



COMMERCIAL  
ASSET GROUP

4910 - 4992 VERDUGO WAY  
CAMARILLO, CA 93012



RETAIL / FOOD USE / MEDICAL USE  
SPACE FOR LEASE

- WELL KEPT SHOPPING CENTER WITH EXCELLENT CURB APPEAL
- AMPLE PARKING & EXCELLENT STREET EXPOSURE & SIGNAGE
- NATIONAL AND REGIONAL TENANTS
- THE PLAZA AT MISSION OAKS IS A NEIGHBORHOOD SHOPPING CENTER SERVING CAMARILLO RESIDENTS
- SEEKING BANKS, FOOD USE, SANDWICH CONCEPT, BOBA & ICE CREAM, MEDICAL USE, HAIR SALON, BEAUTY SUPPLY, NAIL SALON, YOGA OR PILATES, OFFICE USE, REAL ESTATE, INSURANCE OR TAX OFFICE
- MAIN & MAIN CORNER LOCATION WITH SIGNALIZED INTERSECTION
- HEAVY AUTO TRAFFIC - 37,000 CPD
- DENSE POPULATION DEMOGRAPHICS
- EASY ACCESS TO 101 FREEWAY
- POPULATION (3 MILE RADIUS): 57,000
- INCOME (1 MILE RADIUS): \$110,000
- ACROSS THE STREET FROM ADOLFO CAMARILLO HIGH SCHOOL AND ROXY STADIUM 11 MOVIE THEATER

## SPACE SIZE

UNIT 9D: ±1,210 SF

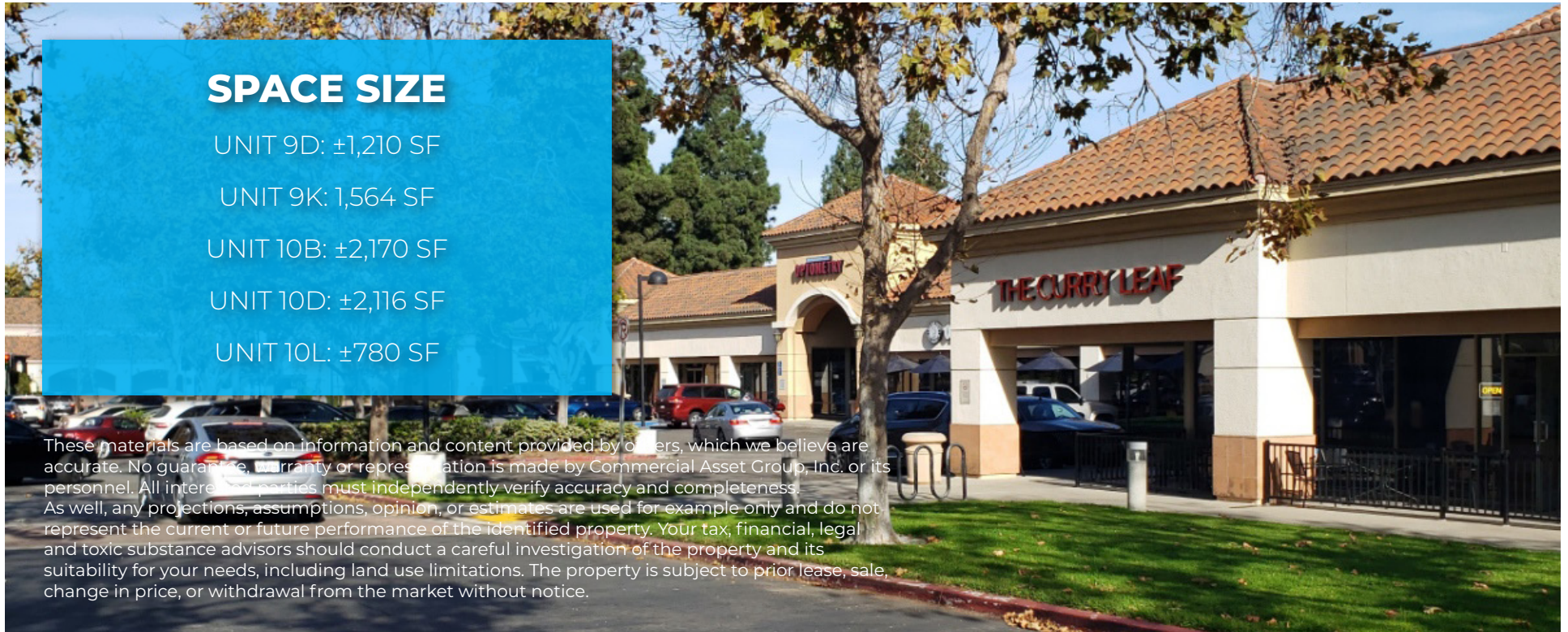
UNIT 9K: 1,564 SF

UNIT 10B: ±2,170 SF

UNIT 10D: ±2,116 SF

UNIT 10L: ±780 SF

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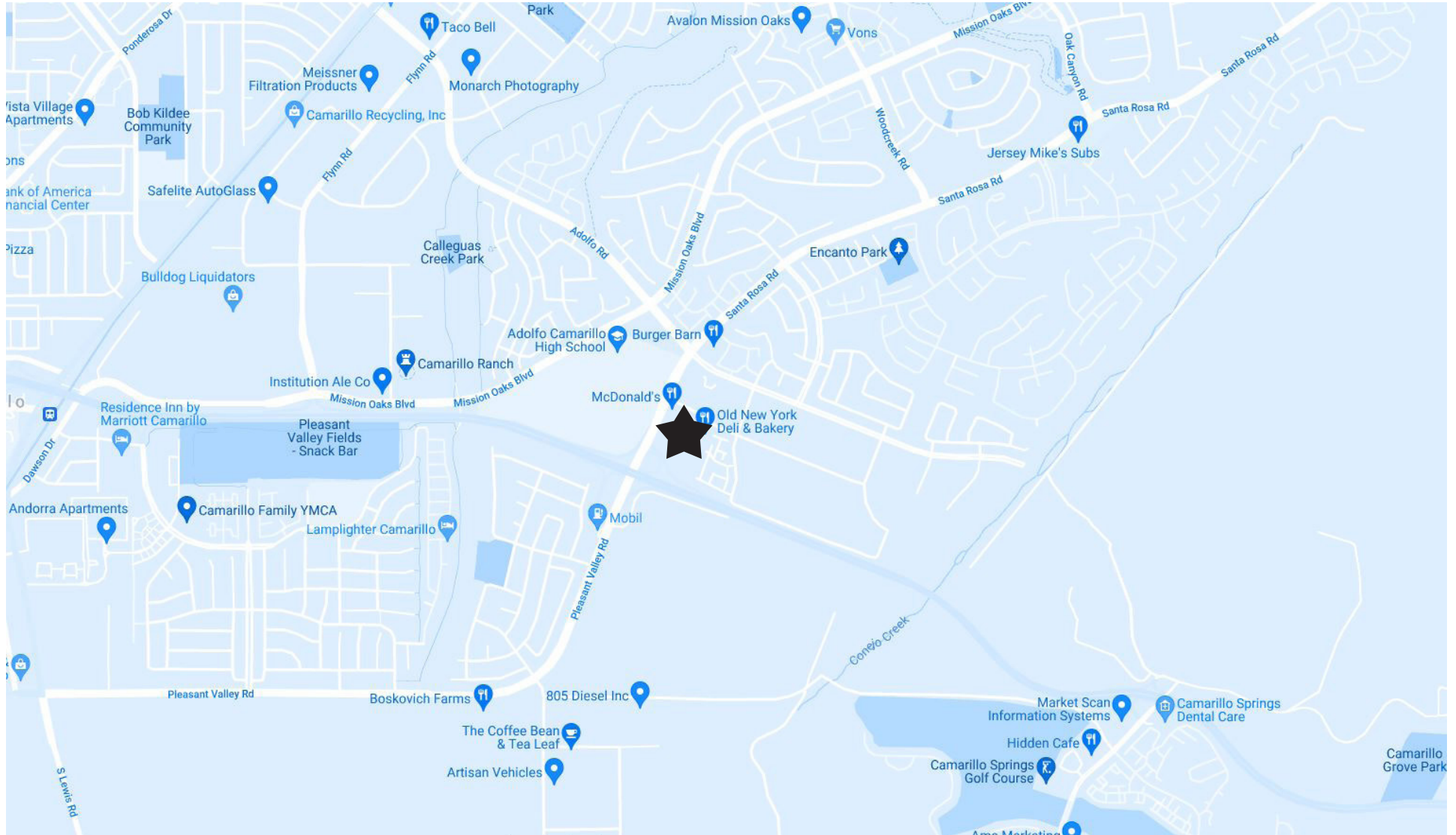


# ADDITIONAL PHOTOS





# MAP





# AERIAL



# SITE PLAN





# DEMOGRAPHICS

## POPULATION

	2 mile	5 mile	10 mile
2010 Population	36,457	101,682	327,155
2021 Population	36,860	105,619	339,858
2026 Population Projection	36,695	105,672	340,028
Annual Growth 2010-2021	0.1%	0.4%	0.4%
Annual Growth 2021-2026	-0.1%	0%	0%
Median Age	42.8	42.7	38.2
Bachelor's Degree or Higher	37%	42%	34%
U.S. Armed Forces	40	374	1,627

## HOUSEHOLDS

	2 mile	5 mile	10 mile
2010 Households	13,764	36,625	103,348
2021 Households	13,646	37,817	107,181
2026 Household Projection	13,537	37,798	107,214
Annual Growth 2010-2021	0.3%	0.5%	0.5%
Annual Growth 2021-2026	-0.2%	0%	0%
Owner Occupied Households	10,118	27,453	72,476
Renter Occupied Households	3,419	10,345	34,738
Avg Household Size	2.7	2.7	3.1
Avg Household Vehicles	2	2	2
Total Specified Consumer Sp...	\$584M	\$1.7B	\$4.7B

## INCOME

	2 mile	5 mile	10 mile
Avg Household Income	\$125,687	\$139,575	\$128,330
Median Household Income	\$105,670	\$114,563	\$102,614
< \$25,000	1,518	3,009	9,623
\$25,000 - 50,000	1,639	4,335	14,784
\$50,000 - 75,000	1,663	4,411	13,488
\$75,000 - 100,000	1,592	4,394	14,283
\$100,000 - 125,000	1,812	4,738	13,505
\$125,000 - 150,000	1,194	3,495	8,981
\$150,000 - 200,000	2,141	5,693	13,897
\$200,000+	2,087	7,743	18,619

## HOUSING

	2 mile	5 mile	10 mile
Median Home Value	\$700,026	\$762,550	\$713,587
Median Year Built	1982	1979	1978



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