

DEL TACO  
121 W Ventura Blvd Camarillo,  
California 93010

Offering Price: \$4,000,000



# INVESTMENT SUMMARY

Offering Price: \$4,000,000

NOI (Year 1): \$138,600

Cap Rate: 3.47%

Occupancy: 100%

Building Area: 2,177 SF

Property Type: Single Tenant NNN

Price/SF: \$1,837

Year Built: 1996

## HIGH PROFILE DRIVE-THRU LOCATION

Strategically positioned near the US-101 freeway interchange and Ventura Boulevard retail corridor. The surrounding trade area includes Target, Ross, Home Depot, Chick-fil-A, hotels, and Camarillo Premium Outlets.



- Recently Remodeled Del Taco
- Single Tenant NNN
- Drive-Thru Configuration
- Strong Ventura Blvd Frontage
- US-101 Freeway Visibility
- Regional Retail Corridor
- National Retail Co-Tenancy
- Strong Consumer Demographics
- 34,515 Cars Per Day
- 146,000 CPA at 101 Freeway

# LEASE SUMMARY

Tenant	Del Taco, Inc.
Lease Commencement	December 19, 1996
Expiration	October 31, 2034
Lease Type	Single Tenant NNN
Options	Two (2) 5-Year Options
Structure	Absolute NNN

Period	Annual Rent
2024-2029	\$138,600
2029-2034	\$152,460
2034-2039	\$167,706
2039-2044	\$184,476.60

# 2025 DEMOGRAPHICS

Radius	Population	Households	Avg HH Income	Median HH Income
2 Miles	27,294	10,187	\$136,805	\$107,812
5 Miles	88,211	31,026	\$144,160	\$115,584
10 Miles	458,102	143,390	\$130,853	\$104,194

# TENANT OVERVIEW

**Del Taco Restaurants, Inc.** is an American fast food restaurant chain focused on a variety of tacos, burritos, french fries, and burgers. Del Taco is a subsidiary of Yadav Enterprises and is led by Chief Transformation Officer Ulyses Camacho. It is headquartered in Lake Forest, California and has approximately 595 locations in 18 US states.

Del Taco is the second-largest Mexican-American quick-service restaurant (QSR) chain in the U.S. by unit count, combining made-to-order Mexican items and classic American fast-food standards.



# AREA RETAILERS

## MAJOR RETAILERS INCLUDE

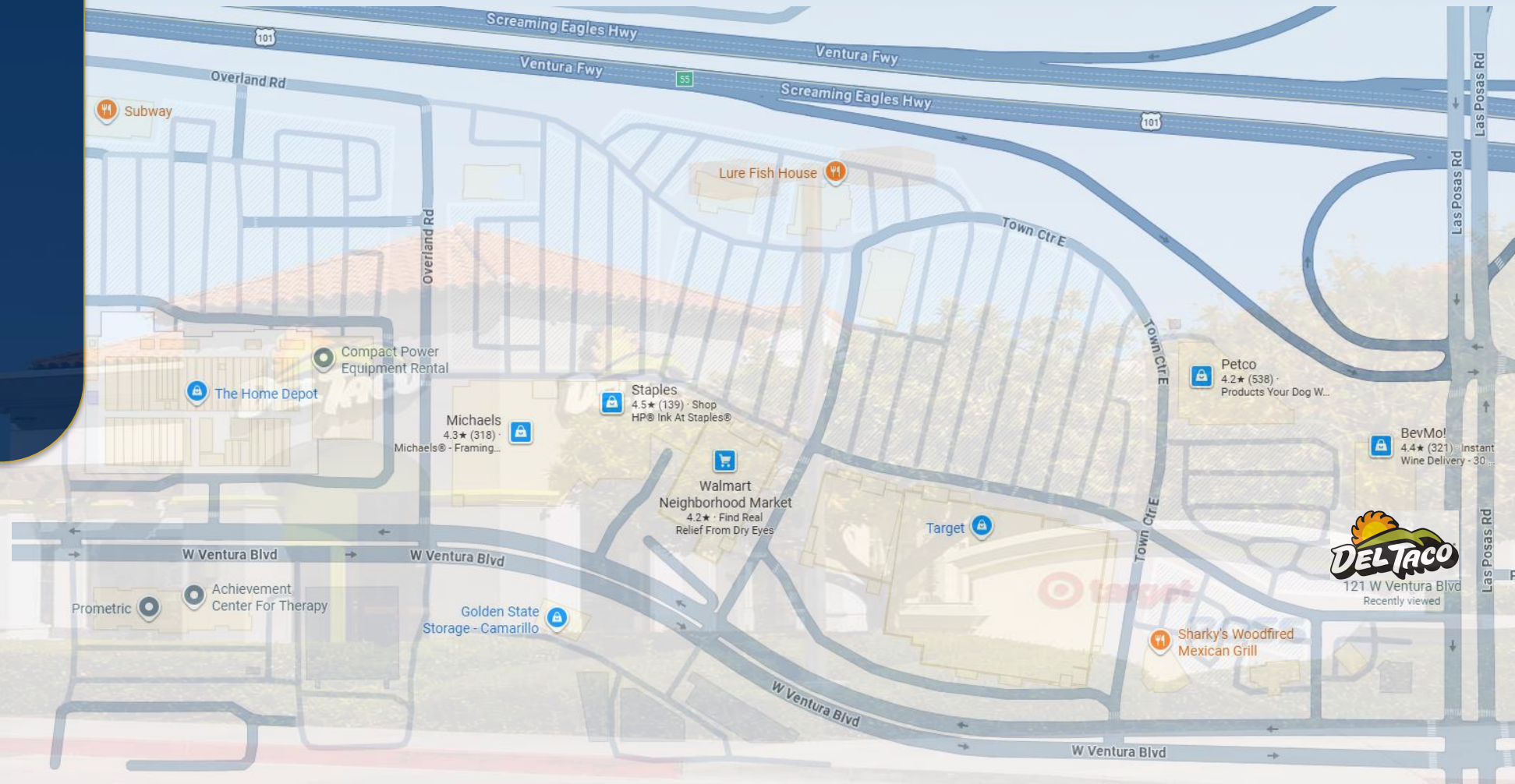
- Camarillo Premium Outlets
- Trader Joe's
- Regal Edwards Theaters
- In-N-Out Burger
- Chick-fil-A
- Cracker Barrel
- Wendy's
- McDonald's
- Carl's Jr.



# SHOPPING CENTER TENANTS

## OUTPARCEL TO MAJOR SHOPPING CENTER TENANTS INCLUDE:

- Target
- Walmart
- The Home Depot
- Michaels
- Ross
- Staples
- Petco
- BevMo!
- HomeGoods





# CAMARILLO MARKET OVERVIEW

Camarillo is one of Ventura County's premier retail and residential communities known for its affluent demographics, coastal Southern California location, strong quality of life, and regional retail draw. Positioned strategically between Los Angeles and Santa Barbara along the US-101 corridor, the city benefits from substantial commuter and tourism traffic.

The nearby Camarillo Premium Outlets attract millions of annual visitors and serve as one of Southern California's strongest regional shopping destinations.

Camarillo Airport further contributes to regional business connectivity, corporate aviation activity, and daytime commercial traffic.





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