

\$30,000 BROKER BONUS*

*Call For Details



12,060 SF RETAIL / CREATIVE OFFICE

2812 CAMINO DOS RIOS | NEWBURY PARK | CA, 91320

FOR MORE INFORMATION PLEASE CONTACT:

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FOR LEASE

RETAIL PROPERTY

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DAUM
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

RETAIL / CREATIVE OFFICE

2812

CAMINO DOS RIOS
NEWBURY PARK | CA



PROPERTY HIGHLIGHTS

- Excellent Freeway Visibility 149,102 CPD
- Excellent Retail Trade Area – Home Depot, Lowe's, BMC, Target, Party City, TJ Maxx, LA Fitness, Petco, Ross, Kohls, Sports Academy
- Excellent Office Co-Tenancy – Amgen, Anthem, BMW DesignWorks, Sage Publishing, Sensata, Skyworks, Amazon
- Good access to 101 Freeway
- Close to Food Amenities: Farmer Boy's, Jack In The Box, Panda Express, Chipotle, Starbucks, Island's, Subway, Mod Pizza, The Habit, Daphne's, Denny's, El Pollo Loco, Wendy's
- Flexible C-2 Zoning allows for a wide variety of allowed uses.
- 12-14' Exposed Ceilings
- Excellent Window Line with Good Natural Light
- Dock High Loading with Roll Up Door
- Men's and Women's Restrooms
- Mop Sink
- Rear Interior Storage Next to Loading Dock

OFFERING SUMMARY

Lease Rate:	\$1.25 SF/month (NNN)
Available SF:	12,060 SF
Building Size:	22,337 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,844	17,240	38,184
Total Population	8,996	51,987	108,644
Average HH Income	\$105,497	\$124,035	\$117,477



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IDEAL RETAIL TENANTS

- Home Improvement
- Flooring
- Lighting
- Plumbing Fixtures
- Appliances
- Outdoor Lifestyle
- Home Furnishing
- Credit Union, Bank
- Pet Supplies
- Party Supplies
- Dental
- Physical Therapy
- Fitness Equipment

IDEAL OFFICE TENANTS

- Game, App, Software Developers
- Digital Marketing/Advertising
- Insurance Broker
- Real Estate Broker



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