

SPANISH HILLS
CLUB



Camarillo, CA

CAMARILLO
PREMIUM OUTLETS[®]
A SIMON CENTER

Camarillo Airport
297 Aircraft Operations/Day
4,990 Daily Visitors



Quality
INN & SUITES
BY CHOICE HOTELS

Cantara
CELLARS

FAIRFIELD
INN & SUITES[®]
Marriott

KANNER
GROUP



RINCON
Fresh

VENTURA
HARLEY-DAVIDSON

CAMARILLO, CA 93010

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP

4426

CENTRAL AVENUE

23,293
CARS PER DAY

Central Ave.

Del Norte Rd.

Ventura Fwy.

153,117
CARS PER DAY

Holiday Inn
Express
BY IHG



N

NON-ENDORSEMENT & DISCLAIMER NOTICE

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Activity ID: ZAG1050276

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP

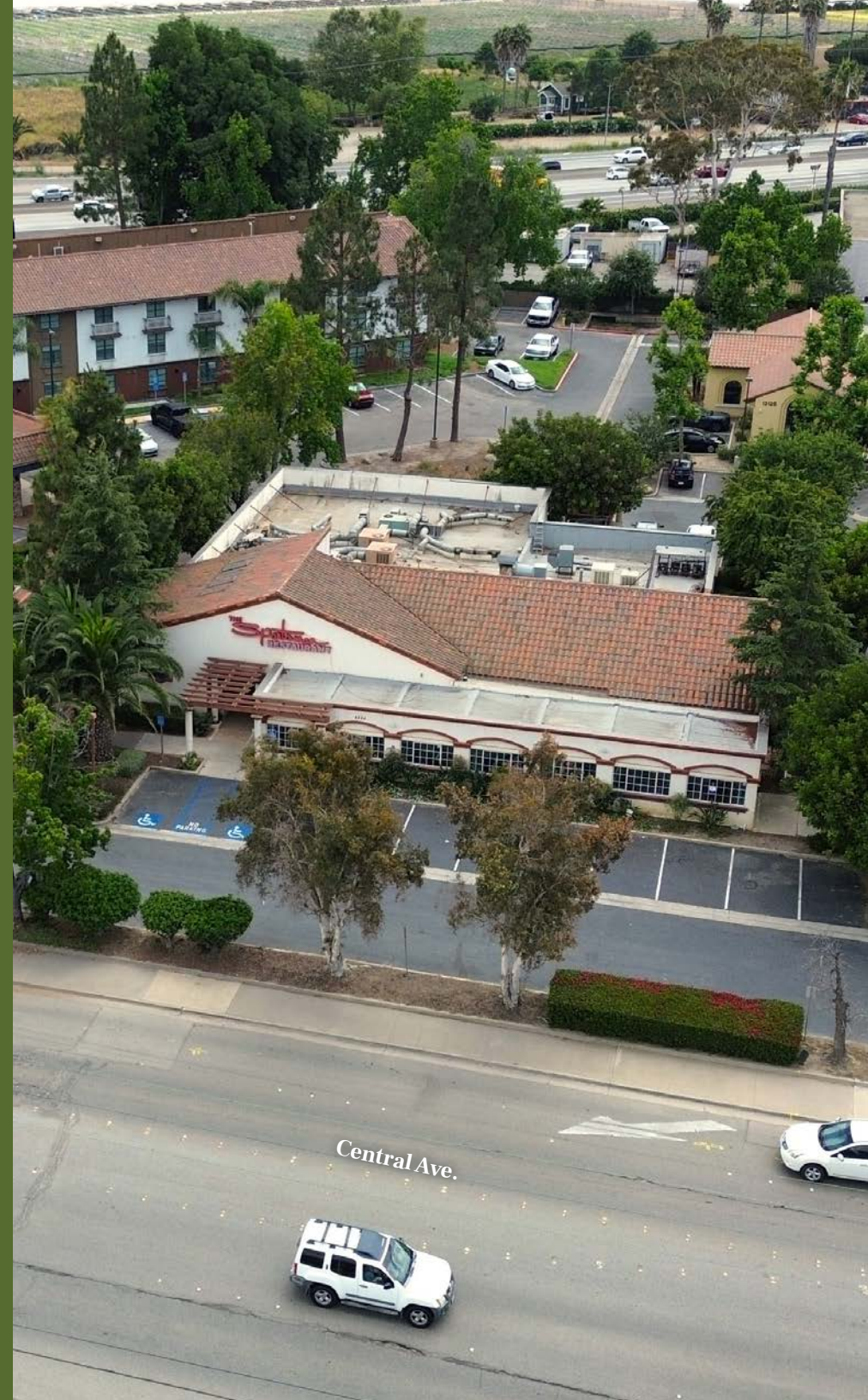


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OVERVIEW





01

EXECUTIVE SUMMARY

THE OFFERING

4426 CENTRAL AVENUE, CAMARILLO, CA 93010



OFFERING PRICE:

\$3,370,000



BUILDING PRICE PER SF:

\$392



LAND PRICE PER SF:

\$60



TOTAL BUILDING SIZE:

8,600 SF



TOTAL LOT SIZE:

56,192 SF (±1.29 AC)



YEAR BUILT:

1990



INVESTMENT OVERVIEW

The Ovaness-Rostamian Group of Marcus & Millichap is pleased to present an exceptional owner-user restaurant investment opportunity. This 8,193-square-foot restaurant is strategically positioned between the Fairfield Inn Suites by Marriott and the Holiday Inn Express & Suites. The property is positioned on 1.29 acres of land and sits along the 101 North Freeway with a daily traffic count exceeding 153,000 vehicles/day. The property is surrounded by hotels, the Fairfield Inn and Suites by Marriott and Holiday Inn Express & Suites which are limited to continental breakfast service only, along with several other long standing businesses. It has a unique market position as the only full-service, sit-down restaurant within a 6-mile radius.



INVESTMENT HIGHLIGHTS

Turnkey Bar & Restaurant Setup

- Full Bar and Restaurant Space Ideal for Bar/Restaurant Concept With Existing Alcohol License
- Fully Equipped Restaurant Space With Turnkey Operation Potential and Built-In Bar, Perfect for a Cocktail Lounge

Operational Kitchen Infrastructure

- Full Kitchen With All Necessary Appliances and Ventilation, Ready for Immediate Operation

Prime Freeway Visibility & Access

- Strategically Located Off the 101 North, Offering Strong Drive-By Traffic And High Exposure on the 101 North Freeway Corridor
- Excellent Access to and From the 101 North Freeway With a Daily Traffic Count Exceeding 153,000 Vehicles/Day

Robust Demographics & Market Demand

- Strong and Growing Demographic Base, With Nearly 155,000 Residents Within a 5-Mile Radius and an Average Household Income of \$119,846

Proximity to Key Destinations

- Prime Location With Easy Access to Camarillo Airport, Major Retail Hubs Like the Cultural Corridor of Downtown Camarillo, the Camarillo Premium Outlets, and The Collection at RiverPark

Type 47 Liquor License Advantage

- Type 47 Full Liquor License — Permits Sale of Beer, Wine, and Distilled Spirits for On-Site Consumption
- Liquor License is Fully Transferable (Subject to ABC Approval), Saving Months of Application Time

Established Local Demand

- Strong Local Market for Dining and Nightlife With Established Customer Base

Ideal for Owner-Users & Entrepreneurs

- Ideal for Restaurateurs, Bar Operators, or Entrepreneurs Looking to Expand or Launch a Full-Service Venue

Ample Parking Availability

- Parking Availability and Accessibility: 57 Parking Stalls and 3 Handicap Stalls

Compliant Operations

- Operating Hours Consistent with ABC Regulations for Type 47 License
- All Health and Safety Permits Current and in Good Standing





Central Ave.

02

PROPERTY DESCRIPTION

PROPERTY OVERVIEW

 **PARKING:**
57 Spaces

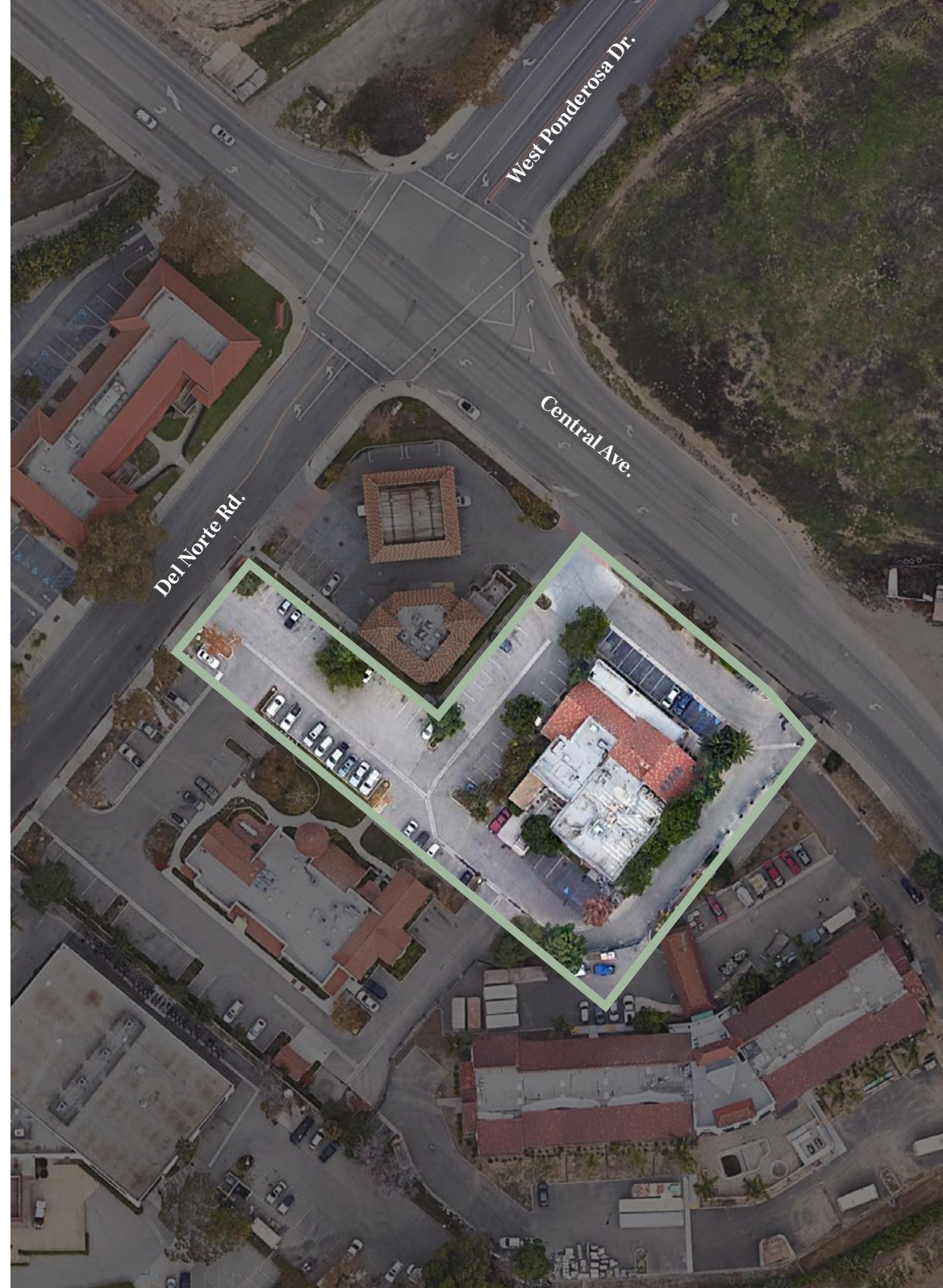
 **ZONING:**
CPD

 **TOTAL BUILDING SIZE:**
8,600 SF

 **TOTAL LOT SIZE:**
56,192 SF (±1.29 AC)

 **APN:**
148-0-012-065

ADDRESS:
 4426 CENTRAL AVENUE,
CAMARILLO, CA 93010







National UNIVERSITY
6,994 Students

Ashley HOMESTORE
LEXUS MAZDA
MATTRESS FIRM
COSTCO WHOLESALE

Marketplace at Oxnard
enterprise Olive Garden SHERWIN WILLIAMS. 鉄板
Marshall's FLOOR DECOR DAIISO DESIGN WITHIN REACH The WORLD of RH

Dignity Health.
St. John's Regional Medical Center
132 Beds

TARGET
WHOLE FOODS MARKET
CINEMARK

HONDA
Audi

CHARTER COLLEGE
HONORING YOUR LEGACY. INSPIRING OUR FUTURE!
6,911 Students

SUBJECT 4426
CENTRAL AVENUE

TRADER JOE'S
O'Reilly AUTO PARTS 7 ELEVEN
CVS pharmacy HARBOR FREIGHT TOOLS SPROUTS' FARMERS MARKET

Ralph's
Days Inn WELLS FARGO

IHOP
Jack in the box Denny's

VONS CVS pharmacy Starbucks

MEISSNER AMERICA'S TIRE

SOUTHPORT MARKETING **AV MASTERS**

STAPLES five BELOW
Walmart crumbl
THE HOME DEPOT DICK'S Sporting Goods
Food 4 Less UFC GYM

US 101

LAURUS COLLEGE
794 Students

amazon

23,293 CARS PER DAY

Ventura Fwy.

Camarillo Airport
297 Aircraft Operations/Day
4,990 Daily Visitors

PHOENIX SCHOOL
72 Students

11,700 CARS PER DAY

153,117 CARS PER DAY

HOBBY LOBBY
Walmart ROSS DRESS FOR LESS
VONS PET SMART Cane's
sam's club

BEST BUY
CARMAX golden coral

ALDI BUFFALO WILD WINGS
Spectrum Walgreens

premier SLEEP ORTHODONTICS
Hilton Garden Inn
HOMewood SUITES by Hilton OUTBACK STEAKHOUSE

OXNARD MIDDLE COLLEGE HIGH SCHOOL
195 Students

Oxnard College
6,339 Students

DANDY Haas F1 Team
BAND RIMMER CALIBER COLLISION Mission

T Mobile Michaels THE HOME DEPOT BEVMO! Target Applebee's
HomeGoods Walmart Ross Batteries Plus
STAPLES 7-ELEVEN CVS PETCO vetco
Wendy's DEL TACO Sharky's

CAMARILLO PREMIUM OUTLETS
Finney's Crock Pot Disney SKECHERS LORU'S CAFE VANS
ULTA BEAUTY five BELOW Saks OFF 5TH Tommy Bahama RIP CURL CHIPOTE
RACK ROOM SHOES GAP MERRELL COTTON ON Columbia POTTERY BARN JOYCE'S Chick-fil-A

CAMARILLO PREMIUM OUTLETS
COACH Levi's OshKosh B'gosh
CONVERSE Timberland ECCO CHARLEY'S
CHOCOLATE FACTORY Lids UGG Wetzel's Pretzels
Fragrance Outlet asics TOMMY HILFIFGER BANANA REPUBLIC ZALES
AG TONY BLANCH new balance NAUTICA TALBOTS
Starbucks lululemon Theory OAKLEY
J.CREW STEVE MADDEN JOE'S ANN TAYLOR

805 DIESEL THE Water Heater COMPANY
American Red Cross
wilwood DISC BRAKES

Channel Islands
4,880 Students

28,354 CARS PER DAY

CAMARILLO PREMIUM OUTLETS[®]
A SIMON CENTER

COACH, Levi's, OshKosh B'gosh, Converse, Timberland, aerie, ECCO, AX, CHARLEY'S, Wetzel's Pretzels, Lids, UGG, Fragrance Outlet, asics, WATCH STATION, TOMMY HILFINGER, BANANA REPUBLIC, ZALES THE DIAMOND STORE[®], AG, TONY SOURCE, NB new balance, NAUTICA, TALBOTS, TUMI, lululemon, Theory, OAKLEY, J.CREW, STEVE MADDEN, JOE'S, ANNTAYLOR

CAMARILLO PREMIUM OUTLETS[®]
A SIMON CENTER

FINNEY'S, CRAFTHOUSE, FOCKER BUTTER, Disney STORE, SKECHERS, LORU'S CAFE, VANS, ULTA BEAUTY, five BELOW, FAKS, OFF 5TH, Tommy Bahama, RIP CURL, CHIPOTE, RACK ROOM SHOES, GAP FACTORY, MERRELL, COTTON ON, Columbia, POTTERY BARN, JOYRYS, Chick-fil-A

T Mobile, Michaels, THE HOME DEPOT, ROSS DRESS FOR LESS, BevMo!, Target, Applebee's GRILL + BAR, Shell, Batteries Plus, vetCO, HomeGoods, Walmart, 7-ELEVEN, CVS pharmacy, DEL TACO, PETCO Where the pets go., Wendy's, Panda Express

Camarillo Airport
297 Aircraft Operations/Day
4,990 Daily Visitors

SPANISH HILLS CLUB

O'Reilly AUTO PARTS, TRADER JOE'S, HARBOR FREIGHT, CVS pharmacy

Ralphs, NOAH'S NY BAGELS, WELLS FARGO

Quality INN & SUITES BY CHOICE HOTELS

Cantara CELLARS

KANNER CROCKPOT

RINCON Fresh

FAIRFIELD INN & SUITES[®] Marriott

VENTURA HARLEY-DAVIDSON

23,293 CARS PER DAY

West Ponderosa Dr.
Central Ave.

Del Norte Rd.

7 ELEVEN

SUBJECT
4426
CENTRAL AVENUE

Holiday Inn Express BY IHG

Ventura Fwy.

153,117 CARS PER DAY



amazon

CHARTER COLLEGE
HONORING YOUR LEGACY, INSPIRING OUR FUTURE!
6,911 Students

LAURUS COLLEGE
794 Students

ROSS
DRESS FOR LESS
HOBBIY LOBBY
Walmart
VONS
PETSMART
Cane's
sam's club
Walgreens
ALDI
BUFFALO WILD WINGS
Spectrum

premier
ORTHODONTICS
Sit'n Sleep
YOUR MATTRESS SUPERSTORE!
HOMESWOOD SUITES by Hilton
Hilton Garden Inn
OUTBACK STEAKHOUSE

BEST BUY
golden corral
CARMAX

Hydraulic / Industrial
POWER MACHINERY CENTER



153,117
CARS PER DAY

Ventura Fwy.



Marketplace at Oxnard
enterprise
Olive Garden
Marshall's
FLOOR DECOR
DAISO
SHERWIN WILLIAMS
DESIGN WITHIN REACH
鉄板
The WORLD of RH

COSTCO WHOLESALE

HONDA
Ashley HOMESTORE
Audi LEXUS Mazda
MATTRESSFIRM

SUBJECT
4426
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Holiday Inn Express
BY IHG

RINCON Fresh

FAIRFIELD INN & SUITES
Marriott

VENTURA HARLEY-DAVIDSON

7 ELEVEN

23,293
CARS PER DAY

Del Norte Rd.

Central Ave.

West Ponderosa Dr.





03

FINANCIAL ANALYSIS

PRICING

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

OWNER-USER SBA VS. COVENTIONAL FINANCING

VALUATION SUMMARY

	OWNER USER - SBA		OWNER USER - CONVENTIONAL	
Price	\$3,370,000		\$3,370,000	
Required Equity	\$337,000	10%	\$1,348,000	40%
Price/SF Building	\$392		\$392	
Price/SF Land	\$60		\$60	

OPERATING COST

Property Expenses	(\$69,881)		(\$69,881)	
Mortgage Payment	(\$240,093)		(\$149,398)	
Carrying Cost	(\$309,974)		(\$219,279)	
Carrying Cost PSF/Yr	(\$36.04)		(\$25.50)	
Carrying Cost PSF/Mo	(\$3.00)		(\$2.12)	

FINANCING

	SBA 20 Yrs. Loan		CONVENTIONAL	
Loan To Value	\$3,033,000	90% LTV	\$2,022,000	60% LTV
Term	20		5	
Interest Rate	6.25%		6.25%	
Amortization	25		30	
Annual Mortgage Payment	\$240,093		\$149,398	
Interest Payment	\$188,090		\$125,704	
Principle Payment	\$52,004		\$23,694	

TAX BENEFITS

	SBA 20 Yrs. Loan		CONVENTIONAL	
Standard Depreciation Per Year	\$69,128		\$69,128	
Avg. Interest Write Off Per Year	\$169,004		\$117,008	
Property Tax	\$42,125		\$42,125	
Total Annual Write Off	\$280,257		\$228,261	

PROPERTY DETAILS

Building Sq. Ft.	8,600
Land Sq. Ft.	56,192
Year Built:	1990
Parking:	57 Spaces
Zoning:	CPD

OPERATING EXPENSES

	\$ Per Yr.	\$ Per SF
Property Tax	\$42,125	\$4.90
Insurance	\$16,656	\$1.94
Maintenance/Repair	\$11,100	\$1.29
Total Expenses	(\$69,881)	(\$0.68)

SBA FINANCING PROVIDED BY:
MARCUS & MILLICHAP CAPITAL CORP.
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 FOR MORE INFORMATION
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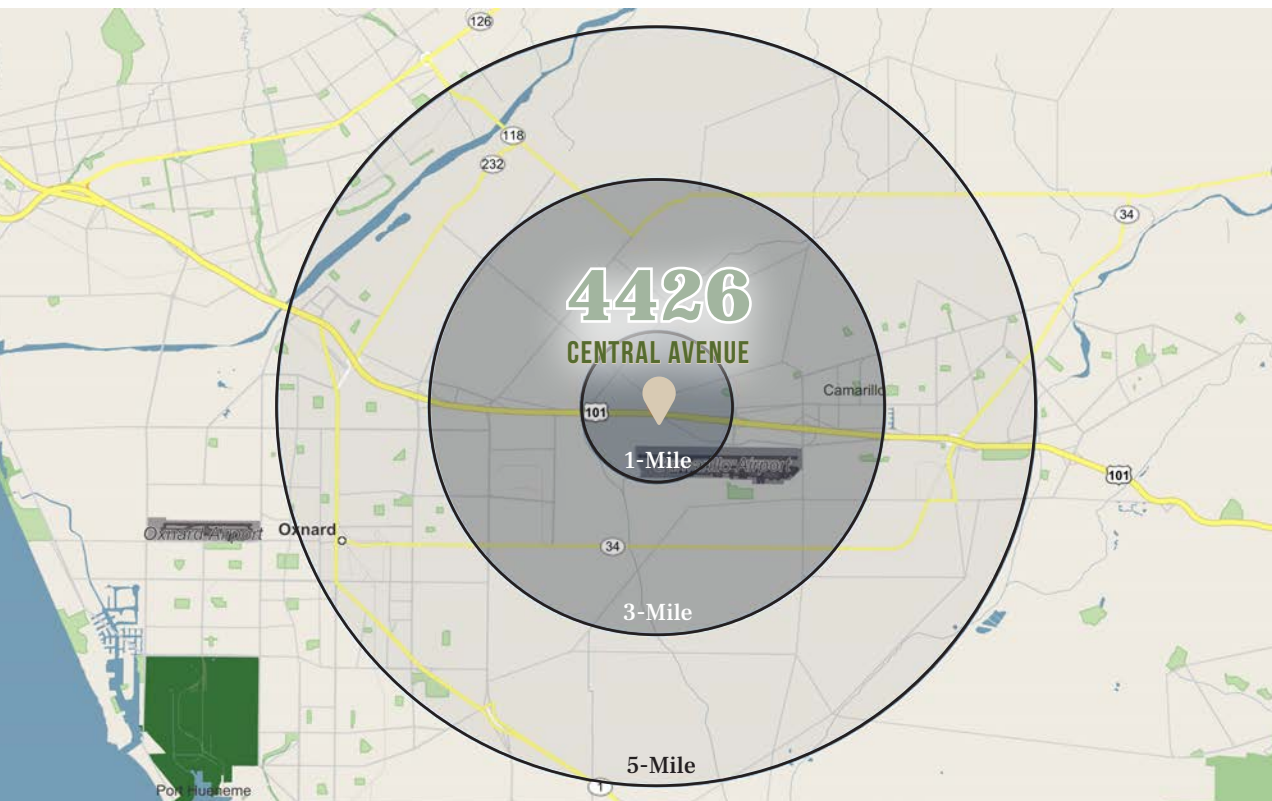


04

LOCATION & MARKET OVERVIEW

CAMARILLO, CALIFORNIA OVERVIEW

Camarillo is a picturesque city located in Ventura County, California, offering a desirable blend of small-town charm and modern convenience. Known for its year-round Mediterranean climate and over 300 days of sunshine, Camarillo provides an ideal setting for outdoor activities and a relaxed lifestyle. The city features top-rated schools, well-maintained parks, and a vibrant retail scene highlighted by the popular Camarillo Premium Outlets. Its historic Old Town, scenic trails, and cultural attractions like the Camarillo Ranch House add to the community's unique character. Just a short drive from Los Angeles and the Pacific Coast, Camarillo is a welcoming and well-connected destination for residents and visitors alike.



CITY HIGHLIGHTS

WITHIN A 5-MILE RADIUS



155,135

2024 POPULATION



\$119,846

AVERAGE HOUSEHOLD INCOME



48,365

TOTAL HOUSEHOLDS



± 17 Minute Drive
TO VENTURA, CA

PALM SPRINGS

158

MILES

LOS ANGELES

55

MILES

SAN DIEGO

175

MILES

FRESNO

222

MILES

SAN FRANCISCO

369

MILES

SACRAMENTO

386

MILES

DEMOGRAPHICS

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	729	29,998	155,224
2024 Estimate			
Total Population	733	30,002	155,135
2020 Census			
Total Population	735	30,565	158,411
2010 Census			
Total Population	361	26,437	146,853
Daytime Population			
2024 Estimate	585	29,775	161,539
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	301	10,724	48,612
2024 Estimate			
Total Households	300	10,684	48,365
Average (Mean) Household Size	2.4	2.8	3.2
2010 Census			
Total Households	299	10,630	48,015
2010 Census			
Total Households	146	8,933	42,751
Occupied Units			
2029 Projection	333	11,314	50,551
2024 Estimate	332	11,271	50,283
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$150,000 or More	44.7%	32.9%	25.7%
\$100,000-\$149,999	19.4%	20.9%	22.0%
\$75,000-\$99,999	7.6%	12.8%	13.9%
\$50,000-\$74,999	12.2%	13.2%	13.3%
\$35,000-\$49,999	4.2%	7.8%	9.1%
Under \$35,000	12.0%	12.4%	16.1%
Average Household Income	\$167,683	\$137,076	\$119,846
Median Household Income	\$131,464	\$111,992	\$98,502
Per Capita Income	\$69,837	\$49,971	\$38,018

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Consumer Expenditure Top 10 Categories			
Housing	\$35,420	\$34,278	\$32,939
Transportation	\$14,783	\$14,303	\$13,841
Food	\$12,492	\$12,106	\$11,702
Personal Insurance and Pensions	\$11,979	\$11,286	\$10,569
Entertainment	\$4,046	\$3,847	\$3,655
Cash Contributions	\$3,039	\$2,932	\$2,676
Apparel	\$2,534	\$2,448	\$2,348
Education	\$1,566	\$1,508	\$1,433
Personal Care Products and Services	\$1,043	\$1,005	\$988
Alcoholic Beverages	\$704	\$672	\$634
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	733	30,002	155,135
Under 20	19.2%	23.5%	26.5%
20 to 34 Years	22.7%	23.0%	22.5%
35 to 39 Years	7.4%	7.0%	7.1%
40 to 49 Years	10.7%	11.6%	12.5%
50 to 64 Years	19.0%	17.6%	17.1%
Age 65+	20.9%	17.3%	14.4%
Median Age	40.0	39.0	36.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	551	20,837	102,721
Elementary (0-8)	3.1%	6.9%	13.9%
Some High School (9-11)	1.0%	4.7%	6.8%
High School Graduate (12)	20.6%	19.3%	22.2%
Some College (13-15)	20.8%	21.5%	20.3%
Associate Degree Only	5.6%	8.7%	8.8%
Bachelor's Degree Only	26.9%	23.0%	17.9%
Graduate Degree	21.9%	15.9%	10.0%

VENTURA COUNTY OVERVIEW

Ventura County is located along the coast of Southern California between Malibu and Santa Barbara, stretching across nearly 43 miles of coastline. Executive housing, excellent public schools, open space, and a wide range of recreational activities — including horseback riding, surfing, sailing, scuba and golf — contribute to its quality of life. Roughly 32 percent of people age 25 and older hold a bachelor's degree or higher. This educated workforce, along with the 101 Tech Corridor, a deep-water port and Naval Base Ventura County (NBVC), draws businesses and residents to the market.



Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS

SKILLED LABOR POOL

California State University Channel Islands, California Lutheran University and Ventura County Community College support a talented labor pool.

101 TECH CORRIDOR

The 101 Corridor — stretching from Calabasas to Camarillo — is a center for high-tech companies, specifically biotech, health care, telecommunications and clean energy firms.

NAVAL BASE VENTURA COUNTY

NBVC generates large revenues for the local economy, supporting jobs in the government sector, as well as at defense contractors serving the base. More than 19,000 people are housed at the base.

ECONOMY

- Ventura County's economy is supported by the agriculture, health services, biomedicine, tourism and financial services sectors. Amgen's world headquarters is in Thousand Oaks.
- Due to Ventura County's proximity to Los Angeles, local businesses can capitalize on major air, ground, rail and port-served transportation networks, drawing businesses.
- NBVC, which is composed of Port Hueneme, Point Mugu and San Nicolas Island (60 miles offshore), is a major aviation shore command and naval construction force mobilization site. Port Hueneme has five berths and is the only deep-water port between Los Angeles and San Francisco, connecting Ventura County to markets around the world.

EXCLUSIVELY LISTED BY

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP

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4426
CENTRAL AVENUE

Central Ave.