

# FOR SALE

445 Rosewood Avenue, Suites F & G

Camarillo, CA 93010

**RE/MAX**

COMMERCIAL



|                    |                                 |
|--------------------|---------------------------------|
| Primary Type:      | Office / Medical Condo          |
| Total Space Avail: | 1,133 ASF<br>(Per Assessor)     |
| Building Size:     | 16,433 ASF<br>(Per Association) |
| Year Built:        | 1980 (Per Assessor)             |
| Offering & Terms:  | <b>\$329,000.00</b>             |
| Zoning:            | PO                              |

## Available Space(s)

| Structure          | Size  | Minimum Divisible | Maximum Contiguous | Cost Per SF | Date Available | Lease Type | TG     |
|--------------------|-------|-------------------|--------------------|-------------|----------------|------------|--------|
| Office/<br>Medical | 1,133 | 1,133             | 1,133              | \$290.38    | COE            | DNA        | 524-C2 |

### Property Description:

This ground floor Office / Medical condominiums are ready for occupancy. In this size range, this property is one of the few professional offices that are currently on the market. These inline suites are to be sold together. This is perfect for a Buyer looking to secure SBA Financing – there is a demising wall between them with a 60/40 split. This suite is conveniently located adjacent to the restrooms, elevator and the main lobby entry. There are two Parcel Numbers for this suite – originally the suites could be bought individually or could be combined. For more information, please contact the Listing Broker.

### Location:

The building is conveniently located just off Daily Drive and has quick access to the 101 Freeway. With favorable demographics this is an ideal location for a doctor's or professional office. This location is a few minutes away from Old Town Camarillo. The suites are within walking distance from banking, local restaurants, and shopping. This property is ideally centrally located within Ventura County.

### Highlights:

Well Maintained Building & Grounds

Quick Access to the 101 FWY

Perfect for SBA Financing

Close to Shopping, Restaurants & Med Services

Limited Availability for this type of Property

Ground floor Location

**Carl B. Alaniz**

Senior Broker Associate  
License # 01146775

**(805) 371-8787**

RE/MAX Gold Coast Commercial  
601 E. Daily Drive, Suite 102, Camarillo, CA 93010

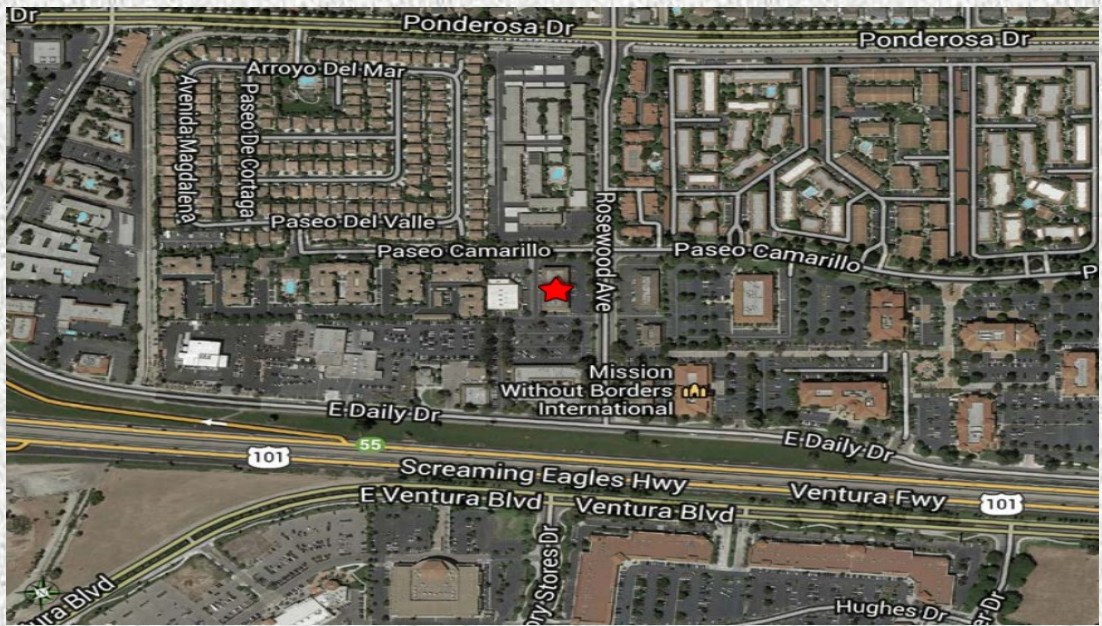
[carl@carlalaniz.com](mailto:carl@carlalaniz.com)  
[www.eCommercialBrokerage.com](http://www.eCommercialBrokerage.com)

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## PROPERTY SPECIFICATIONS

|                                      |                                      |
|--------------------------------------|--------------------------------------|
| Sale Price:                          | <b>\$329,000.00</b>                  |
| Cost Per Square Foot:                | \$290.38                             |
| Monthly Association Dues & Expenses: | \$1,462 per quarter                  |
| Available Square Footage:            | 1,133 (per assessor)                 |
| Total Building Square Footage:       | 16,433 (per association)             |
| Land Square Footage:                 | Part of a larger Complex             |
| Total Office Square Footage:         | 1,133 SF                             |
| Zoning:                              | PO                                   |
| APN(s):                              | 164-0-200-055 & 045                  |
| Year Built:                          | 1980                                 |
| Sprinklers:                          | None                                 |
| Terms:                               | Sold in an "As-Is Current Condition" |



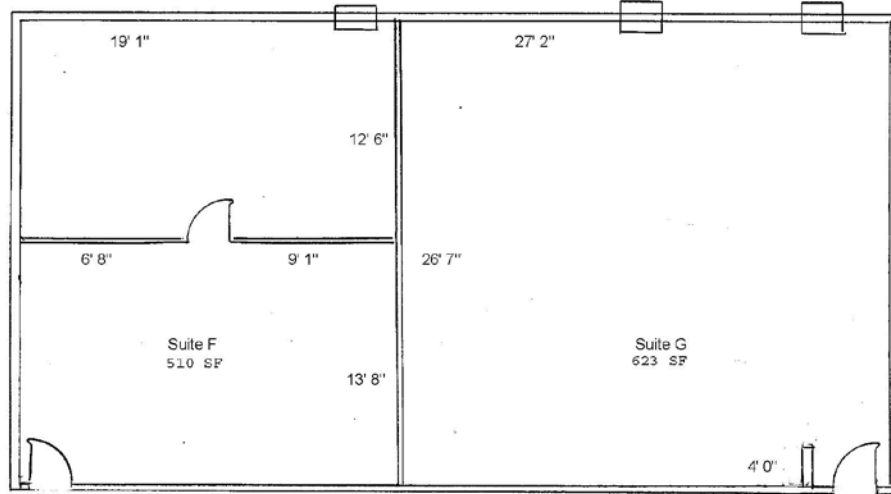
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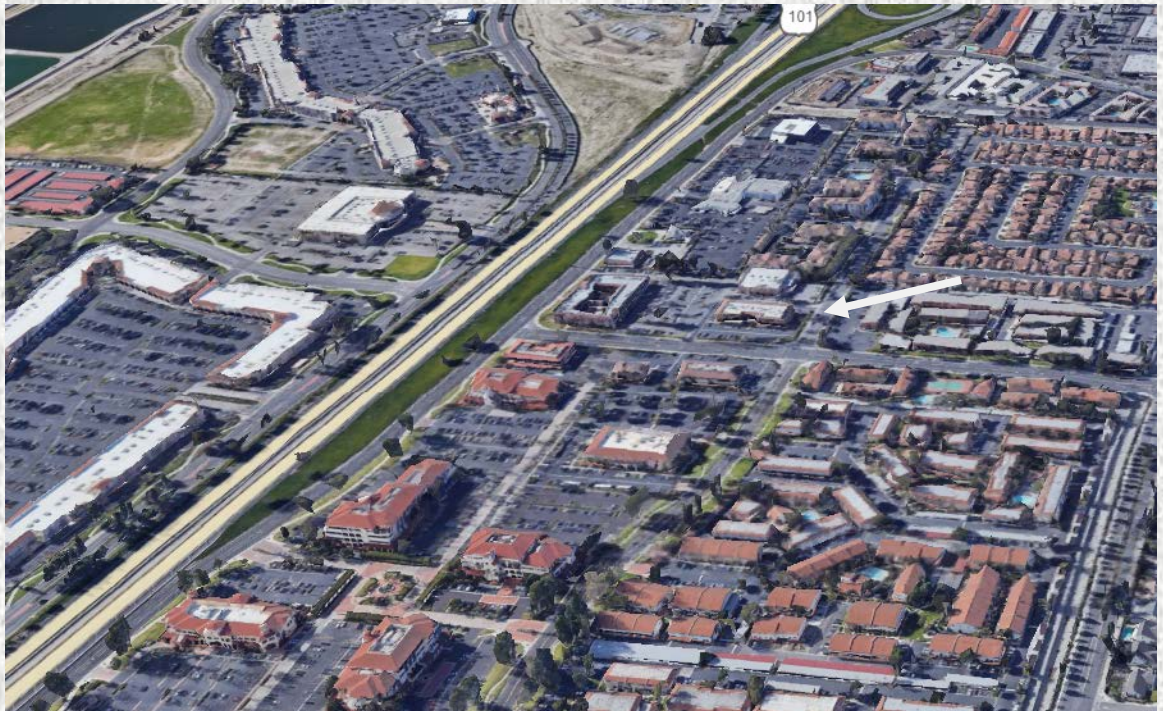
**PROPERTY – SITE PLAN**

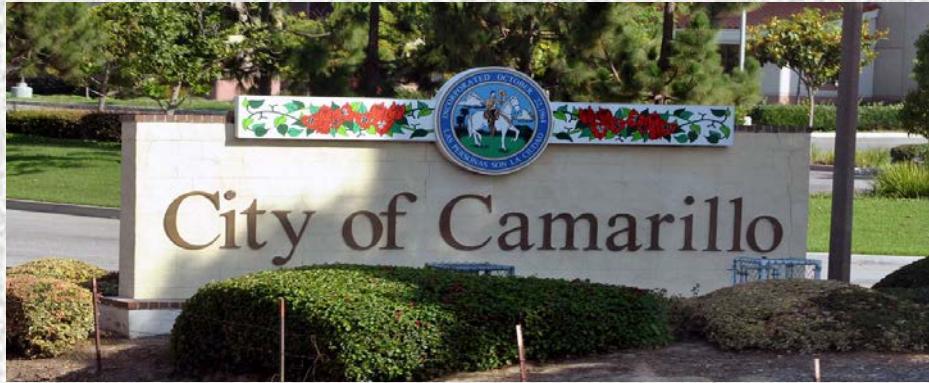


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Measurements are approximate - Not to scale

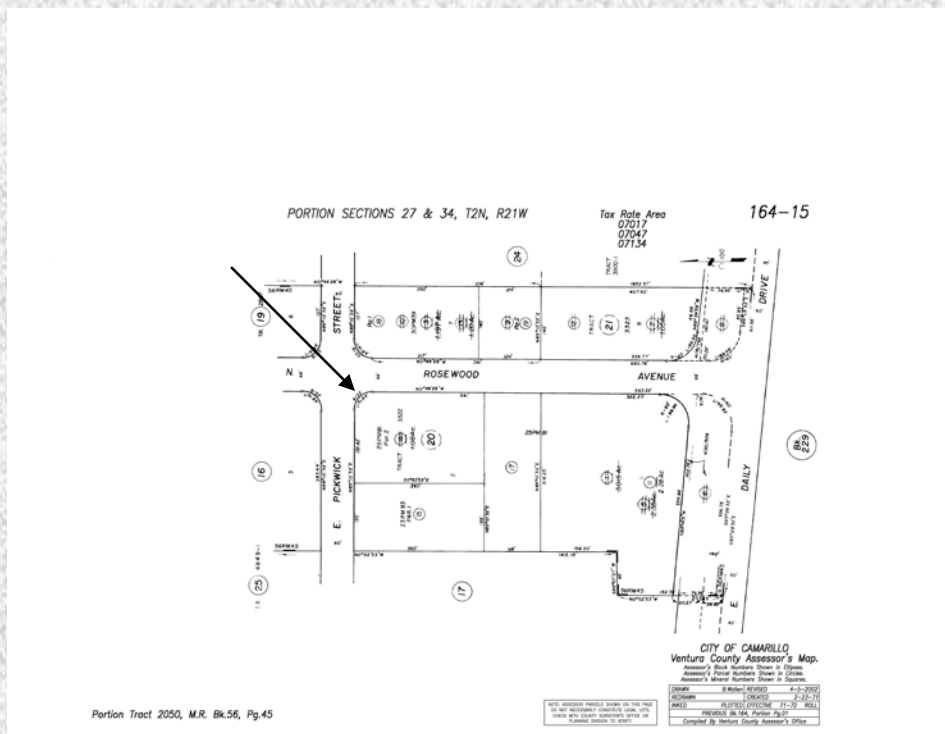




**Camarillo** is a city in [Ventura County](#) in the [U.S. state of California](#). As of the [2010 United States Census](#), the population was 65,201, an increase of 8,117 from the 57,084 counted in the [2000 Census](#). The [Ventura Freeway \(U.S. Route 101\)](#) is the city's primary thoroughfare. Camarillo is named for [Adolfo](#) and [Juan Camarillo](#), two of the few [Californios](#) (pre-1848 California natives of Hispanic ancestry) to preserve the city's heritage after the arrival of Anglo settlers. The [railroad coast route](#) came through in 1898 and built a station here. Adolfo Camarillo eventually employed 700 workers growing mainly lima beans. Walnuts and citrus were also grown on the ranch. Adolfo bred [Camarillo White Horses](#) in the 1920s through the 1960s and was well known for riding them, dressed in colorful Spanish attire, in parades such as the Fiesta of Santa Barbara.

The city grew slowly prior to [World War II](#) but the war effort saw the construction of the [Oxnard Army Air Field](#) (later [Oxnard Air Force Base](#) in 1951, now [Camarillo Airport](#)) to the west of town. The community also grew as the new base along with nearby [Naval Air Station Point Mugu](#) and a [Seabee base at Port Hueneme](#) brought many workers and their families to the area. The grounds of [Camarillo State Hospital](#), which opened in 1936 south of town, are now the campus of [California State University, Channel Islands](#).

An hour north of Los Angeles, Camarillo is nestled at the base of the Conejo foothills surrounded by verdant green fields and cool ocean breezes. With more than 300 days of sunshine a year, enjoy Camarillo al fresco. From outdoor shopping and concerts, to delicious dining and fun events, Camarillo has it all. With small town charm and a rich history, it is the place for romantic weddings and corporate venues. Visit the historical sites and museums during the day, and walk along Old Town for dinner and drinks at night. A great getaway for everyone, Camarillo is the ideal place to Come for the Sun, Stay for the Fun.



# DISCLAIMERS AND AGREEMENT

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RE/MAX Gold Coast Commercial (“RE/MAX”) has been retained as the exclusive listing broker to arrange the sale of the property identified herein above (the “Property”).

Purpose and Intent: This Offering Memorandum (“Memorandum”) has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

Information Provided As An Opinion: The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented “as is” without representation or warranty, express or implied, of any kind by RE/MAX, Owner/Seller, or either’s respective subsidiaries, agents, affiliates, members, officers, and/or employees. RE/MAX assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property’s value by RE/MAX or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither RE/MAX nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you. By accepting this Memorandum, you agree that in determining the advisability of purchasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided RE/MAX or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge RE/MAX is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals. This Memorandum is not to be used in connection with an offer to sell or the solicitation of an offer to buy in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

Forward-Looking Statements and Financial Projections: All statements herein, other than statements of historical fact, are statements that could be deemed “forward-looking” statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of RE/MAX and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized. Potential purchasers of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.

COVID-19 Pandemic: The World Health Organization has characterized the outbreak of COVID-19 that is currently affecting many parts of the world, including the United States, as a pandemic (the “Pandemic”). The Pandemic has negatively affected travel, commerce, and financial markets globally. While the potential future impact of the Pandemic cannot be quantified at this time, it is expected that the continued outbreak of COVID-19 could have an adverse impact on property values, including the value of the Property.

Owner’s/Seller’s Reserved Rights: Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser’s obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline. Confidentiality: The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with RE/MAX, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by RE/MAX, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or RE/MAX and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of RE/MAX. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.