

# 80 WOOD RD, CAMARILLO, CA 93010

## WOOD ROAD PROFESSIONAL CENTER



**OFFICE SPACE AVAILABLE FOR LEASE**



SUITE	SF	\$/SF	\$/MONTH	CAM \$/SF	CAM \$/MONTH	TOTAL \$/MONTH	AVAILABLE
200	1,140	\$1.50	\$1,710.00	\$0.15	\$171.00	\$1,881.00	Immediately
202	3,368	\$1.50	\$5,052.00	\$0.15	\$505.20	\$5,557.20	Immediately
304-B	1,333	\$1.50	\$1,999.50	\$0.15	\$199.95	\$2,199.45	Immediately
204*	1,883	\$0.80	\$1,506.40	\$0.15	\$282.45	\$1,788.85	*Sublease Through 06/30/2027

CAM FEE COVERS TENANT'S UTILITIES & COMMON AREA JANITORIAL SERVICES



**GARY COHEN**

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## PROPERTY HIGHLIGHTS

- Freeway Visible
- Covered Parking
- On-Site Management
- Refreshed Suites
- Fiber Optic by Frontier
- Daily Janitorial Services
- Fire Sprinklers

## NEARBY GOLF COURSES

- Spanish Hills Golf Course (2.1 Miles)
- Sterling Hills Golf Course (2.9 Miles)
- Saticoy Country Club (5.2 Miles)

## NEARBY RETAIL & DINING

- Camarillo Premium Outlets
- Home Depot
- Walmart
- Target
- Ralphs
- Way Point Cafe
- Lure
- Finney's
- Starbucks
- In-N-Out

## BUILDING DETAILS

Year Built   Renovated:	1971   2017
Building Size:	27,415 SF
Stories:	3 (2 Floors Over Parking)
Elevator:	Yes
Parking:	92 Spaces   (4/1,000 USF)
Covered Parking:	51 Spaces
Surface Parking:	41 Spaces
Zoning:	M2

## DEMOGRAPHICS

	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
Population:	29K	131K	450K
Average HHI:	\$120K	\$116K	\$111K

## UNIVERSITIES

- Cal State Channel Islands (5.5 Miles)
- Cal Lutheran (16 Miles)

## AREA DEVELOPMENTS

- Lennar Homes - 159 SFR - Under Construction
- Costco + Fuel Station (coming soon)

**MANAGEMENT ON SITE - Contact us to Schedule a Tour**

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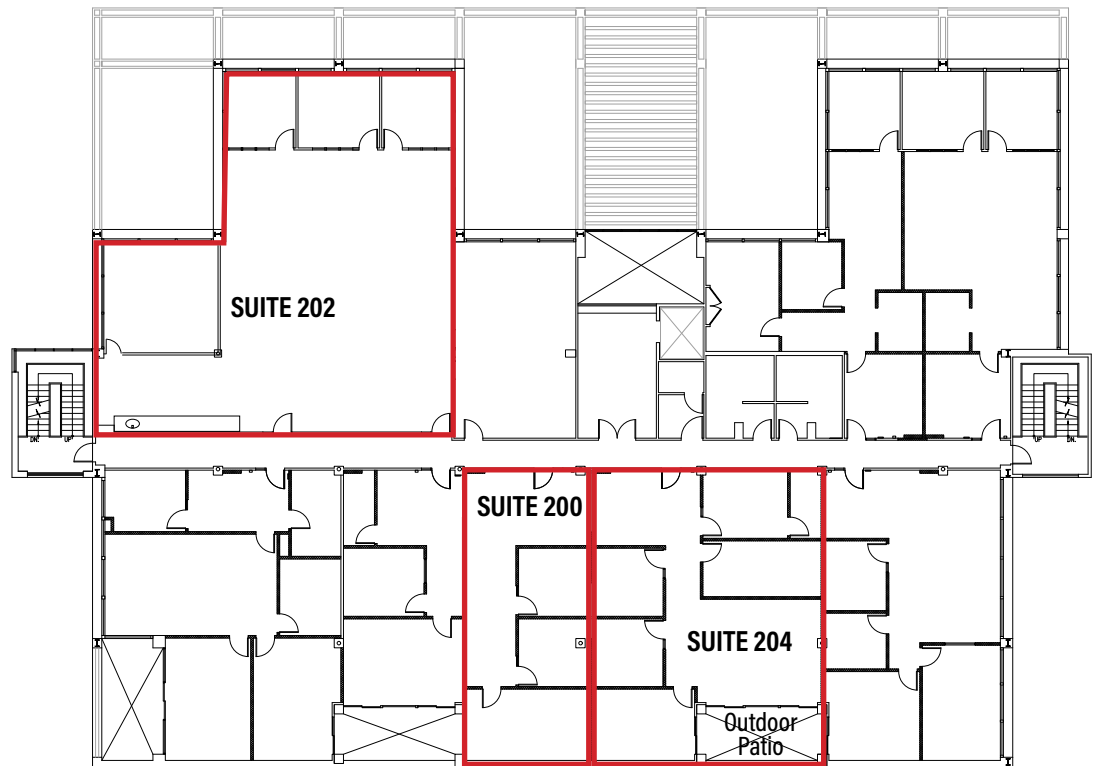
## WOOD ROAD PROFESSIONAL CENTER

### SECOND FLOOR

Suite 200 = 1,140 SF

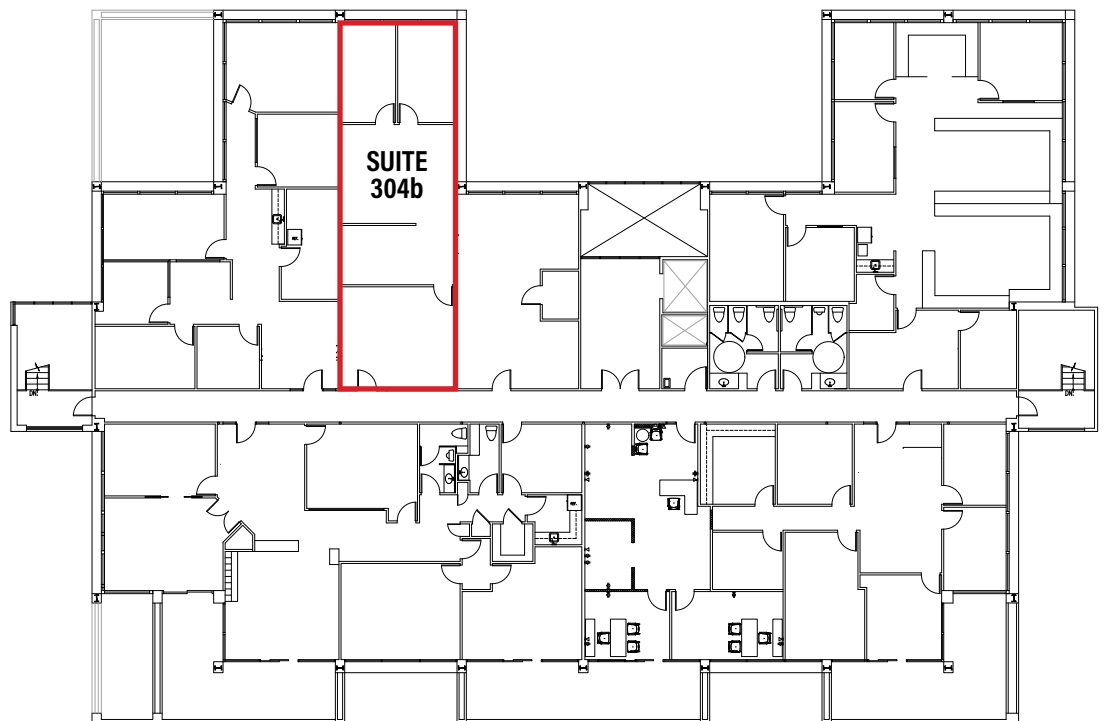
Suite 202 = 3,368 SF

Suite 204 = 1,883 SF



### THIRD FLOOR

Suite 304b = 1,333 SF



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