



for sale **2376** **ventura**blvd. retail
camarillo | ca

FOR MORE INFORMATION,
PLEASE CONTACT:

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DAUM
COMMERCIAL REAL ESTATE SERVICES

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± 5,800 SF RETAIL BUILDING ON .42 ACRE PARCEL

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2376 Ventura Blvd., Camarillo, is an unique hard corner property located at the gateway to Old Town Camarillo and is situated on the southwest corner of Ventura Blvd. and Glenn Drive, across the street from Dizdar Park.

The City of Camarillo will be renovating the park with a new band shell, restrooms and play equipment and will host community events.

This property presents an opportunity to control a .42 Acre Retail Property in a vibrant community with excellent demographics, that has in place revenue and tremendous upside value by replacing an older asset with new construction and future re-tenanting.

IN PLACE REVENUE WITH EXCELLENT UPSIDE VALUE BY REPLACING JACK'S RADIATOR BUILDING WITH A NEW RESTAURANT BUILDING AND PATIO AREA.



property highlights

- 5,800 SF Available Space
- 0.42 Acre Parcel with Alley Access
- Excellent Visibility
- Good on-site parking, approximately 11 parking spaces
- Angled street parking on Glenn Drive
- Good Frontage on Ventura Blvd (122') and Glenn Drive (145')
- Good Access to 101 Freeway
- Walking distance to Camarillo Transit Station (Metro, Amtrak)
- Camarillo has excellent demographics
- COT (Camarillo Old Town) Zoning which allows for reduced parking requirements with in lieu of parking fee.
- Old Town has several events including; Weekly Farmer's Market, Beer March, Wine Walk, and others.

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property photos

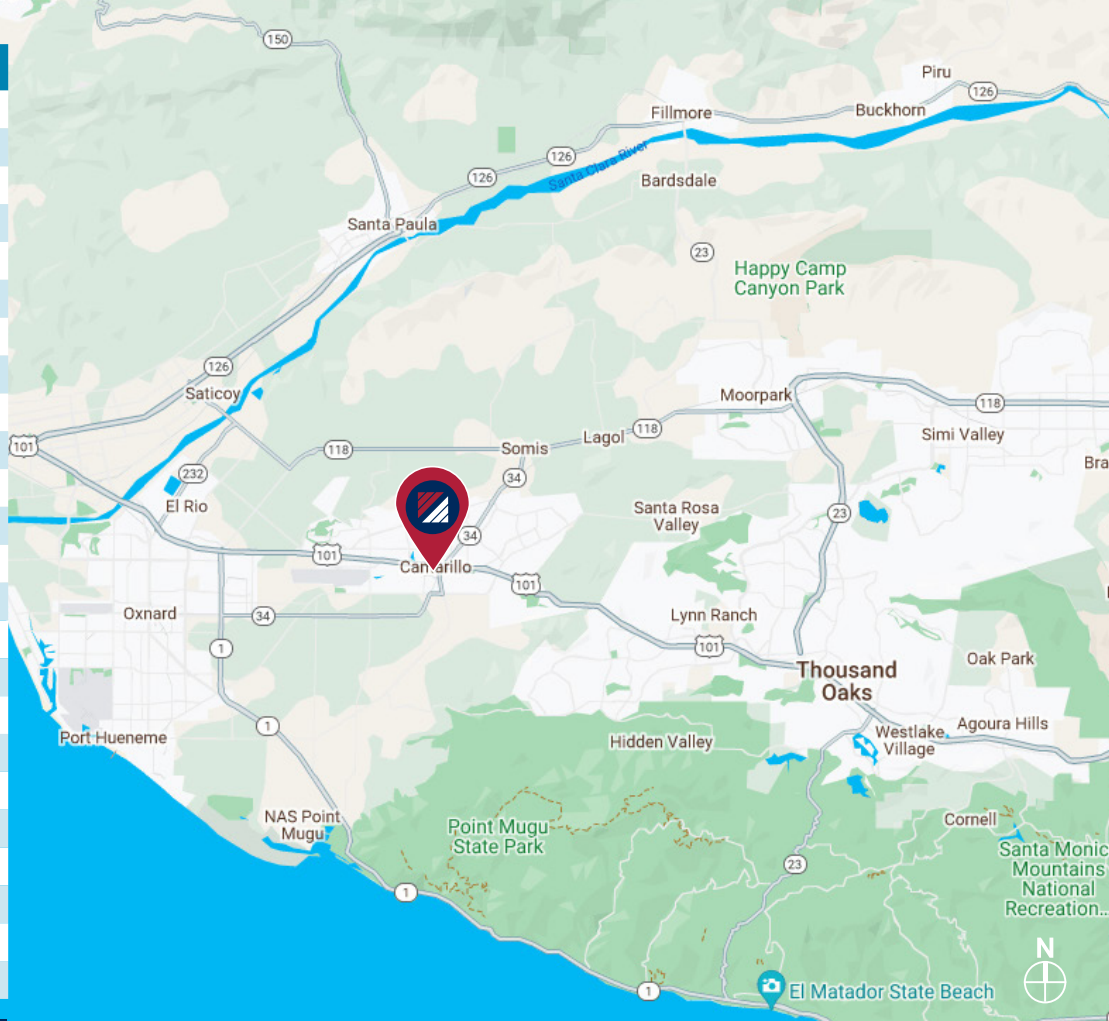
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Demographics

5 Miles

Total Specified Consumer Spending	\$1,373,213	
Population Avg. Age	42.10	
2022 Population	85,826	
2022 Pop. by Occupation		
Real Estate & Finance	3,070	4.05%
Professional & Management	24,677	32.52%
Public Administration	3,245	4.28%
Education & Health	9,346	12.31%
Information	708	0.93%
Sales	9,226	12.16%
2022 Worker Travel Time		
< 30 Mins.	27,080	70.23%
2022 Household by HH Income		
\$100,000 - \$125,000	3,824	12.18%
\$125,000 - \$150,000	2,862	9.11%
\$150,000 - \$200,000	4,287	13.65%
\$200,000+	5,695	18.14%
2022 Avg. Household Income	\$131,859	
2022 Occupied Housing	31,403	
Owner Occupied	22,034	70.17%
2022 Housing Value		
\$500,000 - \$1,000,000	14,691	66.68%
\$1,000,000+	3,939	17.88%
2022 Median Home Value	\$759,121	



Location highlights

- Camarillo Old Town
- Good access to 101 Freeway
- Close Proximity to Metro/Amtrak Station
- There are a total of 1,734 New Housing Units either approved, pending approval or under construction.*

*City of Camarillo November 2022 Community Development Report.

Traffic Counts

STREET	CROSS STREET	CROSS ST. DIST.	COUNT YR.	AVG DAILY VOL.	VOL. TYPE	MILES FROM SUBJ. PROP.
Ventura Blvd	S. Glenn Dr.	0.02 W	2022	15,427	MPSI	.05
Arneili Rd	F	0.01 SE	2022	18,093	MPSI	.09

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**CAMARILLO
PREMIUM OUTLETS**
A SIMON CENTER

SUBJECT PROPERTY



OLD TOWN CAMARILLO



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