

SoCal EXECUTIVE HANGAR

CAMARILLO AIRPORT

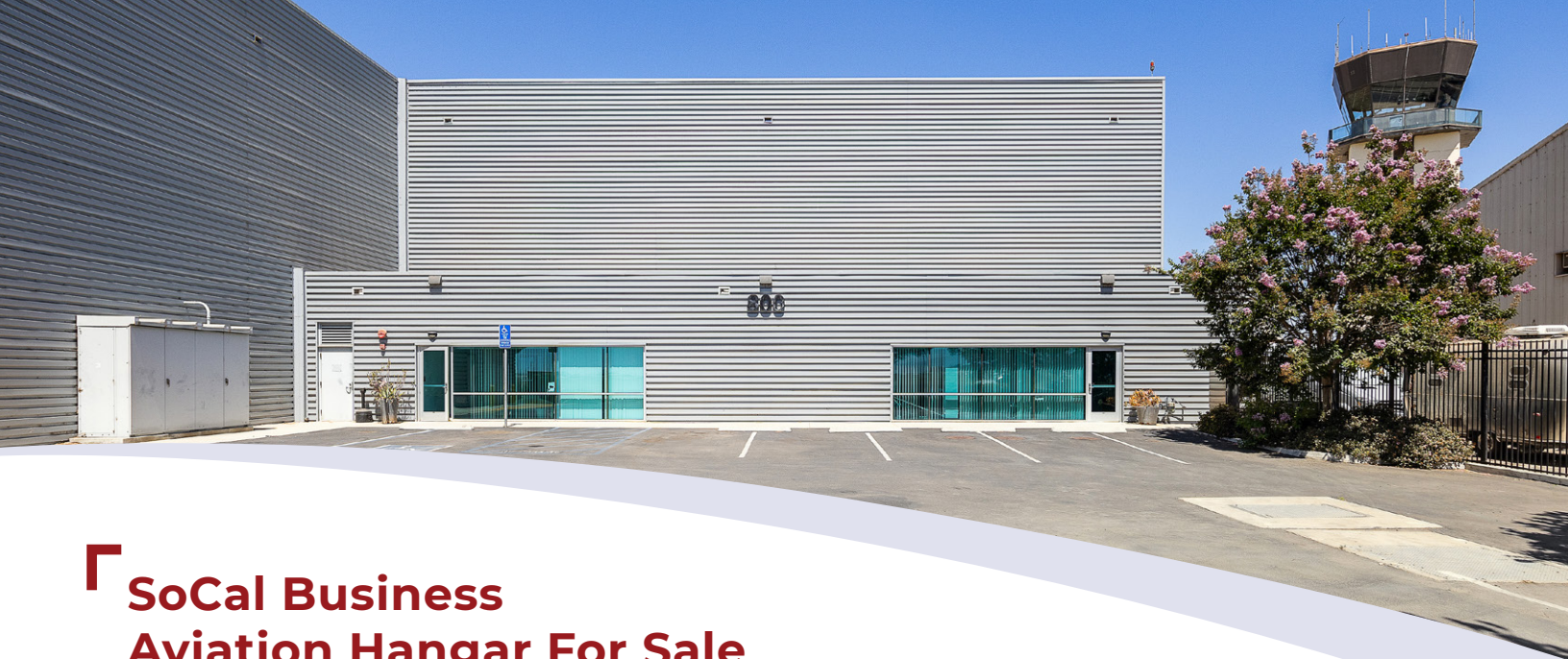


FOR SALE

800 Aviation Dr.
Camarillo, CA 93010

*18,000 SF Business Aviation Hangar
125' x 28' Door*



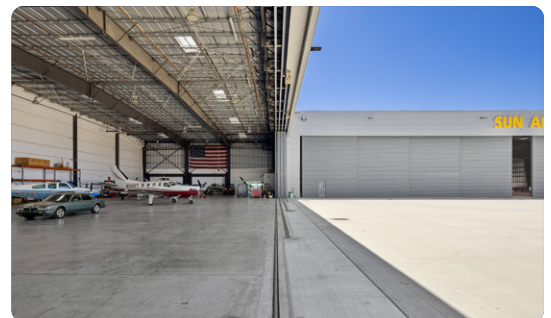


SoCal Business Aviation Hangar For Sale Camarillo Airport

KW Commercial and BA Group Advisors are pleased to announce this exclusive opportunity to acquire a premium business aviation hangar in the SoCal market. A rare opportunity, this 18,000 SF facility includes a 16,200 SF, 28' door hangar space, large enough to accommodate some of the industry's larger jet aircraft. The adjoining 1,800 SF of office space includes roadside parking and controlled access. The hangar is situated on a 50-year ground sublease with Sun Air, with 32 years remaining on the ground lease. Addition hangar management and business opportunities also exist with Sun Air.

Building Information

Building Age	2011
Dimesions	200' x 90'
GSF	18,000
Door Size	125' x 28'
Building Type	PMB
Access	Airside and Roadside Access
Initial Term (with Extensions)	50 Years - 32 remaining (includes 1 x 10 year expansion)



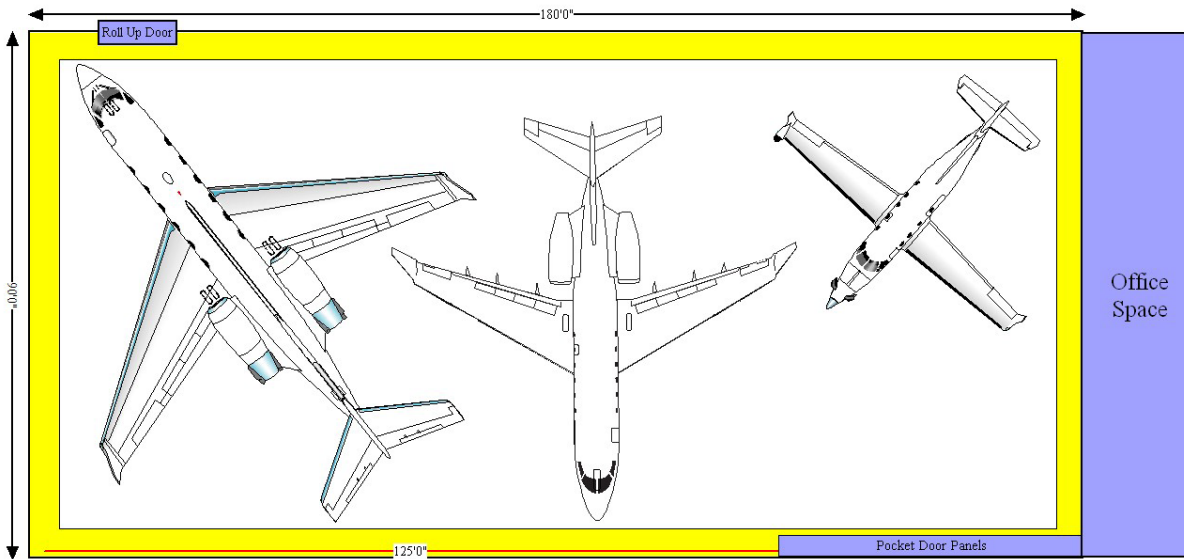


Hangar Details

Hangar Bay	180' x 90'
Hangar Door Size	125' x 28'
Hangar Door Type	Sliding Door
Lights	Medal-halide
Electrical	208V - Single Phase 480V 3 Phase
Floor	Polished Concrete
Fire suppression	Water sprinkler

OFFICE INFO

Office RSF	1,800
Heating	HVAC
Conference Room	Yes
Kitchen/Lounge	Yes
Bathroom	Yes
Parking Spaces	10



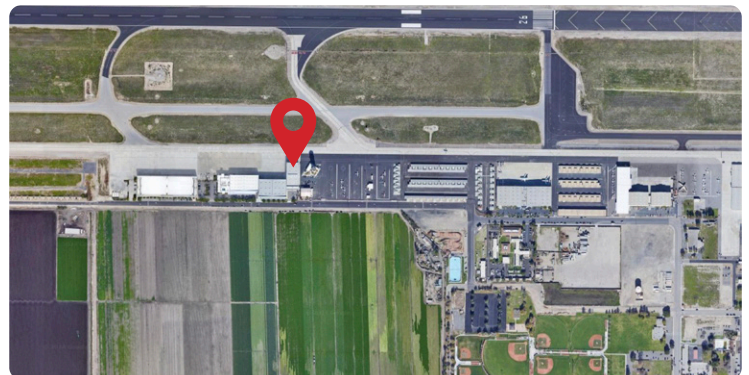


Camarillo Airport

Camarillo Airport, located in Ventura County, California, is a public-use airport that serves as a vital hub for general aviation in the region. Established in 1976, the airport occupies the site of the former Oxnard Air Force Base and spans approximately 650 acres. It features a single asphalt runway, 6,013 feet in length, capable of accommodating a variety of aircraft ranging from small private planes to larger corporate jets. The airport is known for its convenient location, just a short distance from both Los Angeles and Santa Barbara, making it an attractive option for private and business aviation.

The airport sees a significant amount of activity, with over 150,000 operations annually, including takeoffs and landings. It is home to a diverse mix of aviation services, including flight training schools, aircraft maintenance facilities, and corporate aviation services. The Camarillo Airport is also a preferred destination for transient aircraft due to its full-service amenities, including

fueling stations, hangar rentals, and tie-down services. Additionally, it supports a range of aviation-related businesses, which contribute to its status as a bustling center of aviation activity in Southern California.





Representation & Contact



David Houle
KW Commercial | Hollywood
DRE# 02240880
219-913-7153



Iver Retrum
BA Group Advisors
ER# 100046617
720-574-2018

