



FOR LEASE

Anchor, Jr. Anchor, Inline, Drive-Thru, & Restaurant Opportunities

Central Plaza

Camarillo, CA 93010

PROPERTY DETAILS

- Undergoing a redevelopment, Central Plaza is a 180,735 square foot neighborhood center, anchored by Vons and CVS
- Exceptional visibility and signage off Ponderosa and Arneill
- The high-volume center receives approximately 3,500 visits daily*
- Easy ingress and egress with dedicated turn lanes into the center
- Building signage and available monument signage is visible from Arneill and Ponderosa
- 804 parking spaces
- Extensive remodel planned

**Data sourced from PlacerAI*



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01 – Redeveloped Anchor and Inline Frontage

PROPERTY HIGHLIGHTS

Central Plaza is located in the heart of Camarillo, at the high traffic intersection of Arneill Road and E. Ponderosa Drive, with an average daily traffic of over 18,000 and 16,500 cars per day, respectively. Arneill acts as the primary North-South freeway connection between the affluent Camarillo neighborhoods, while Ponderosa acts as a major thoroughfare for East-West traffic throughout the city of Camarillo. Anchored by Vons and CVS, this center benefits from the high traffic of these daily needs tenants, as well as a mixture of national chain tenants such as Coffee Bean and Tea Leaf, Subway and Baskin Robbins, and local tenants Lucerne Italian Restaurant and many more.



02 – New Corner Restaurant and Paseo at corner of Arneill and Ponderosa

DEMOGRAPHIC INFORMATION



Population

1 mile: 15,893
 3 miles: 65,041
 5 miles: 78,816



Total Households

1 mile: 5,423
 3 miles: 23,127
 5 miles: 28,456

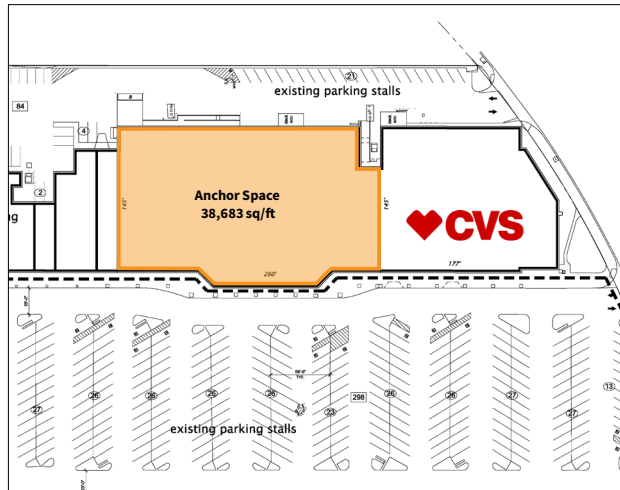


Avg. Household Income

1 mile: \$99,916
 3 miles: \$113,387
 5 miles: \$113,025

ANCHOR SPACE

- 38,683 square feet
- Parking: 4/1000 SF
- Frontage: 260 Feet
- Monument Signage on Arneill
- Rarely available Anchor Location between CVS and newly constructed 60,000 sq/ft Vons



03 – Available Anchor location next to CVS



04 – Excellent visibility for 38,683 sq/ft Anchor User

SHOPS 1-A

830 Arneill Road

- 4,423 sq/ft
- \$3.00 NNN (\$0.38)

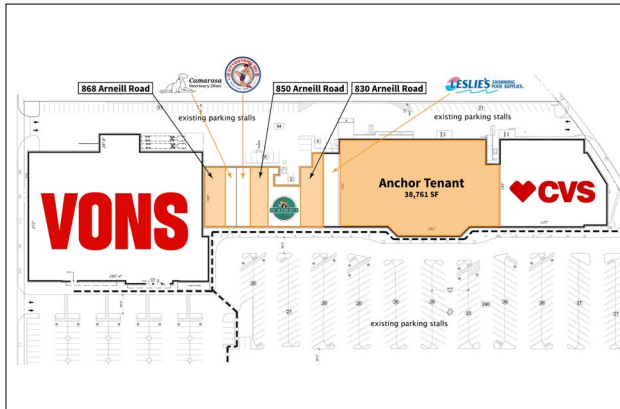
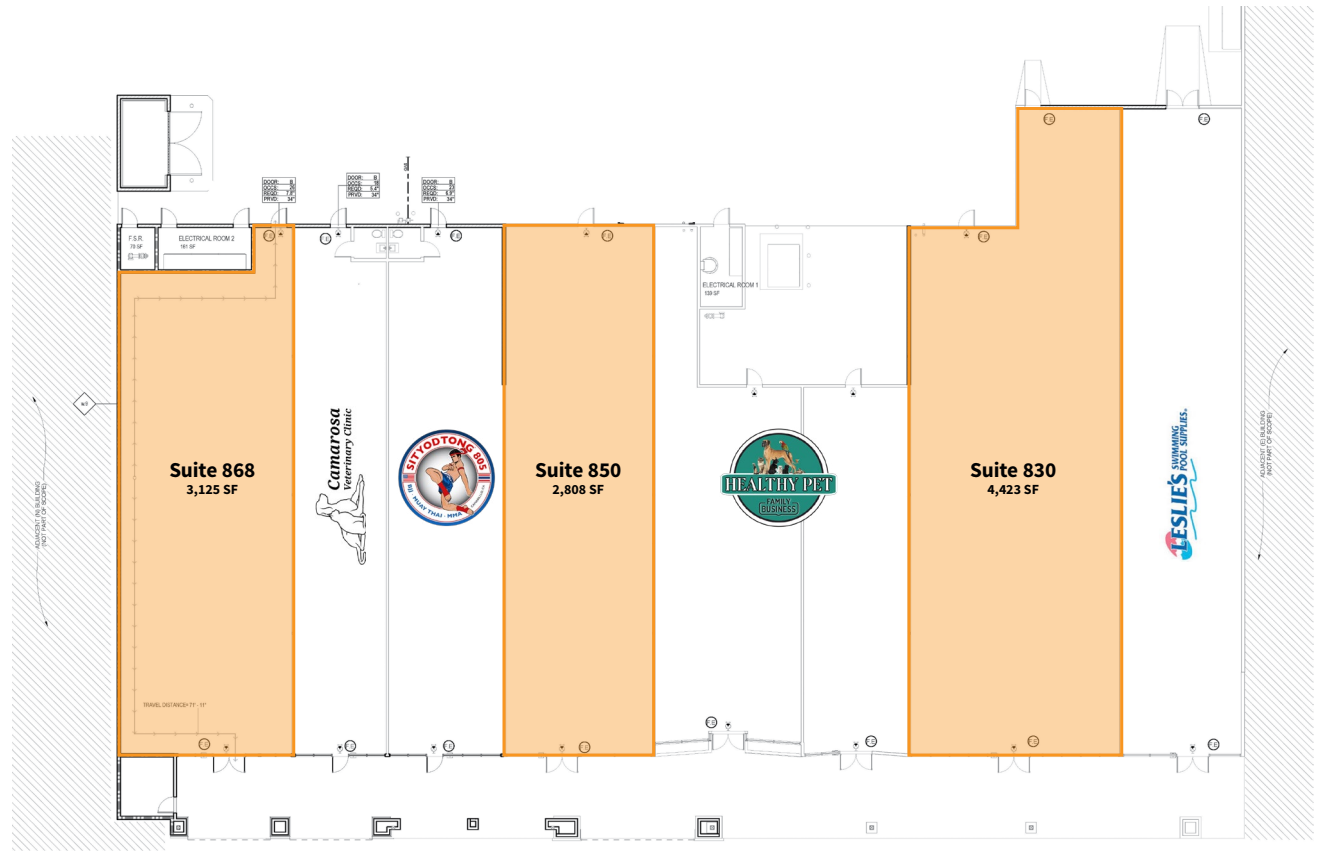
850 Arneill Road

- 2,808 sq/sf
- \$3.00 NNN (\$0.38)

868 Arneill Road

- 3,125 sq/sf
- \$3.00 NNN (\$0.38)

SHOPS 1-A SITE PLAN



05 – Available locations between Vons and CVS

CORNER SHOPS

Shop 4 Corner Restaurant

- 3,500 sq/ft
- \$3.50 NNN (0.31)
- Includes approximately 1,800 sq/ft of dedicated outdoor dining area as well as access to the new common area dining paseo.

710 Arneill Road

- 2,550 sq/ft
- \$3.50 NNN (\$0.39)
- Former Restaurant
- Frontage to Arneill Road & Ponderosa Drive
- Private Patio

704 Arneill Road

- 1,213 sq/ft
- \$3.50 NNN (\$0.39)

704B Arneill Road

- 1,037 sq/ft
- \$3.00 NNN (\$0.46)

734 Arneill Road

- 3,410 sq/ft
- \$3.50 NNN (\$0.36)

742 Arneill Road

- 1,140 sq/ft
- \$3.00 NNN (\$0.39)

CORNER SHOPS SITE PLAN



DRIVE-THRU PAD

- Available for Ground Lease
- 3,500 sq/ft
- \$225,000 per Year
- High visibility from Arneill Road

DRIVE-THRU RENDERING ELEVATIONS



CENTER SITE PLAN

