

PRICE REDUCTION

MOTIVATED SELLER!



2,400 SQUARE FOOT OFFICE / MEDICAL CONDOMINIUM

**FOR SALE OR
LEASE**

OFFICE BUILDING

2486 N. PONDEROSA DRIVE, UNIT D202
CAMARILLO | CA, 93010

FOR MORE INFORMATION PLEASE CONTACT:

SHAUN BIENIEK

EXECUTIVE VICE PRESIDENT

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CABRE #01374562

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.

DAUM
COMMERCIAL REAL ESTATE SERVICES

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OFFICE BUILDING

2486

N. PONDEROSA DRIVE
UNIT D202
CAMARILLO | CA



PROPERTY DESCRIPTION

An Approximate 2,400 Square Foot Office Condominium for Sale/Lease

PROPERTY HIGHLIGHTS

- Prestigious Dos Caminos Plaza
- Total Available: 2,400 SF
- Currently Built Out Medical Offices with Plumbing
- Ready for **Your** Renovation / Design Ideas
- Elevator Served 2nd Floor Unit
- Multiple Entry Points
- Corner Units with Excellent Window Line
- Available Immediately
- Directly Adjacent to the Newly Renovated St. John's Pleasant Valley Hospital

OFFERING SUMMARY

Sale Price:	\$625,000
Building Size:	2,400 SF
Monthly Association Dues	\$0.34 per SF

SPACES	LEASE RATE	SPACE SIZE
2486 N. Ponderosa Drive	\$2.75 SF/month	2,400 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,180	28,886	85,798
Total Population	9,274	78,304	265,562
Average HH Income	\$100,372	\$101,151	\$102,336



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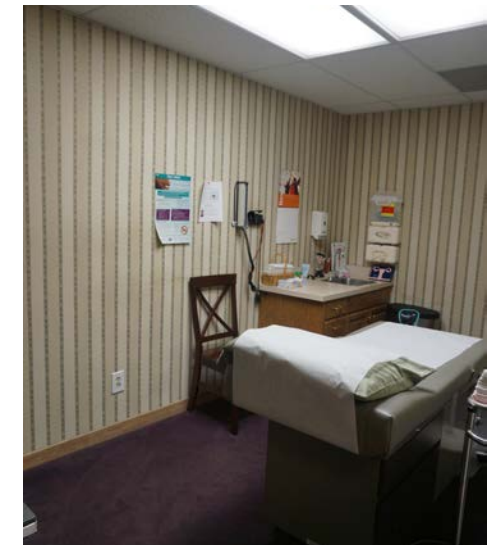
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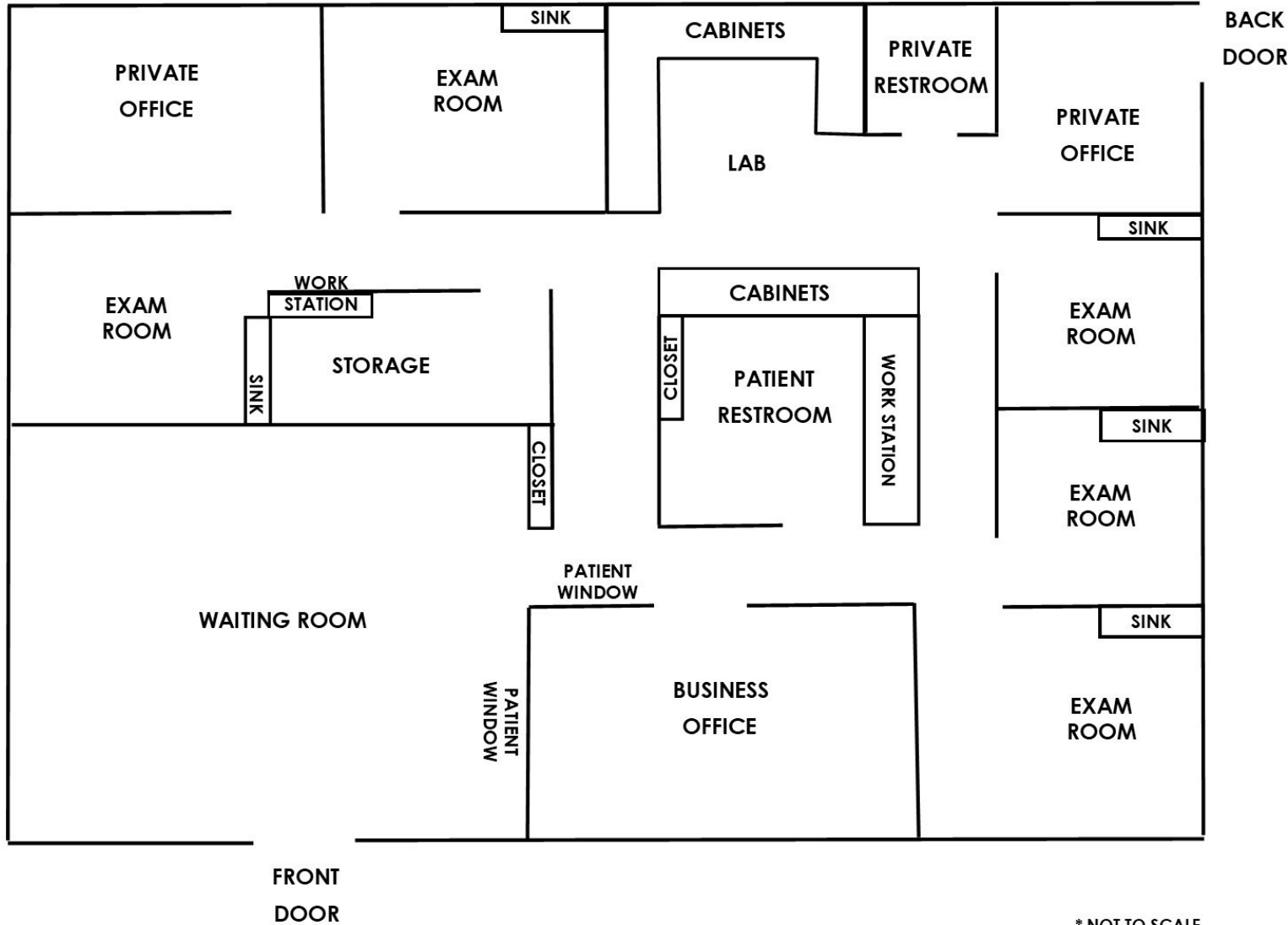
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* NOT TO SCALE



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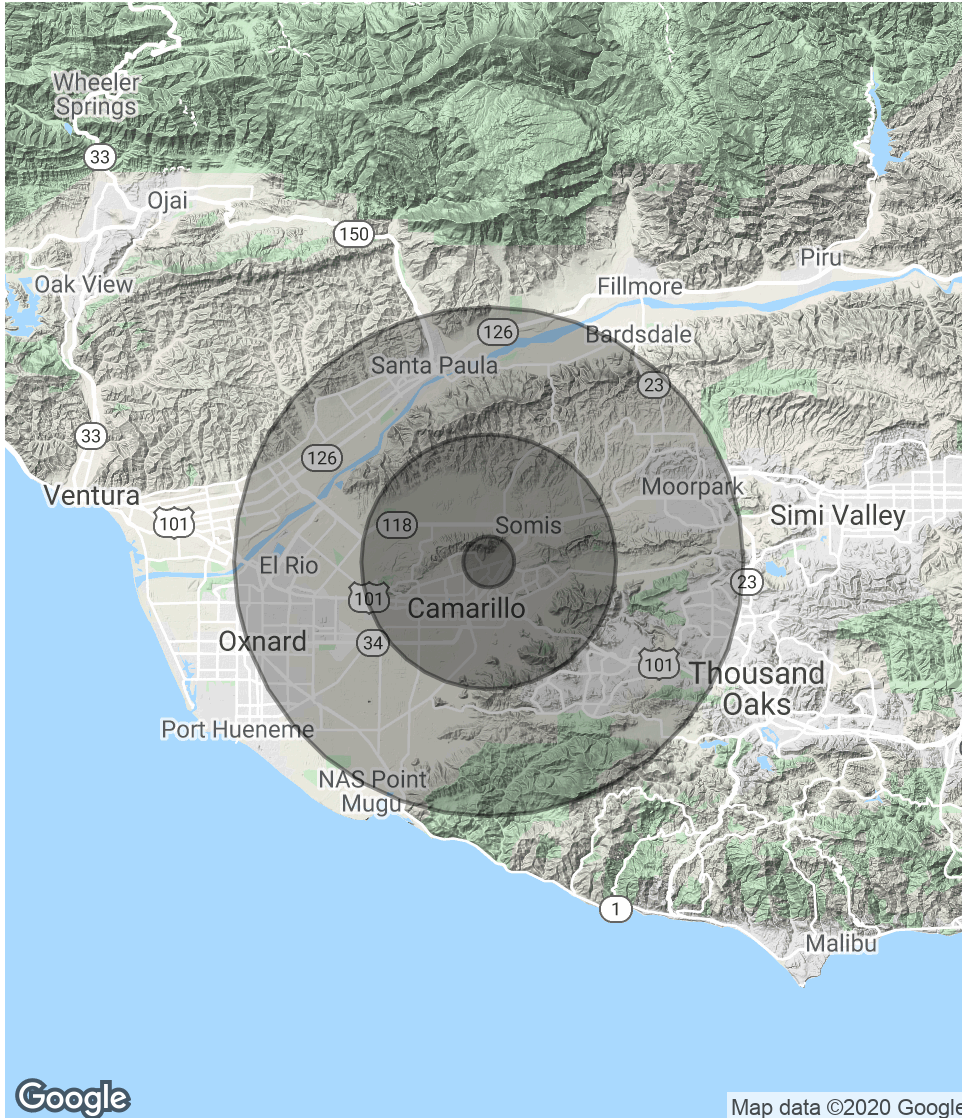
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DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total population	9,274	78,304	265,562
Median age	42.1	42.5	37.1
Median age (Male)	38.7	40.6	36.2
Median age (Female)	43.7	43.8	37.8

** Demographic data derived from 2010 US Census*

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
Las Posas Road	Antonio Ave., E.]	19,029/day

** Enter Traffic Count Disclaimer Here*



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