



FOR LEASE

CSUCI Marketplace / 45 Rincon Drive, Camarillo, Ca

**2nd Generation
Market and Pub Space
4,291 SF. & 3,542 SF.
7,833 Ft. Total**



BUENGER

COMMERCIAL REAL ESTATE, INC.

(805) 985-1007

www.BuengerInc.com

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MARKET/GROCERY OVERVIEW

\$2.50 per square foot + \$.40 cents NNN



- 4,291 Sq. Ft.
- Large Walk-in Refrigeration x 2
- Merchandiser/Refrigerated Display Cases
- Retail Shelving In Place
- Deli Prep Area with Sink and Deli Case
- High End Countertops/ LVP Flooring
- Grocery Check-Out in Place
- The Community needs/has requested a local market so as not to have to travel 15 min.

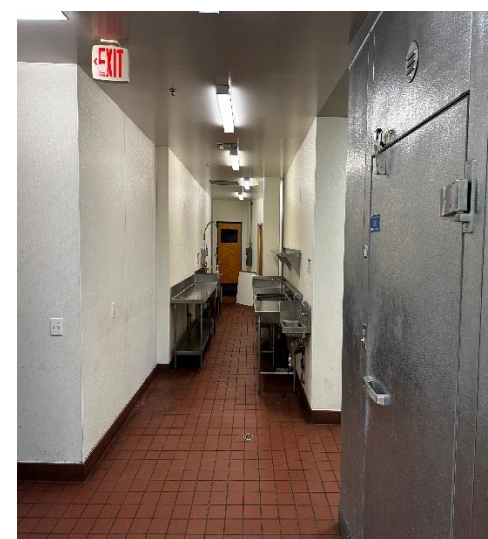
Here's your opportunity to lease this 2nd generation grocery space. The vision is an upscale market with beer, wine, everyday items, as well as "grab and go" items from salads and sandwiches and more.



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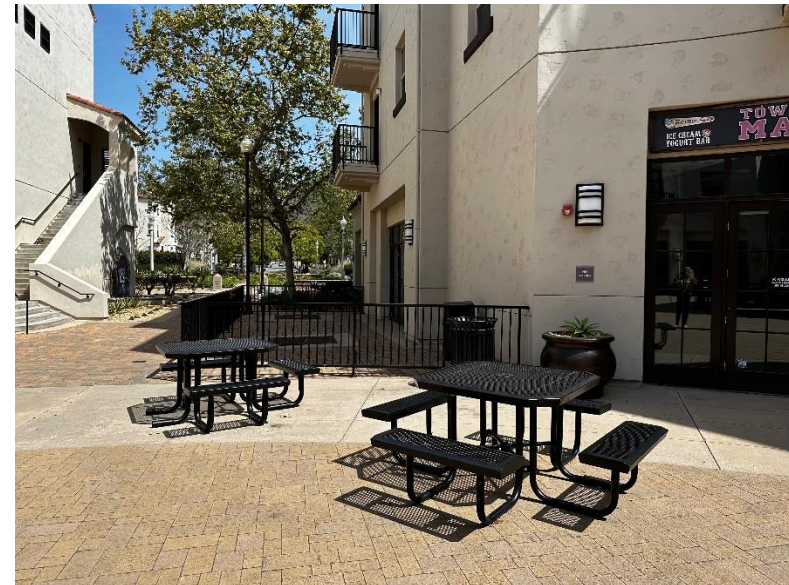


RESTAURANT/ PUB OVERVIEW

\$2.50 per square foot + \$.40 cents NNN

- 3,542 Sq.Ft.
- 2 Walk-in Refrigerators
- Freezer Space
- Full Kitchen Area
- Storage Area
- Rear Delivery Access
- Bar Area
- Plenty of Space for Indoor and Private Patio Seating
- Parking Lot on Two Sides of Marketplace

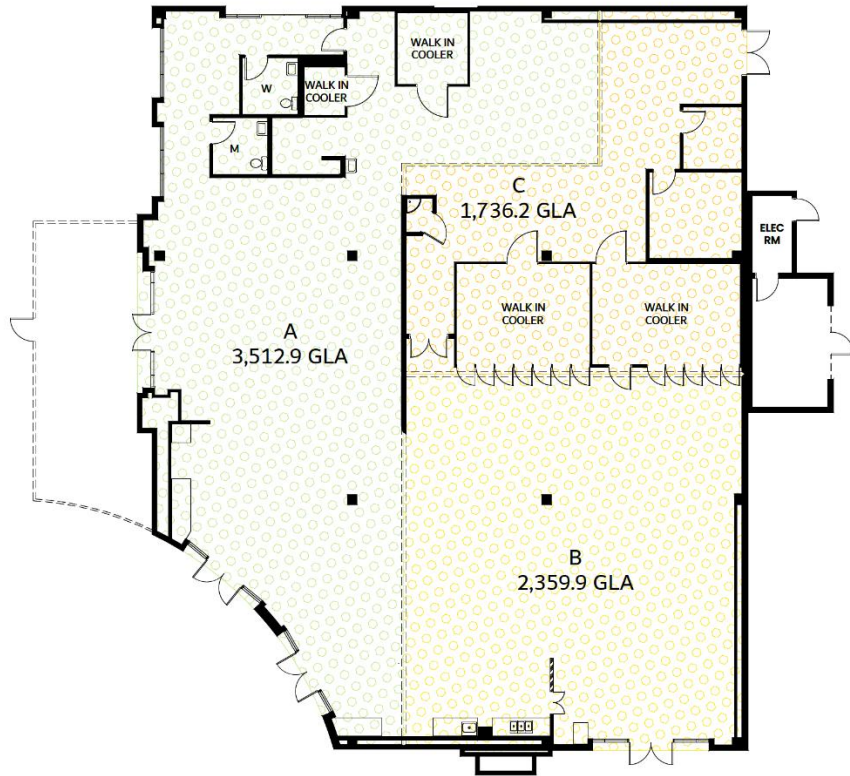
Envision a sports bar-like gathering place for drinks, and good food. A place to watch all your favorite sporting events.



CSUCI Marketplace - 45 Rincon Drive 93012



Floor Plan Concepts

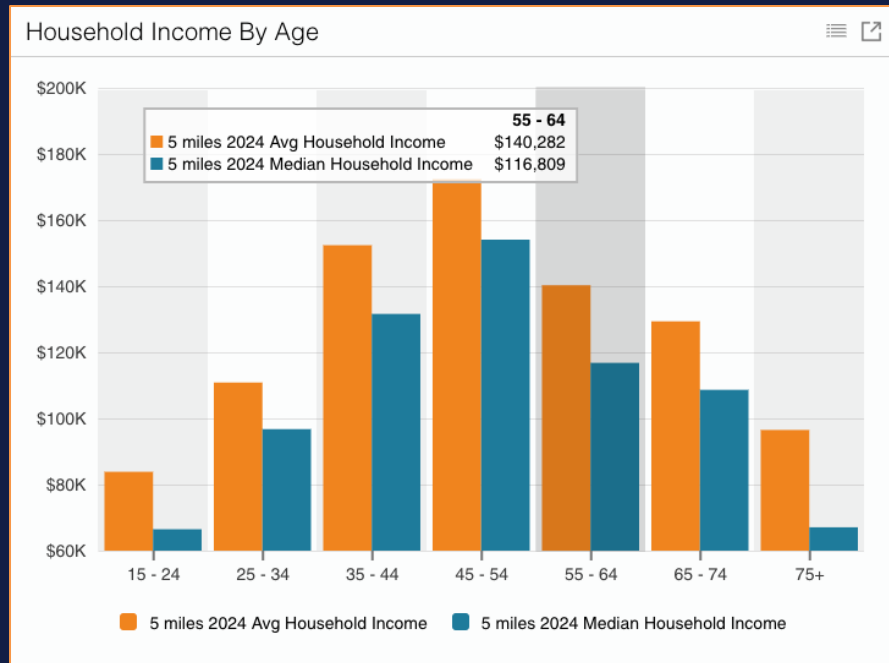


DEMOGRAPHICS



CSUCI Campus and Surrounding Area

- 1,000 + Faculty and Staff
- 5,000 + Students
- 1,247 Housing Units in Immediate Area
- 23,761 Housing Units within 5 Miles
- **1,880 – 2,000 Residents within walking/riding distance**
- Average Household Income within 3 Miles = \$135,660



**Closest Grocery Store 15 min
by Car**

MAPS and Additional Photos





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Call Nissa for Site Tour 805-889-9016

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