

FOR LEASE | 2245-2291 VENTURA BLVD  
**CAMARILLO**  
CALIFORNIA 93010



RETAIL | CREATIVE OFFICE OPPORTUNITY | ±2,898 SF END CAP RETAIL AND ±4,100 SF CREATIVE OFFICE

For More Information, Contact:

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**DAUM**  
RETAIL SOLUTIONS





#### PROPERTY FEATURES:

- ±4,100 SF plus ±900 SF Mezzanine
- ±2,898 SF End Cap
- Mid-Century Modern Architecture
- Expansive Window Line on Two Sides of Building
- Excellent Hard Corner Visibility at Signalized Intersection
- Good On-Site Parking and Convenient Angled Street Parking
- Pylon and Building Signage Opportunities
- Easy Access to / from 101 Freeway

#### PROPERTY HIGHLIGHTS:

- Walking Distance from Metro / Amtrak Station
- Corner of Ventura Blvd and Arneill Rd in the Heart of Old Town Camarillo
- Close to Several Restaurants and Shopping
- Close to Camarillo Outlet Stores
- Centrally Located Near Area Office and Industrial Businesses
- Old Town Camarillo Events include:
  - Farmers Market every Saturday
  - Beer March
  - Summer Car Cruise
  - End of Summer Block Party
  - Annual Wine Walk
  - Halloween Boo Fest
  - Christmas Tree Lighting & Snow Fest

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#### IDEAL TENANTS

- Bank / Credit Union
- Creative Office User
- Real Estate
- Wine Bar / Beer Tap Room
- Pet Supply
- Flooring
- Interior Design / Decor
- Furniture
- Hardware
- Plumbing
- Window Covering
- Paint Store
- Appliances
- Cell Phone Store
- Specialty Fitness

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±4,100 SF CREATIVE OFFICE  
ADDITIONAL 900 SF MEZZANINE AT NO CHARGE  
INTERIOR PHOTOS



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±2,898 SF END CAP RETAIL &  
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LOCAL RETAIL MAP



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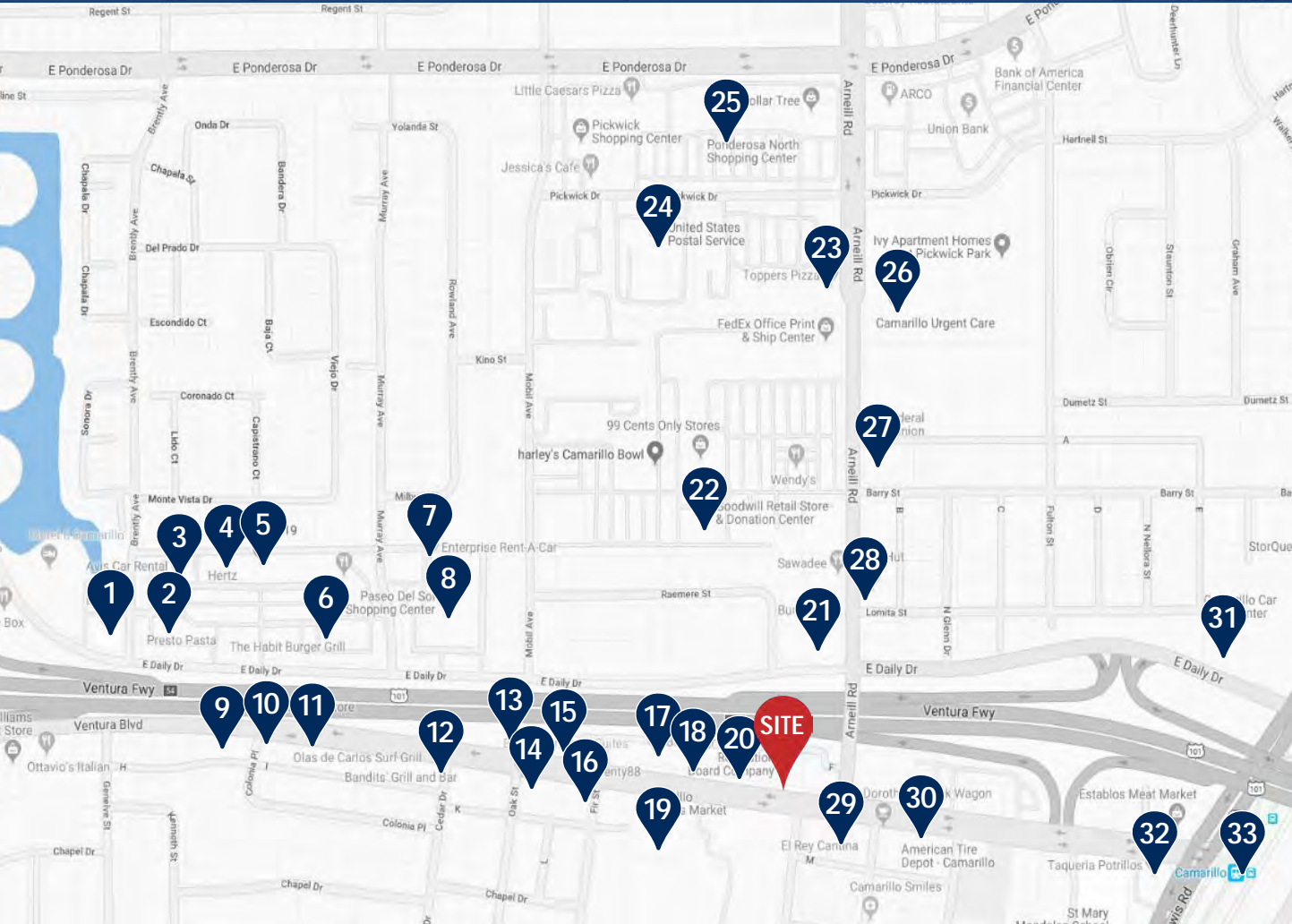
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# CAMARILLO

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## AMENITIES MAP



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1. Denny's
2. Presto Pasta
3. Avis Rental
4. Hertz
5. Fitness 19
6. The Habit Burger Grill
7. Enterprise Rent A Car
8. Paseo del Sol Shopping Center
9. Camarillo Carpet Company
10. Camarillo Gun Store
11. Olas de Carlos Surf Grill
12. Bandit's Grill and Bar
13. Sushi Planet Camarillo
14. Bella Capri Inn & Suite
15. Quick and Easy
16. Twenty 88
17. Wok & South
18. Blvd Bgr Company
19. Camarillo Farmers Market
20. Revolution Board Company
21. Burger King
22. Goodwill Retail Store
23. Toppers Pizza
24. United States Postal Service
25. Ponderosa North Shopping Center
26. Camarillo Urgen Care
27. CBC Federal Credit Union
28. Pizza Hut
29. El Rey Cantina
30. American Tire Depot
31. Camarillo Car Care Center
32. Taqueria Potrillos
33. Amtrak Station

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DEMOGRAPHICS

Traffic Count				
Collection St.	Cross Street	Cross St Dist.	Traffic Vol.	Dist From Subject
Arneill Rd	F	0.01 SE	19,000	0.03
Arneill Rd	F	0.01 S	16,585	0.03
Ventura Blvd	Elm Dr	0.03 E	10,000	0.04
E Daily Dr	Arneill Rd	0.03 E	10,000	0.07
E Daily Dr	Arneill Rd	0.02 E	9,840	0.07

Radius	1 Mile	3 Mile	5 Mile
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**Population:**

2023 Projection	14,356	64,499	84,859
2018 Estimate	14,113	63,362	83,506
2010 Census	13,654	61,019	81,194

<b>Average Age:</b>	38.70	40.30	41.10
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HH Growth 2018-2023:	1.63%	1.74%	1.56%
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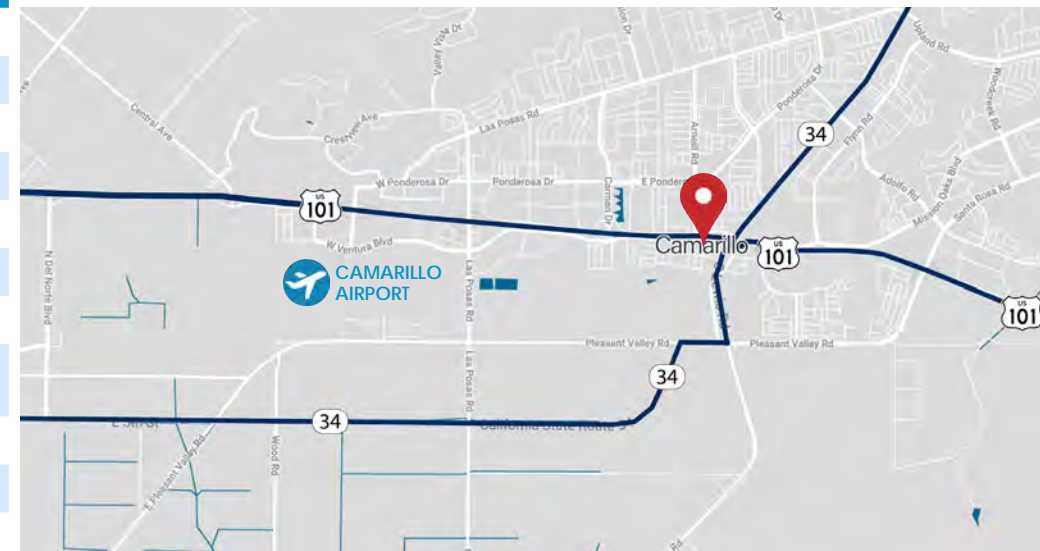
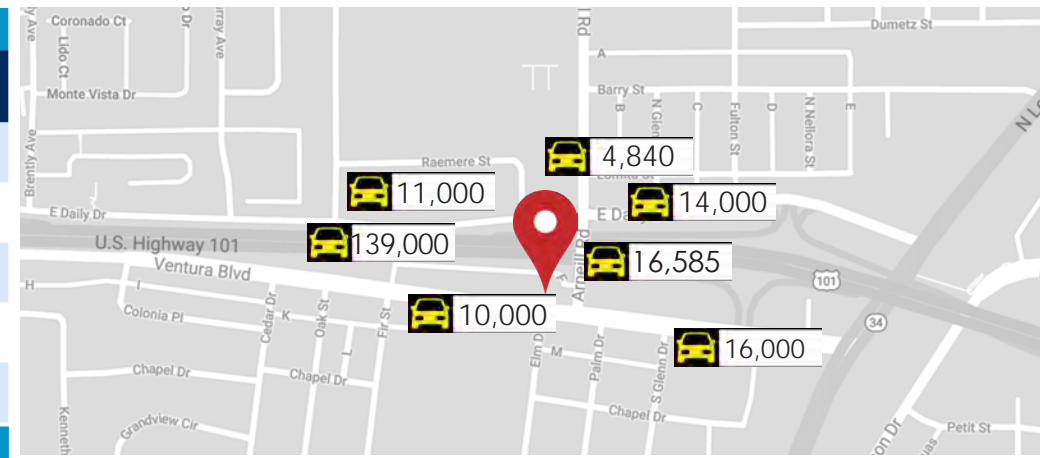
Median Home Value:	\$494,726	\$642,342	\$666,857
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<b>2018 Avg Household Income</b>	\$97,815	\$104,806	\$91,908
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**Employment:**

Total Businesses	1,185	3,798	4,246
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Employees	10,773	36,651	41,373
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