

**FOR LEASE**  
**OFFICE**

2800-2824 CAMINO DOS RIOS  
NEWBURY PARK | CA



# HILLCREST CENTRE

FOR MORE INFORMATION,  
PLEASE CONTACT:

MICHAEL WURTZEL | Associate  
P: 805.384.8843 | M: 213.705.6454  
mwurtzel@daumcre.com  
CADRE #01916821



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# HILLCREST CENTRE

AMENITIES MAP



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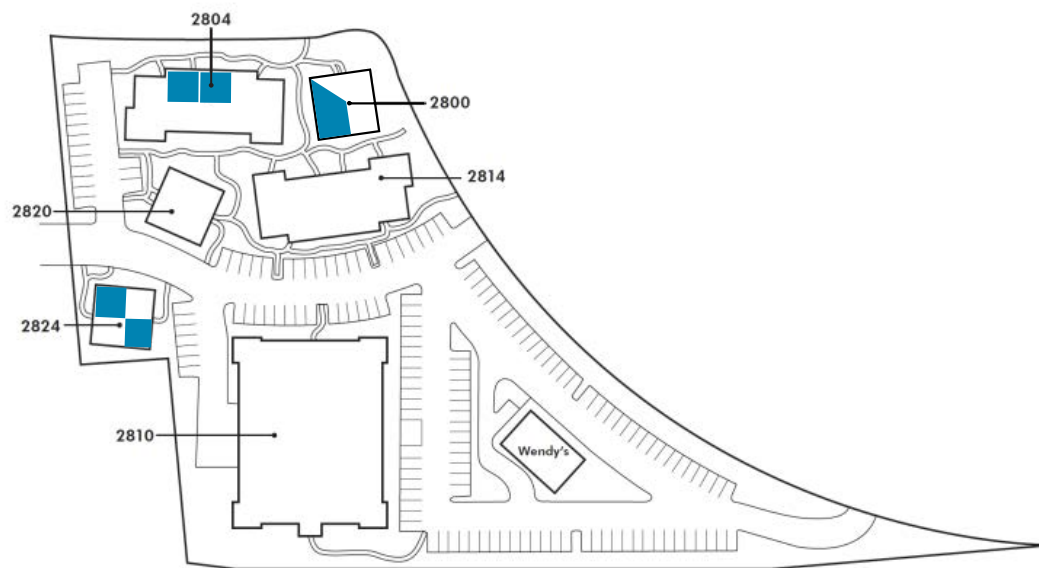
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# HILLCREST CENTRE

ABOUT PROPERTY

## PROPERTY HIGHLIGHTS

- Restaurant & Retail Amenities across the street.
- Tranquil Garden and Stream Environment
- Good Parking
- Small Low Cost Offices Ideal Alternative to your Home Office or Downsize from a larger space.
- Close to Amgen, Skyworks, Baxalta, Atara Biotherapeutics, Integrity Bio, Sage Publications, Amazon, Takeda Pharmaceuticals



Building	Suite	RSF	Rate
2800	101-B	1,259	\$1.75
2804	203	798	\$1.75
2804	204	441	\$1.95
2824	A	750	\$1.75
2824	C	750	\$1.75

Spectrum and Frontier Internet Available,  
Utilities Additional .10 SF / mo.  
Tenant responsible for Janitorial in their suite.



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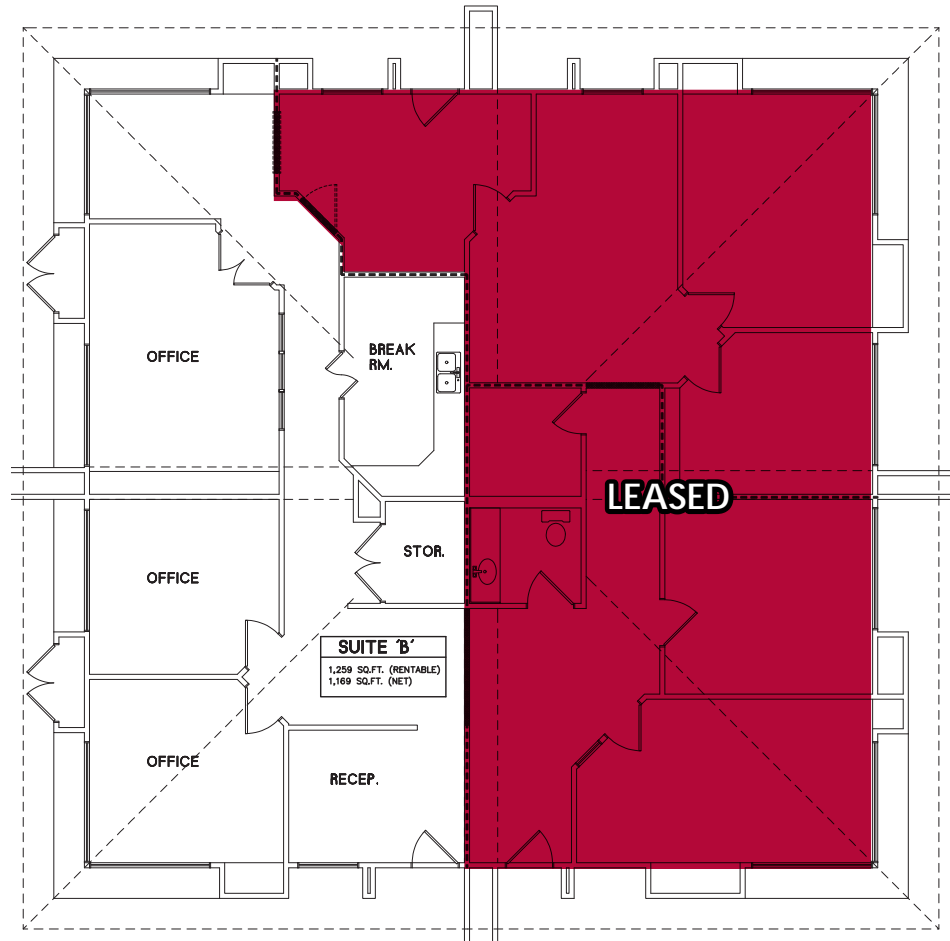
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# HILLCREST CENTRE

FLOORPLAN | 101-B



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## 2800 CAMINO DOS RIOS SUITE 101-B

- RSF : 1,259
- PSF Rate : \$1.75
- End Unit, Kitchenette, High Ceilings,  
Street Visibility



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# HILLCREST CENTRE

FLOORPLAN | 203 & 204



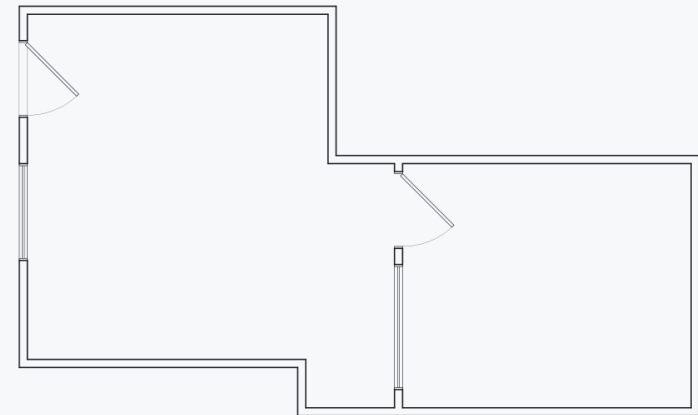
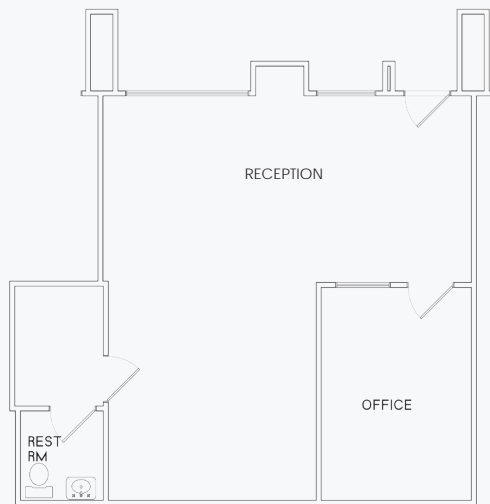
## 2804 CAMINO DOS RIOS SUITE 203

- RSF : 798
- PSF Rate : \$1.75
- Restroom in Suite, Vinyl Plank Flooring, Street Visibility



## 2804 CAMINO DOS RIOS SUITE 204

- RSF : 441
- PSF Rate : \$1.95
- Vinyl Plank Flooring, Street Visibility



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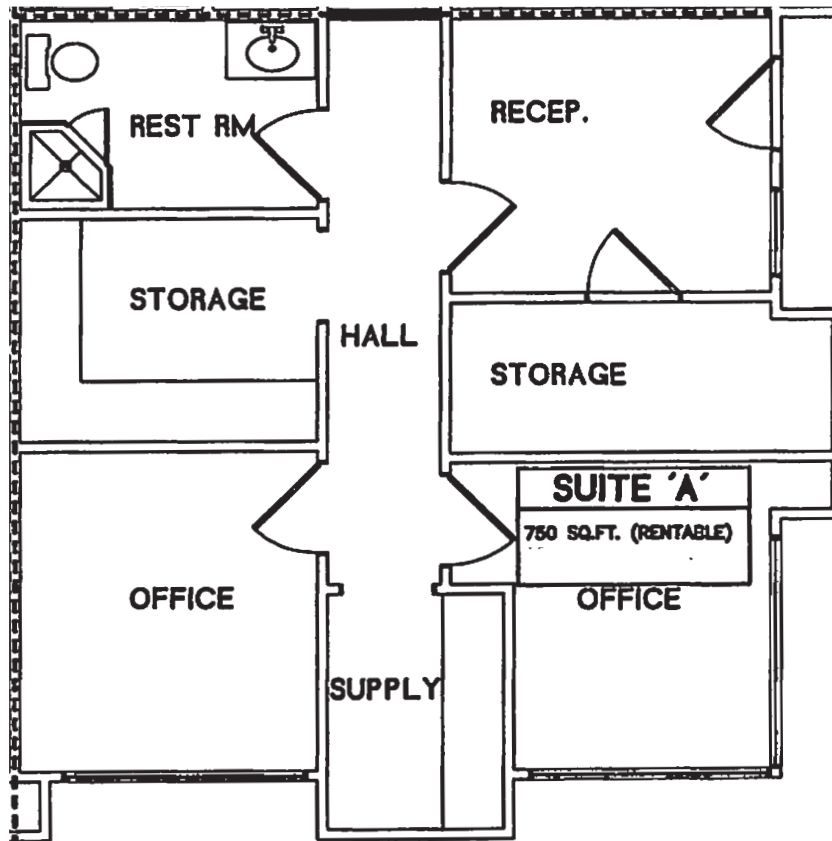
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# HILLCREST CENTRE

FLOORPLAN | A



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## 2824 CAMINO DOS RIOS SUITE A

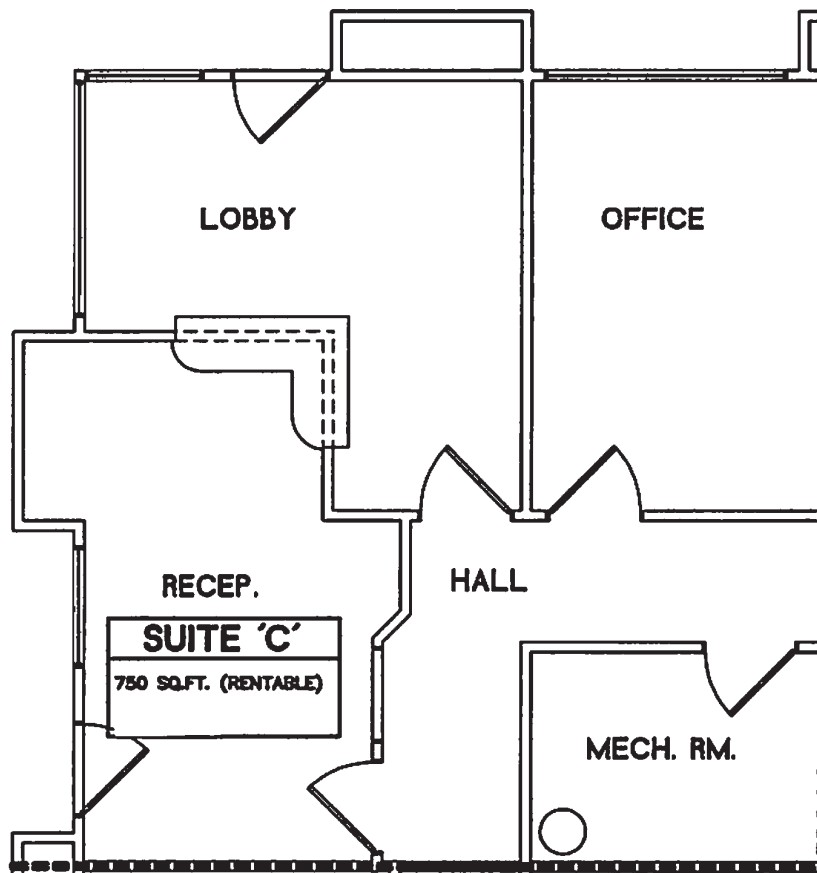
- RSF : 750
- PSF Rate : \$1.75
- Corner Unit with 2 Entrances, Good Visibility, Reception with Granite Counters and High Ceiling

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# HILLCREST CENTRE

FLOORPLAN | C



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## 2824 CAMINO DOS RIOS SUITE C

- RSF : 750
- PSF Rate : \$1.75
- Corner Unit with 2 Entrances, Good Visibility, Reception with Granite Counters and High Ceiling

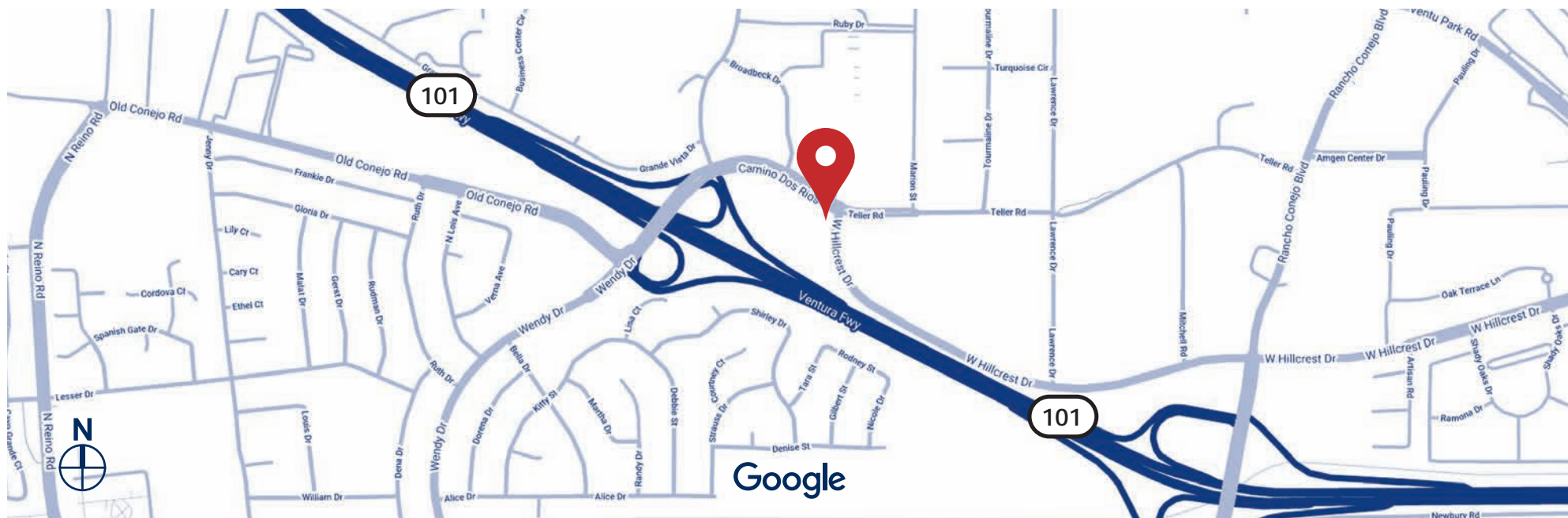


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# HILLCREST CENTRE

LOCATION MAP & DEMOGRAPHICS



Street	Traffic Volume	Distance from Property
Ventura Fwy.	155,631	.21 Miles
Ventura Freeway	135,734	.23 Miles
W. Hillcrest Dr.	13,052	.26 Miles
Rancho Conejo Blvd.	19,197	.63 Miles

3 Miles Radius	
Population	50,969
Households	17,969
Consumer Spending	\$856,393,832

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