

815 CAMARILLO SPRINGS RD, SUITE C | CAMARILLO, CA 93012

FOR SALE

IMMEDIATE OCCUPANCY AVAILABLE

IDEAL OWNER-USER OPPORTUNITY | OFFICE CONDOMINIUM

PRICED TO SELL!



OWNER-USER OPPORTUNITY

- Freeway Visible Signage
- Below Replacement Cost
- Available for Immediate Occupancy
- Quiet, Serene Professional Business Park
- P.O.A. Maintains Landscaping, Parking Lot, Roof, and HVAC
- Property Owner's Association Fee Approximately \$1,650/mo (\$0.25/SF)
- Two Private Offices, Large Conference Room, Breakroom, Two Restrooms, Server Room, and Large Open Floor Plan with Windows on three sides
- Divisible into 2 Units

EXCELLENT FREEWAY ACCESS & VISIBILITY

- Located Equidistant from Calabasas and Ventura along 101 Fwy
- Central Ventura County Location
- Excellent Visibility to over 132,000 cars per day along 101 Fwy
- Easy Access to both 101 Fwy and PCH
- 5 Miles to Cal State, Channel Islands
- 5 Miles to Camarillo Airport & Camarillo Premium Outlets

PROPERTY INFORMATION

Price	\$1,344,500 (\$205.00/SF)
Total Condo Size	6,560 SF Divisible
Zoning	Professional Office (P-O)
Parking	26 Spaces (4:1,000 SF)
Year Built	2004
For Lease	\$8,528/MO
For Lease Asking Rent/SF	\$1.30/SF (+E+J)

SBA FINANCING (10% DOWN)

Down Payment (10%)	\$134,500
Loan Amount	\$1,210,050
Interest Rate	+/- 6.25%
Payment	\$7,982/Month
Effective Occupancy Cost	\$1.22 SF NNN

*Interest rates and payments subject to change. For illustrative purposes only.



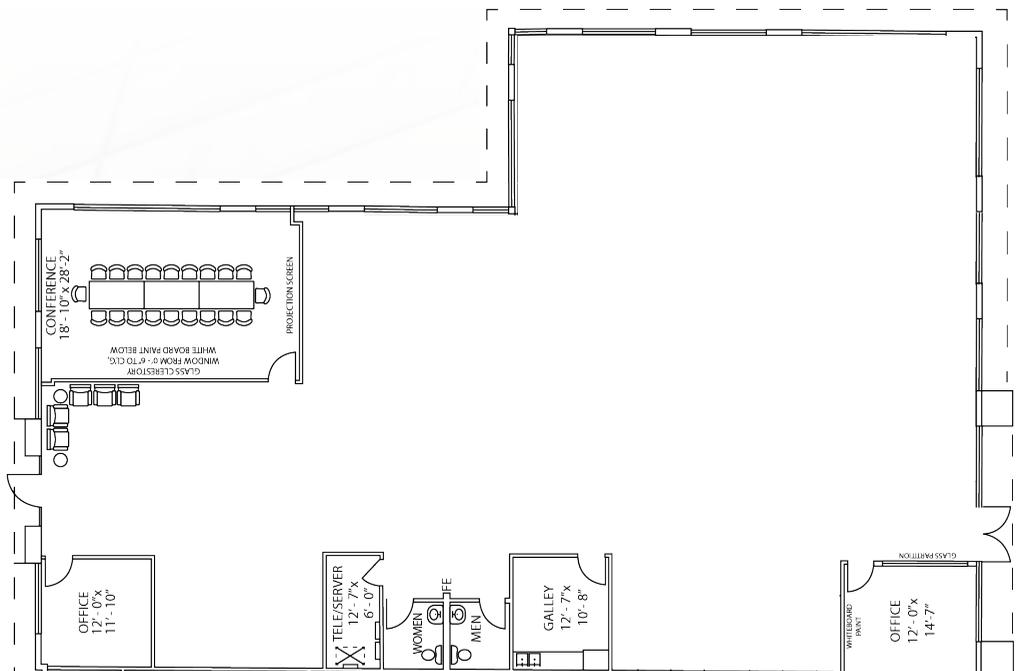
GARY COHEN

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Property Owner Association pays for: Property Insurance, roof & HVAC maintenance, exterior window washing, fire sprinkler maintenance and monitoring, parking lot maintenance, landscaping, irrigation, exterior lighting, property management, rubbish, and water.

- **MOVE-IN READY**
- **FREEWAY VISIBLE SIGNAGE**
- **9' CEILINGS**
- **OPEN FLOOR PLAN**
- **WINDOWS ON 3 SIDES**
- **26 PARKING SPACES**
- **DIVISIBLE**
- **PROFESSIONAL BUSINESS PARK**
- **2 PRIVATE OFFICES**
- **LARGE CONFERENCE ROOM**
- **GALLEY**
- **2 RESTROOMS**



GARY COHEN (818) 804-1227 CELL

NON-ENDORSEMENT AND DISCLAIMER NOTICE

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