

### PROPERTY DESCRIPTION

Premier retail storefront for lease, offering a coveted location with high visibility and easy access. Located in historic Old Town Camarillo, this storefront features an attractive facade, ADA restroom, and great signage opportunity. City parking lot located to rear of the premises. With its proximity to major transportation routes, this property is positioned for success. Don't miss the chance to elevate your business with this exceptional leasing opportunity.

### LOCATION DESCRIPTION

Located in Old Town Camarillo, at the high-identity corner of Arneill Road and Ventura Blvd. Adjacent to 101 Fwy, with high traffic counts.

### CONTACT INFORMATION

To find out more, or setup a tour, please contact:  
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**JEFFREY R. BECKER CCIM . CPM . RPA**

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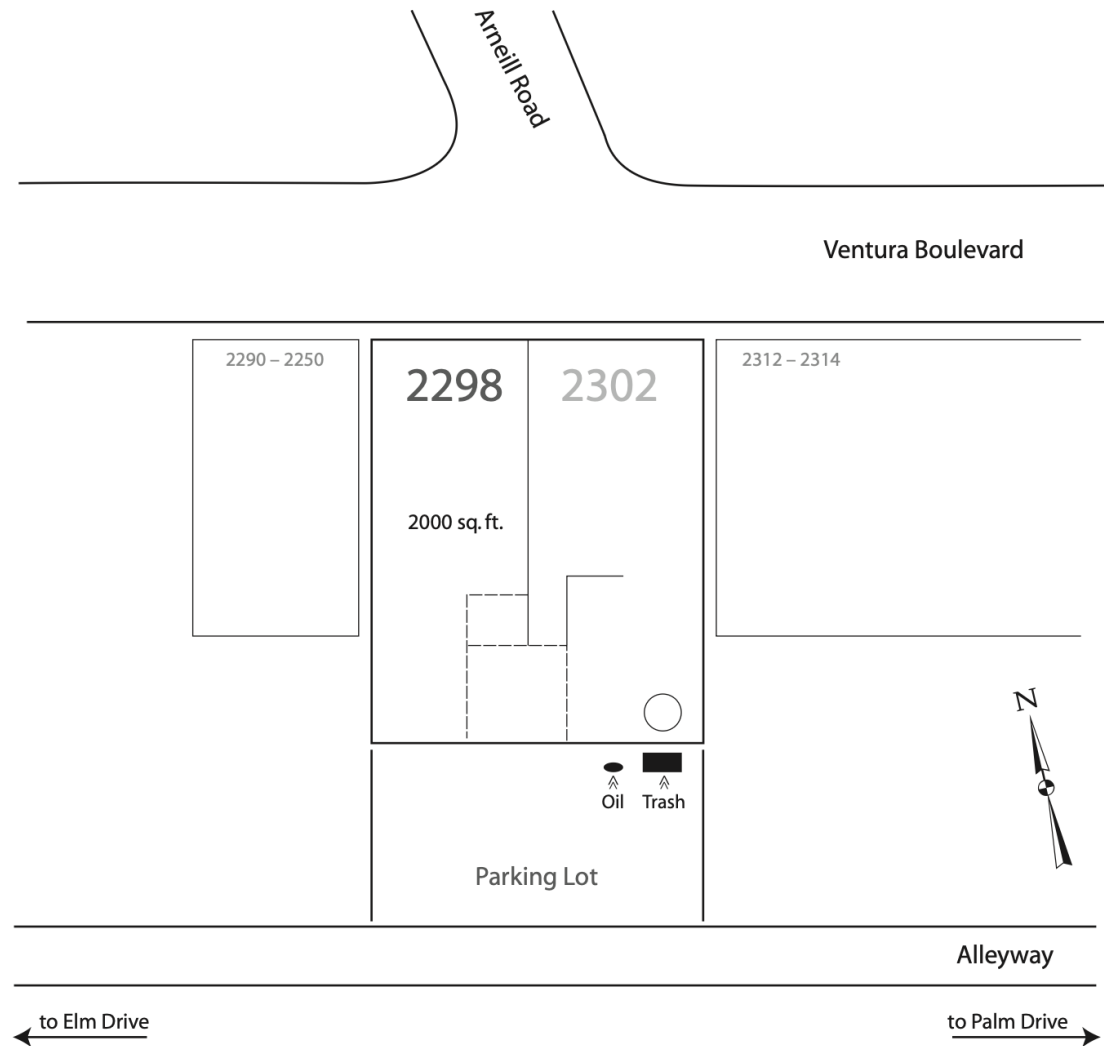
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CA DRE #01213236

### OFFERING SUMMARY

Lease Rate:	\$1.75 SF/month (NNN)
NNN Estimate Value:	Est. \$0.65 psf
Available SF:	2,000 SF
Building Size:	5,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,068	31,865	99,540
Total Population	11,106	86,398	324,185
Average HH Income	\$76,019	\$101,221	\$93,487



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