



431



431

FOR LEASE

callesanpablo

±16,856 SF

CAMARILLO | CA

EXCLUSIVE LISTING AGENT:

**MITCHELL CONLEE** | EXECUTIVE VICE PRESIDENT

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±16,856 SF



±16,856 SF  
Building



±1.01 AC  
Lot Size



21 FT  
Clear Height



±3,353 SF  
Office Size

#### Building Highlights

- Rare Small Building with High Ceiling Clearance
- Excellent Warehouse Distribution / Mfg Building
- Dock High and Ground Level Loading
- Close Proximity to 101 Freeway and Old Town Camarillo
- Functional Floor Plan with minimal Office Buildout
- Conference Room/Break Room
- Quality Construction
- Property is in Overall Good Condition

#### Building Specifications

- Building Size: ±16,856 Square Feet
- Office Size: ±3,353 Square Feet
- Parcel Size: ±1.01 Acres
- Zoning: M1
- Year Built: 2001
- Loading: (2) Dock High / (2) Ground Level
- Clear Height: 21 Feet
- Power: 600A, 277-480V
- Parking: 2/1,000 (35 Spaces Total)

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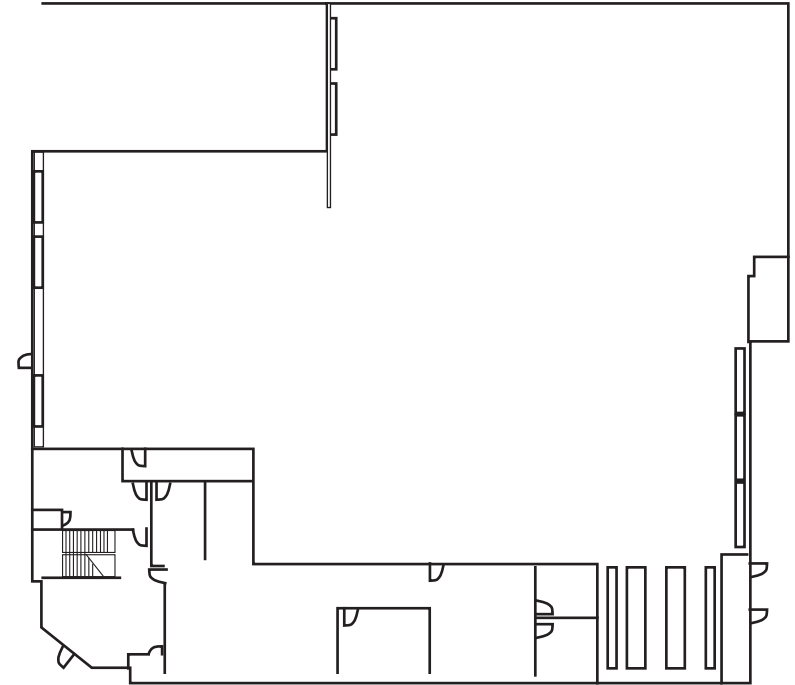
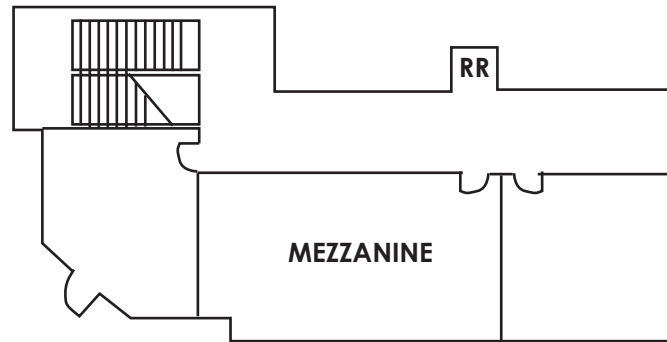
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NOT TO SCALE\*

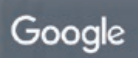
## FLOOR PLANS

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CAMARILLO  
AIRPORT

CAMARILLO  
PREMIUM OUTLETS  
A SHOPPING CENTER



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PLEASANT VALLEY RD.



CALLE SAN PABLO

S. LEWIS RD.



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CAMARILLO AIRPORT



**SUBJECT PROPERTY**



**CAMARILLO PREMIUM OUTLETS<sup>®</sup>**  
A SIMON CENTER

OVER 160 RETAILERS 1.5 MILES FROM SUBJECT PROPERTY

#### CORPORATE NEIGHBORS

WESTERN FOUNDATION OF VERTEBRATE ZOOLOGY  
AMERICAN PLASTICS CORP.  
S&M AUTO CENTER  
BIG BRAND TIRE & SERVICE  
ARTISAN VEHICLES

CAMARILLO TOWING Q CORP.  
GLASS ILLUSIONS  
MODULAR MOTO-SPORTS INC.  
SKURKA  
AEROSPACE EYEDENTITY GRAPHICS

ZPOWER DAVE'S GARAGE  
OPTO TEST CORP.  
A L JOHNSON SYSTEM  
PAVERS HI TEMP INSULATION INC.  
HANSON LAB SOLUTIONS

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## ABOUT CAMARILLO

Camarillo is a vibrant and strategically located city in Ventura County, California. As of July 2024, the estimated population was 69,881, reflecting a stable and well-established community within the region. The Ventura Freeway (U.S. Route 101) serves as the city's main thoroughfare, offering excellent connectivity to Greater Los Angeles and the Central Coast.

Camarillo and the broader Ventura County market continue to demonstrate resilience and stability amid shifting economic conditions. Rent growth has normalized to 1–3% annually, providing tenants with greater affordability while maintaining steady income streams for property owners.

Industrial activity remains a cornerstone of the local economy. While new development is measured due to thoughtful local planning and land constraints, this has helped maintain a healthy balance between supply and demand. The region's industrial vacancy rate hovers near 4–5%,

and asking rents have continued to climb to around \$1.40 per square foot (NNN), signaling ongoing confidence from tenants and investors alike.

Investor sentiment across Ventura County remains constructive and forward-looking. The area's proximity to key consumer markets and major logistics hubs—especially the Port of Hueneme, one of the nation's top 30 busiest ports by annual TEUs handled—continues to strengthen its position as a vital trade and distribution corridor. The port saw a 7% year-over-year increase in inbound volumes in 2024, with continued expansion anticipated through 2025.

Looking ahead, Camarillo is well positioned for steady, sustainable growth. Limited new supply, combined with strong transportation links, a skilled labor base, and proximity to both Los Angeles and coastal markets, make the city a compelling destination for investors seeking stability, long-term appreciation, and consistent performance.

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