

FOR SALE OR LEASE

10,416 SF OFFICE BUILDING WITH PRIME FREEWAY FRONTAGE

1327 DEL NORTE RD CAMARILLO, CA 93010



US HWY 101
151,022 VPD



Property Overview

PROPERTY DETAILS

SALE PRICE	\$3,100,000
PRICE / SF	\$298/SF
LEASE RATE	\$1.85/SF/NNN
BUILDING SIZE	Total: 10,416 SF 1st Floor: 5,208 SF 2nd Floor: 5,208 SF
LOT SIZE	0.95 AC
YEAR BUILT / RENOVATED	1990
PARKING	42 Spaces + Abundant Street Parking
PARKING RATIO	4/1,000 PSF

PROPERTY FEATURES

Prime 101 Freeway Frontage

Excellent Visibility From Eastbound & Westbound

Highly Flexible & Divisible (Upstairs / Downstairs)

Multiple Executive Offices

Abundant Free Parking Nearby



Allowable Uses

ZONING: CPD VENTURA

In the City of Camarillo, the Commercial Planned Development (CPD) Zone is designed to facilitate innovative and cohesive commercial projects that integrate environmental planning, unique design, and unified architectural control. This zoning is particularly suited for areas requiring revitalization or for developments that don't align with traditional commercial zones.

Art Studio

Funeral Parlor

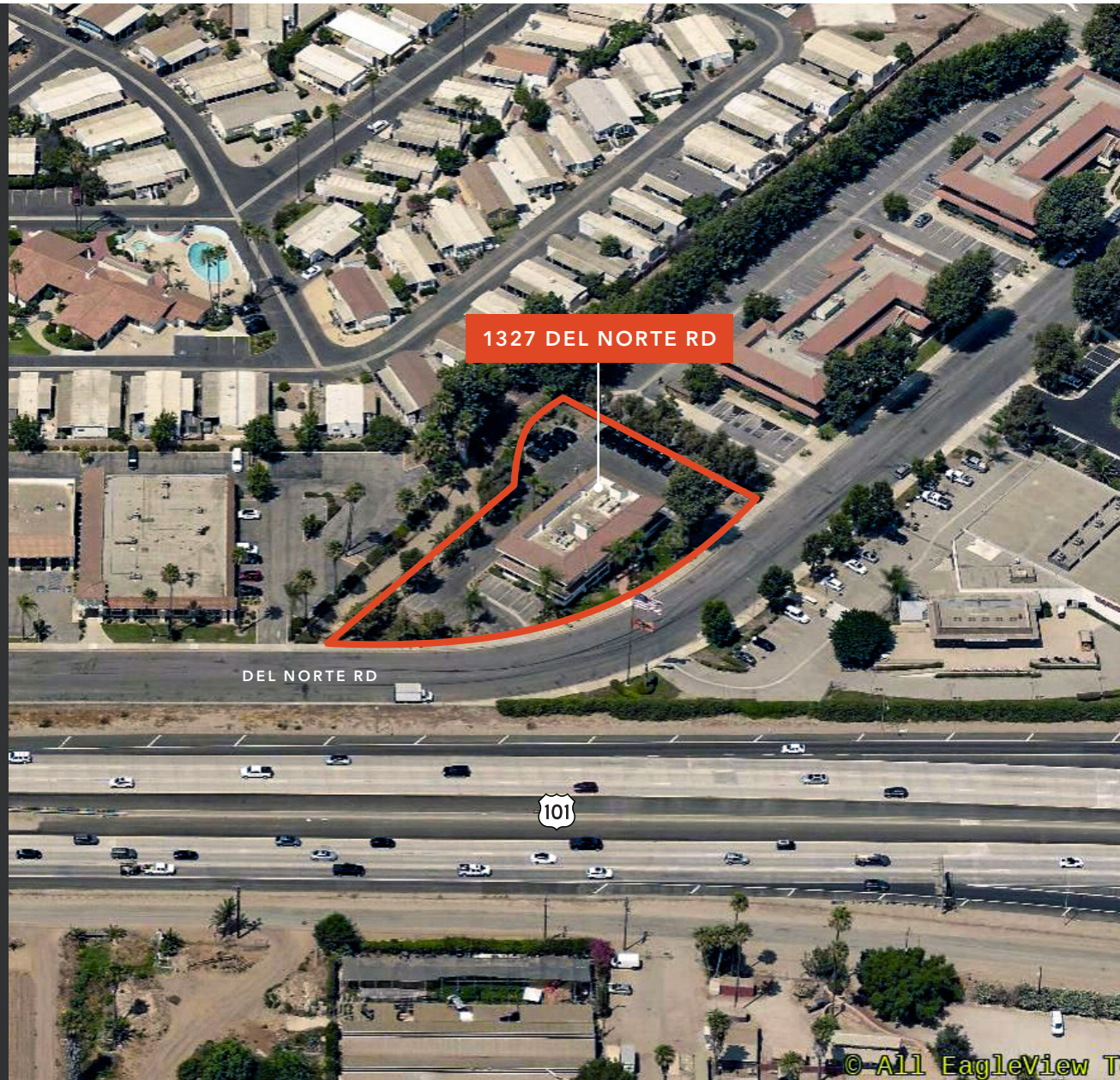
Interior Decorating

Newspaper

Printing Shop

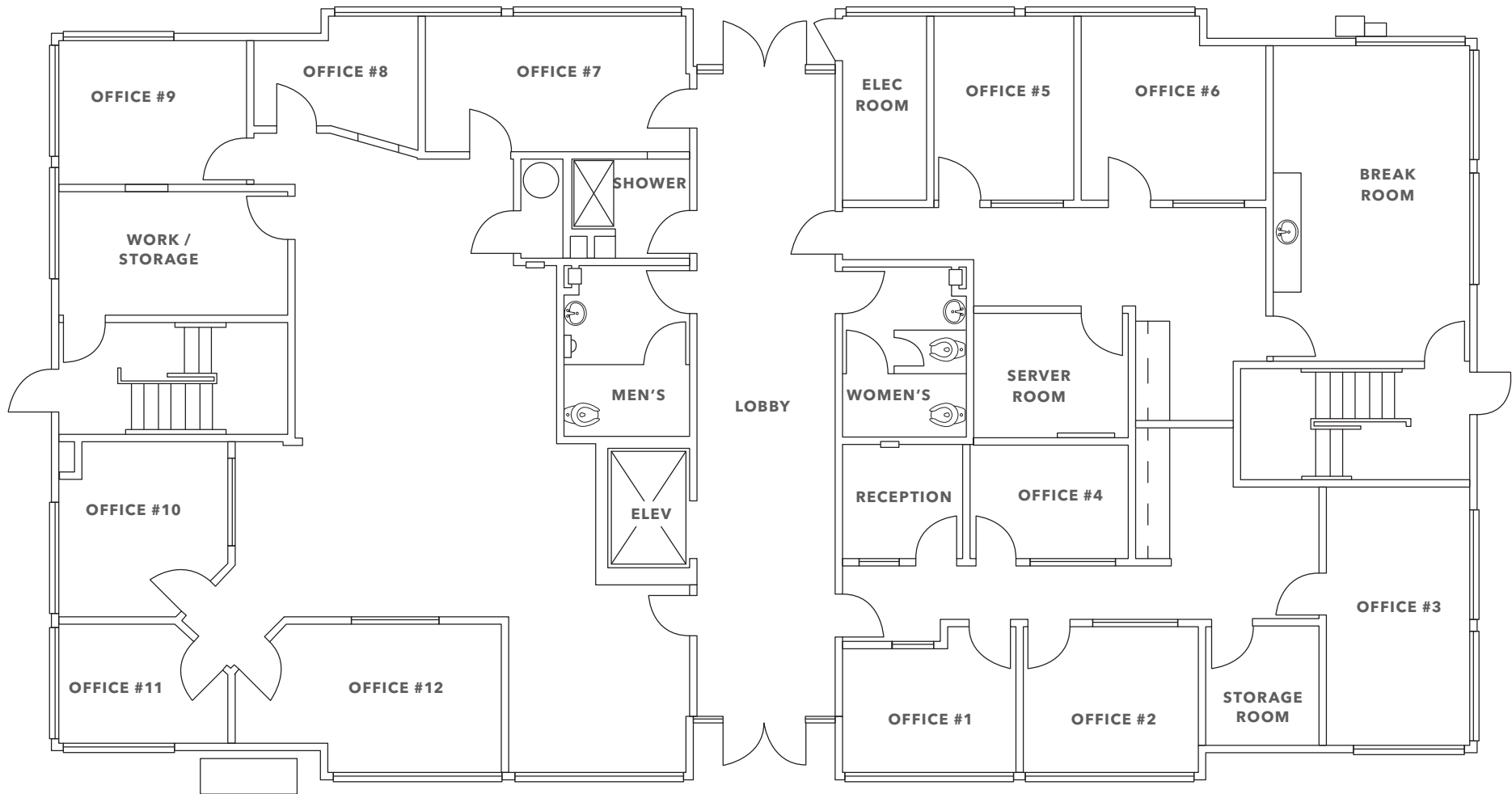
Office Uses: CPA, Lawyer, Medical, Mortgage/
Finance, Real Estate, Traditional

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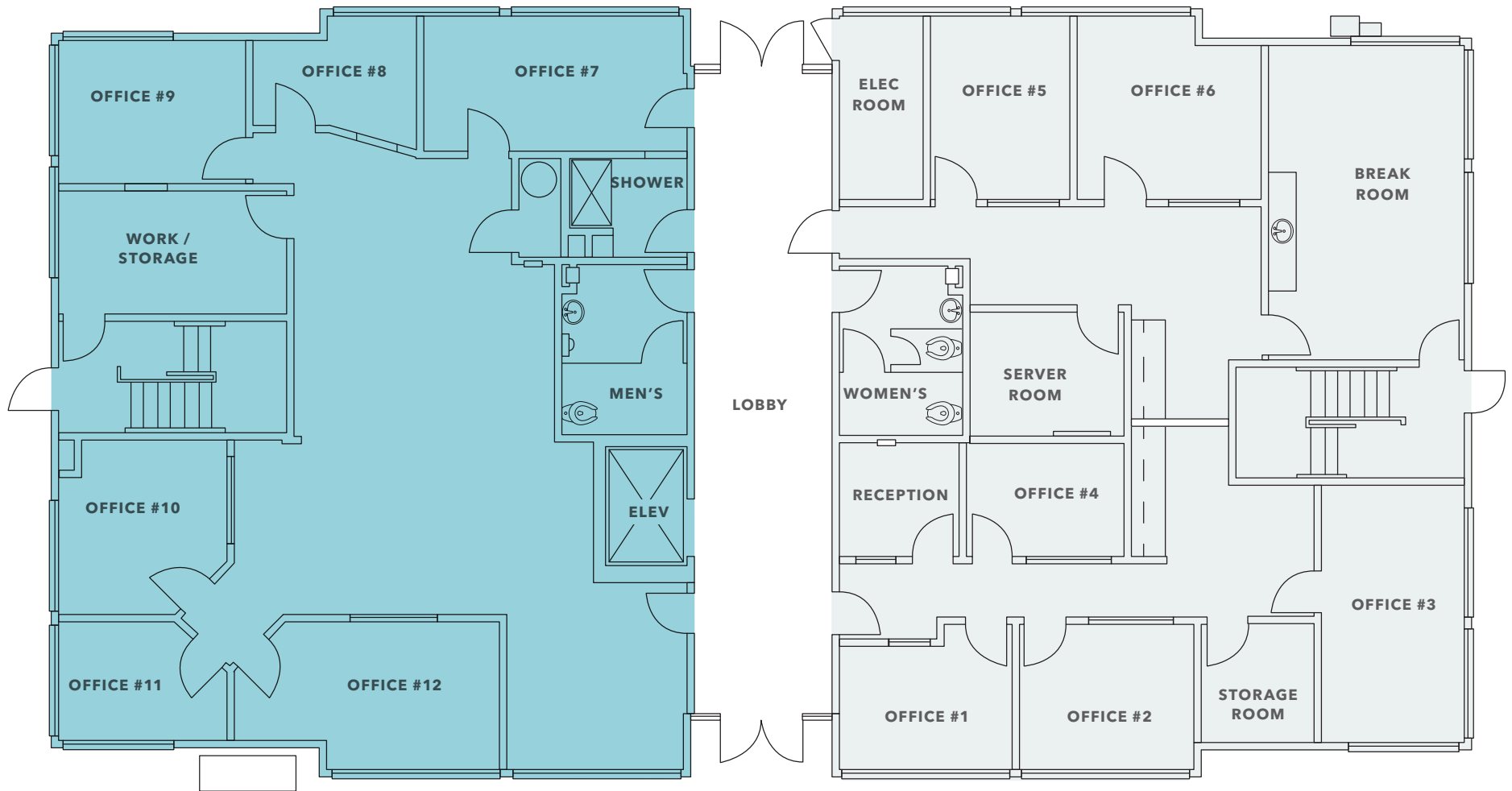
© All EagleView T

FIRST FLOOR PLAN



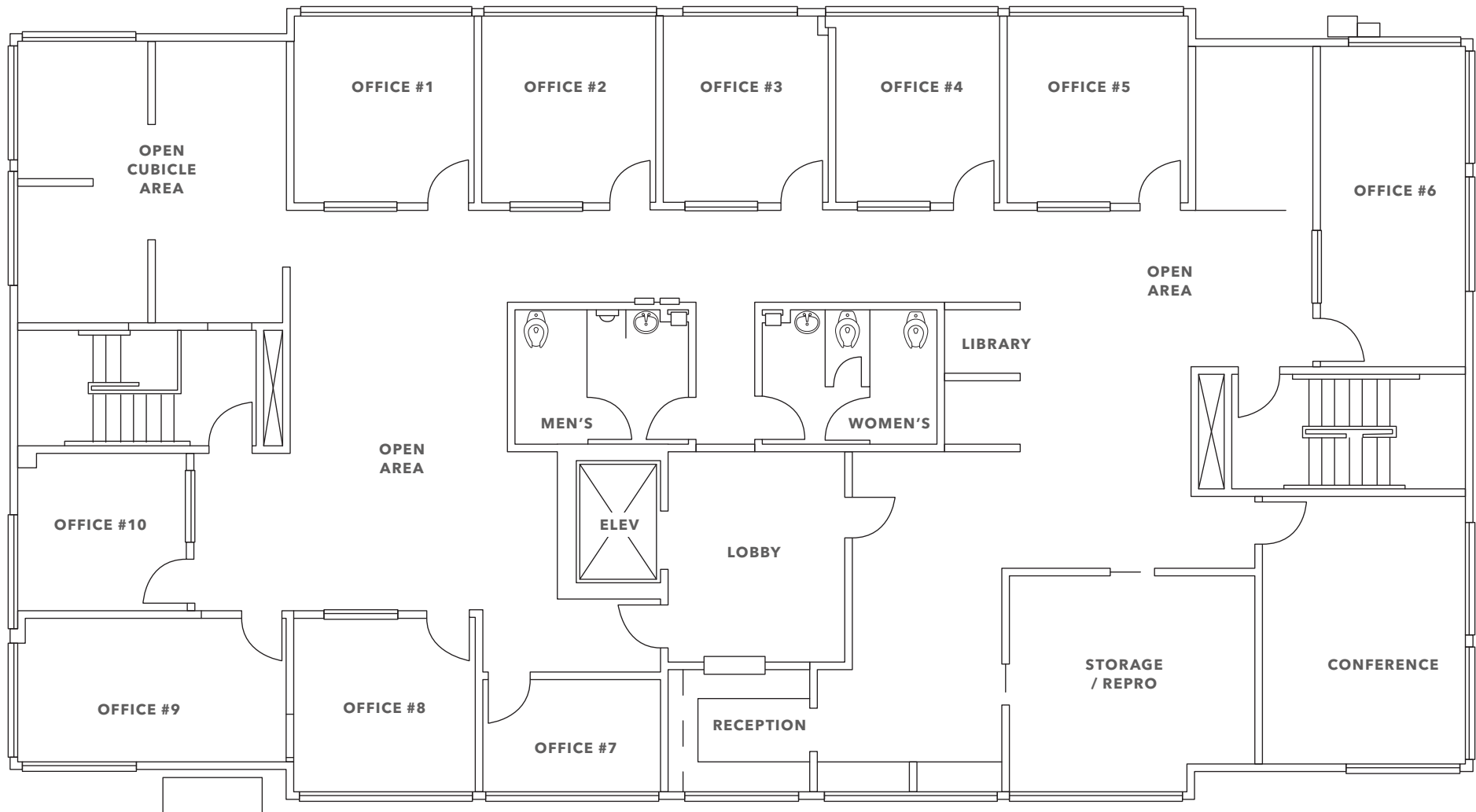
Not to scale. Can be subdivided into 2 separate suites on 1st floor.

POTENTIAL SUBDIVIDED FLOOR PLAN



Not to scale. Can be subdivided into 2 separate suites on 1st floor.

SECOND FLOOR PLAN



Not to scale. Can potentially be used as a separate 3rd suite.















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CAMARILLO, CA

Camarillo, located in Ventura County, is a well-planned suburban community known for its temperate climate, scenic beauty, and balance between residential tranquility and economic activity.

The city is characterized by a mix of single-story office parks, mid-sized business complexes, and government facilities, reflecting its professional, small-business-friendly environment. With a strong emphasis on quality of life and local services, Camarillo attracts a variety of tenants, including healthcare providers, legal services, financial institutions, and tech firms seeking an alternative to the higher-cost Los Angeles market.

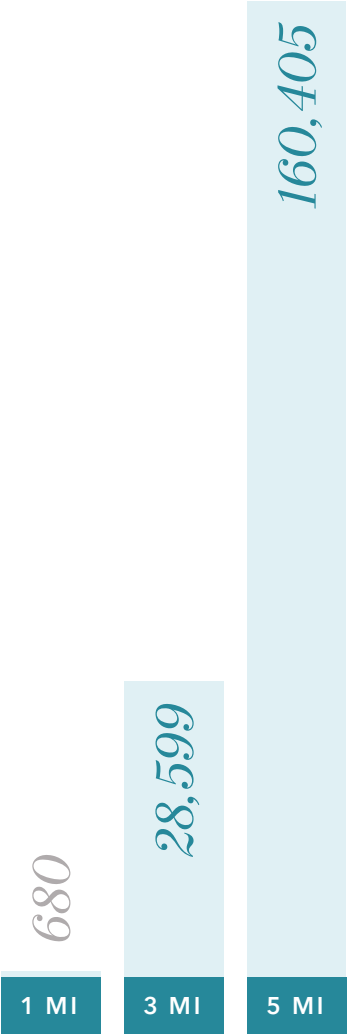
The city's main commercial corridors, including Daily Drive and Ventura Boulevard, feature professional offices adjacent to retail centers and dining options such as Lure Fish House and Manhattan of Camarillo. Local

businesses benefit from nearby amenities like the Camarillo Premium Outlets and recreational offerings including the Camarillo Ranch and nearby hiking trails in the Santa Monica Mountains.

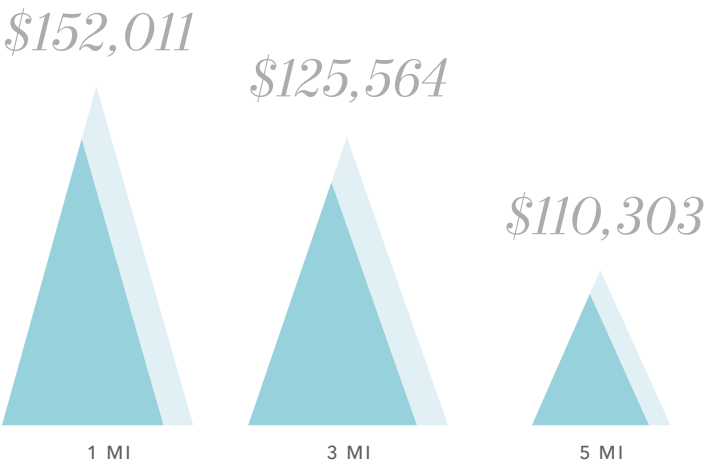
Conveniently positioned along the US-101 freeway and serviced by regional rail via Metrolink, Camarillo offers excellent connectivity to both Greater Los Angeles and Santa Barbara counties. Continued investment in infrastructure, fiber broadband, and business incentives make Camarillo an appealing location for small to midsize office users seeking affordability, lifestyle, and long-term growth potential in Southern California.

DEMOGRAPHICS

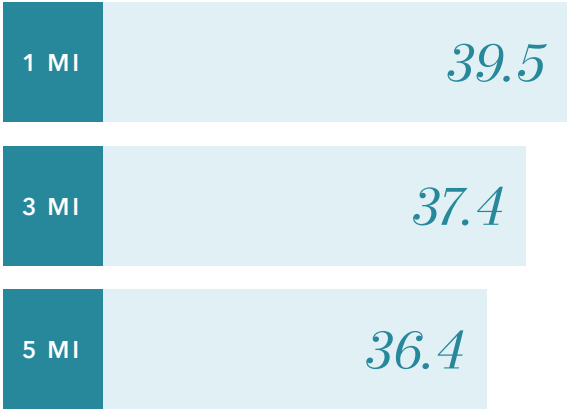
POPULATION



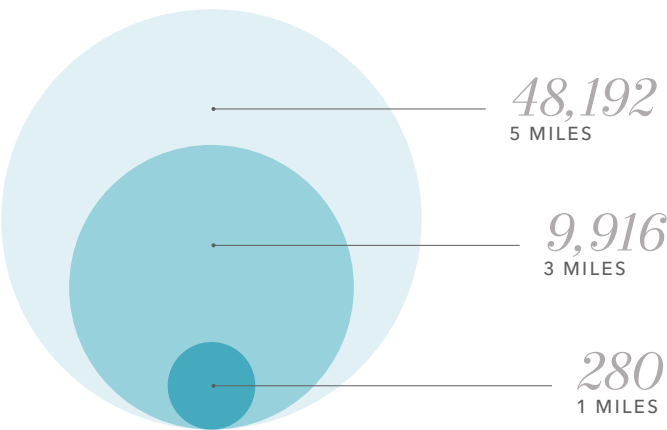
AVERAGE HOUSEHOLD INCOME



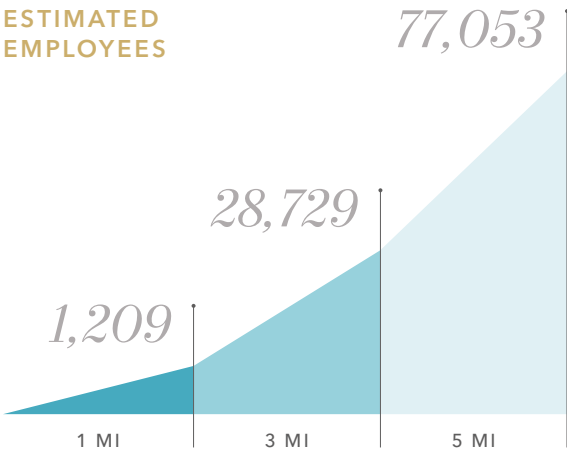
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: ©2023, Sites USA

DRIVE TIME MAP

TIME	30 Min	60 Min	90 Min
POPULATION	747,047	3,013,752	8,735,036

30 MIN DRIVE

60 MIN DRIVE

90 MIN DRIVE





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*Exclusively
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