Highly visible from the 101 Freeway
- ✓ Under a mile to Camarillo Premium Outlets
- ✓ One mile to Palace 12 & IMAX Theatre
- ✓ Between Bandits Grill & Bar and Twenty 88
- ✓ Two blocks from the Camarillo Farmers Market

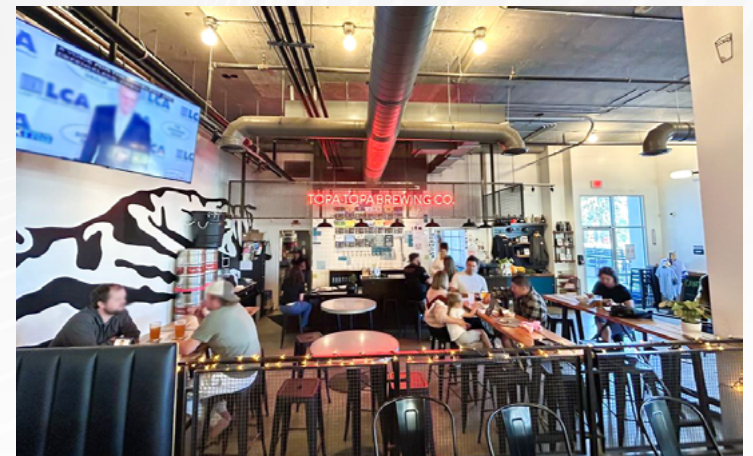


— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	14,086	63,144	84,397
 Avg. HH Income	\$110,735	\$129,875	\$134,406
 Daytime Pop	10,699	36,008	41,323
 Traffic Count	± 11,666 CPD ON VENTURA BLVD		

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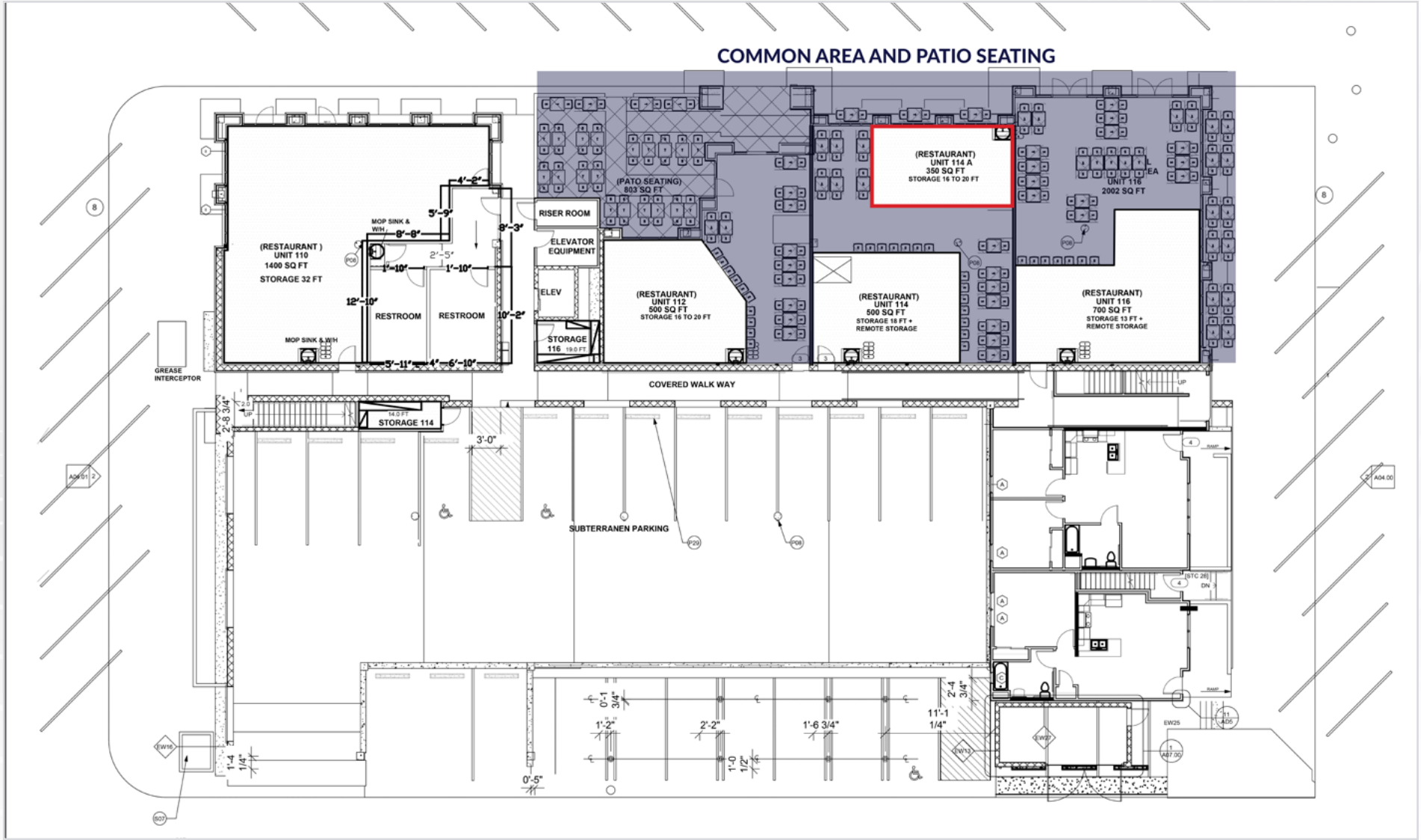
INTERIOR PHOTOS

2024 Ventura Blvd., #114A, Camarillo, CA 93010



SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE

- Planet Fitness
- PETSMART
- SPROUTS FARMERS MARKET
- TRADER JOE'S
- WELLS FARGO
- FITNESS 19
- Smart & Final
- VONS
- amazon
- IN-N-OUT BURGER
- BIG LOTS!
- CAMARILLO PREMIUM OUTLETS A SIMON CENTER
- Residence Inn Marriott
- CAMARILLO RANCH
- ADOLFO CAMARILLO HIGH SCHOOL
- the Y
- McDonald's
- Starbucks
- UPS



AERIAL MAP



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