

FOR LEASE | 2245-B VENTURA BLVD

CAMARILLO

CALIFORNIA 93010



RETAIL FOR LEASE ±4,100 + 900 SF MEZZANINE AT NO CHARGE

For More Information, Contact:

MICHAEL WURTZEL
Associate

P: 805.384.8843 | C: 213.705.6454

E: mwurtzel@daumcommercial.com

CA DRE License #01916821

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

DAUM
RETAIL SOLUTIONS



PROPERTY FEATURES:

- ±4,100 SF plus ±900 SF Mezzanine
- Mid-Century Modern Architecture
- Expansive Window Line on Two Sides of Building
- Good On-Site Parking and Convenient Angled Street Parking
- 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
- Retail User
- Real Estate
- Wine Bar / Beer Tap Room
- Pet Supply
- Flooring
- Interior Design / Decor
- Furniture
- Hardware
- Plumbing
- Window Covering
- Paint Store
- Appliances

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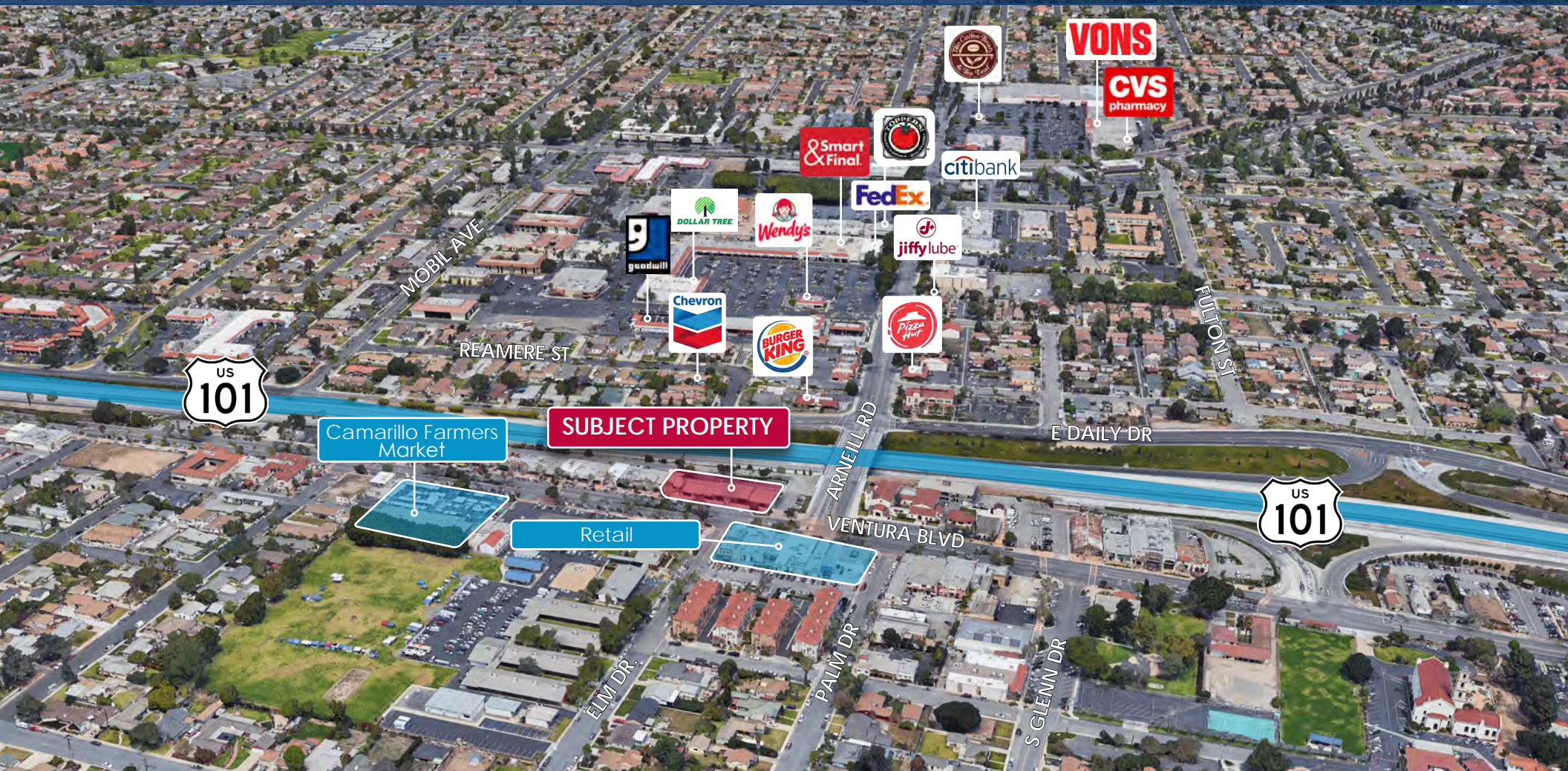
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LOCAL RETAIL MAP



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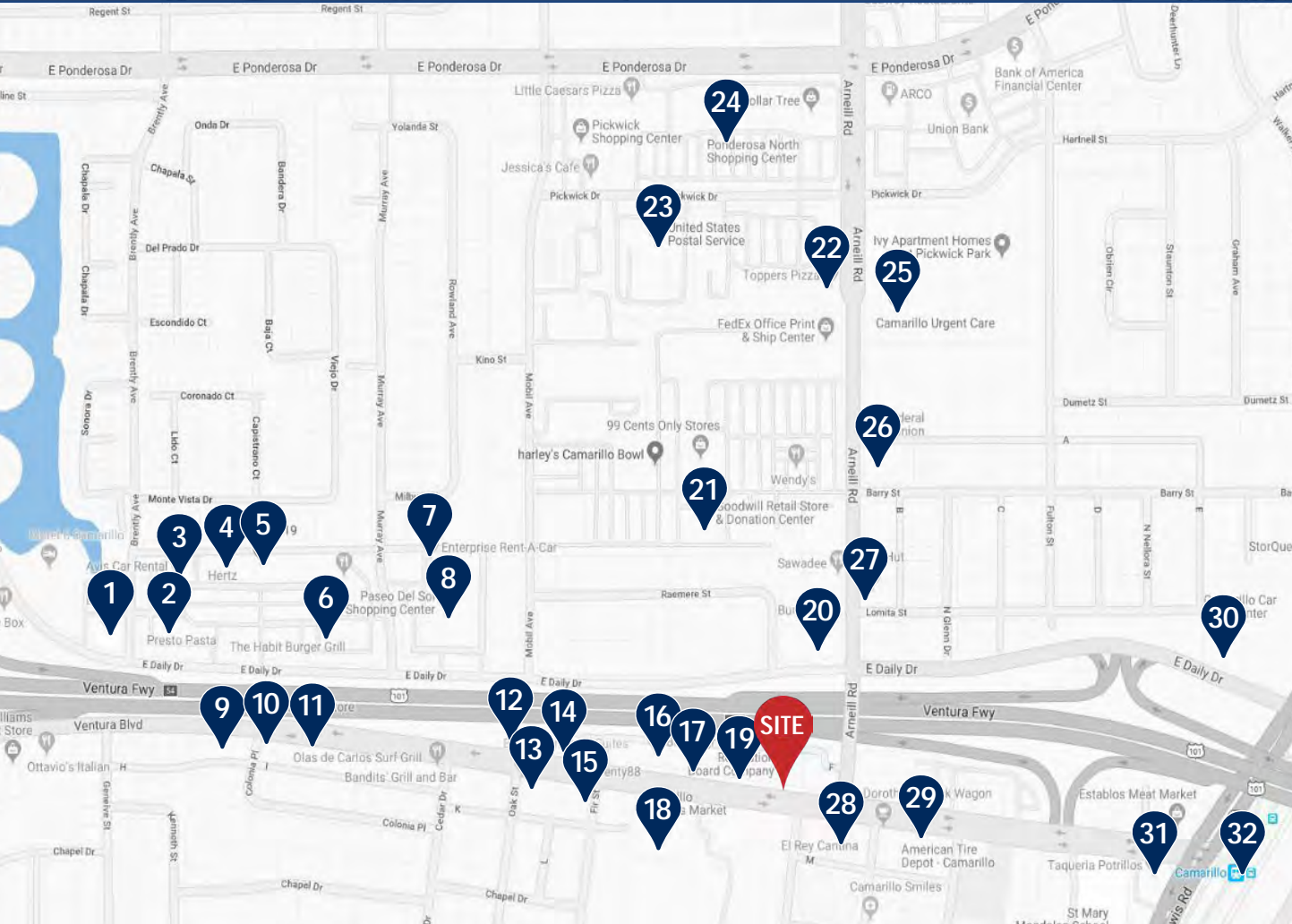
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AMENITIES MAP



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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. Sushi Planet Camarillo
13. Bella Capri Inn & Suite
14. Quick and Easy
15. Twenty 88
16. Wok & South
17. Blvd Bgr Company
18. Camarillo Farmers Market
19. Revolution Board Company
20. Burger King
21. Goodwill Retail Store
22. Toppers Pizza
23. United States Postal Service
24. Ponderosa North Shopping Center
25. Camarillo Urgent Care
26. CBC Federal Credit Union
27. Pizza Hut
28. El Rey Cantina
29. American Tire Depot
30. Camarillo Car Care Center
31. Taqueria Potrillos
32. Amtrak Station

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DEMOGRAPHICS

Traffic Count

Collection St.	Cross Street	Traffic Vol.	Count Year	Dist From Subject
Ventura Blvd	Elm Dr E	11,666	2022	0.02 mi
Arneill Rd	F SE	18,093	2022	0.05 mi
E Daily Dr	Arneill Rd E	10,039	2022	0.08 mi
E Daily Dr	Raemere St E	11,955	2022	0.10 mi
Ventura Fwy	Arneill Rd E	148,402	2022	0.11 m

40,643	1 Mile	3 Mile	5 Mile
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Population:

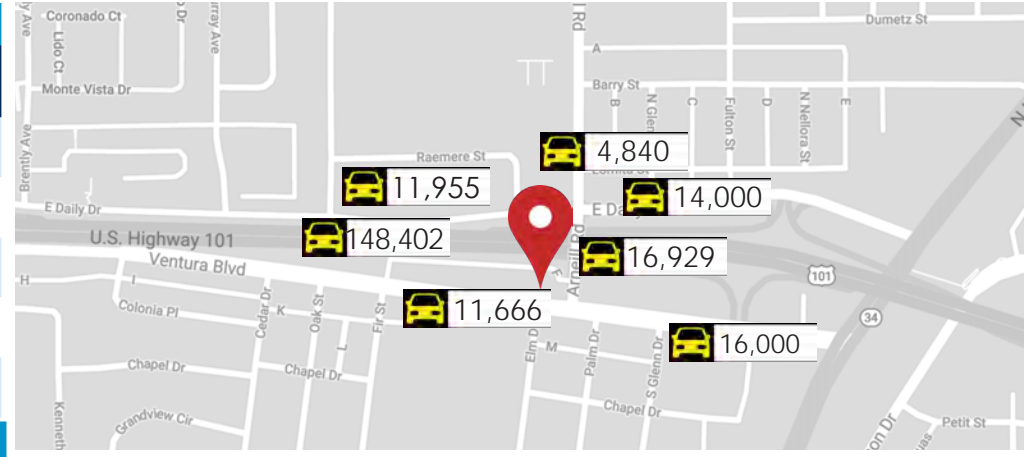
2020 Population	15,523	66,756	87,592
2024 Population	14,993	64,888	85,538
2029 Population Projection	14,747	63,905	84,321

Average Age:

HH Growth 2024 - 2029	-1.65%	-1.50%	-1.65%
Median Home Value:	\$752,709	\$778,008	\$702,217
2024 Avg HH Income	\$129,641	\$104,806	\$91,908

Employment:

Total Businesses	1,434	4,673	5,251
Employees	11,748	35,684	40,643



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