

MAJOR PRICE REDUCTION! ~~\$2,000,000~~ NOW \$1,700,000

**PLANS READY TO SUBMIT TO CONSTRUCT 8 MULTI-FAMILY UNITS
± 1,100 SF EACH WITH 2-CAR ATTACHED GARAGES ON A .35 ACRE PARCEL**



FOR SALE
Chapel St. & Glenn St.
CAMARILLO | CA

FOR MORE INFORMATION,
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COMMERCIAL REAL ESTATE SERVICES

FOR SALE
Chapel St. & Glenn St.

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Property Description

The Glenn / Chapel parcel is uniquely located in Camarillo Old Town, walking distance to many restaurants and retail, the Metro / Amtrak station, and is directly across the street from Dizdar Park which will be completely renovated by the City beginning in 2023 and will host community events. The site has easy access to the 101 Freeway off Ventura Blvd.

Pland Ready to Submit for construction of 2 Multi-Family Buildings, each building consisting of approximately 5,915 SF, 4 units and 4 attached garages in each building. The .35 AC site is currently a parking lot with curb 2 cuts.

Property Highlights

- Plans Ready to Submit
- Old Town Camarillo across from Dizdar Park
- Walk to Retail and Restaurants
- Walking distance to Metro / Amtrak Station
- City of Camarillo will be renovating Dizdar Park in 2023.
- Easy Access to 101 Freeway

Property Aerials



SUBJECT PROPERTY

OLD TOWN CAMARILLO

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North & South Elevations

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BUILDING "1" & "2" FRONT (CHAPEL) ELEVATION
NOT TO SCALE

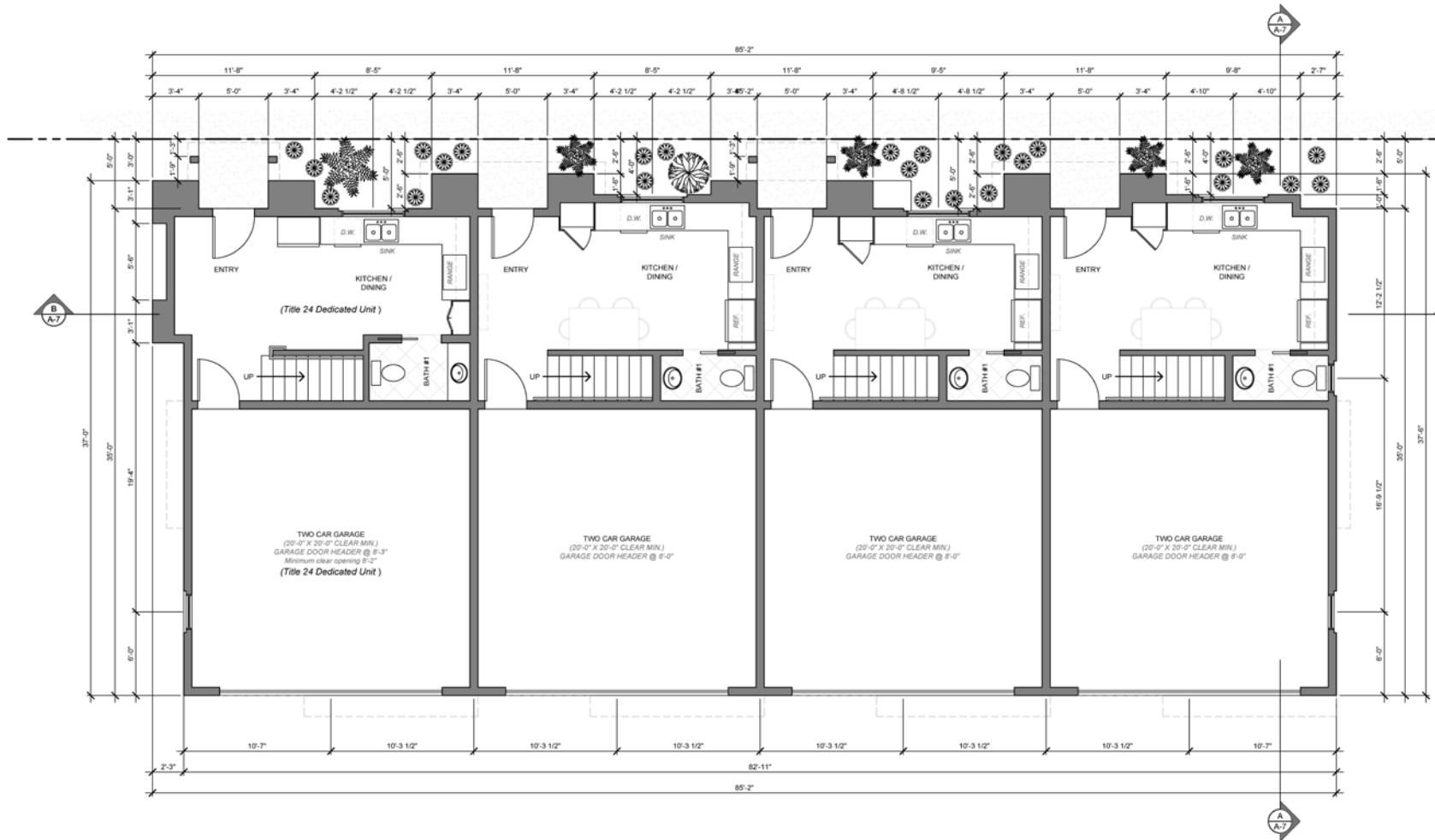


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Building 1 First Floor Plan



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Building 1 Second Floor Plan

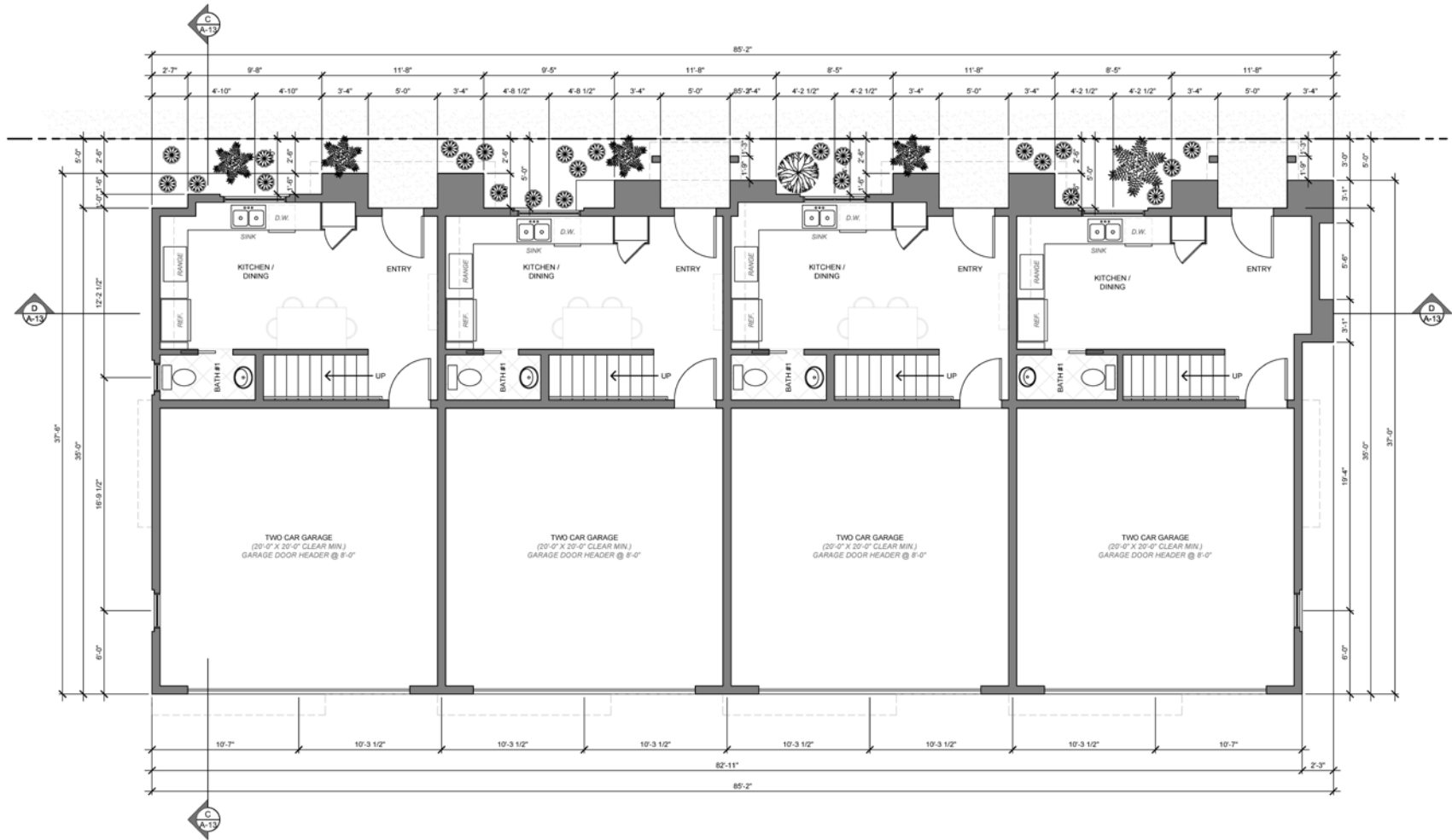


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Building 2 First Floor Plan



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Building 2 Second Floor Plan



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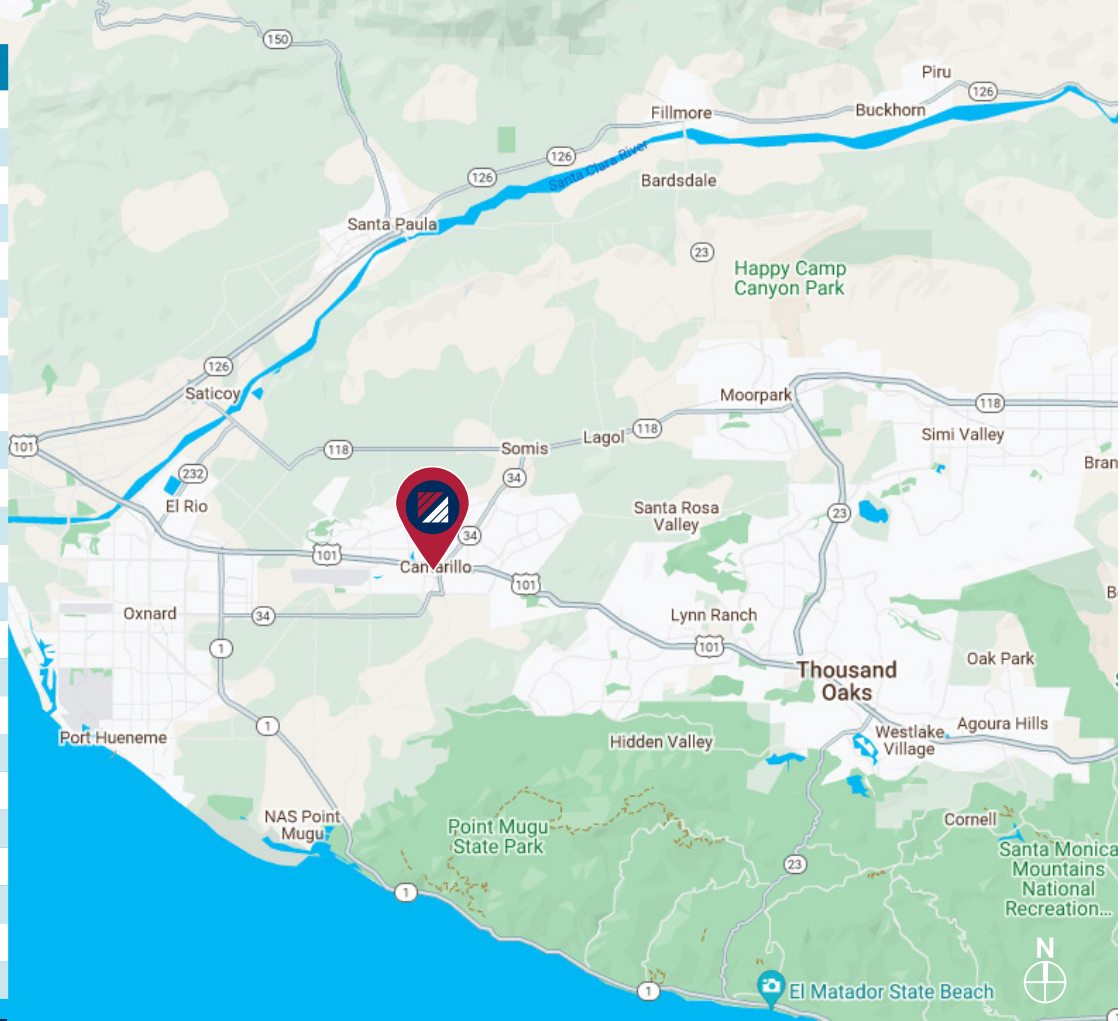
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Demographics

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	



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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	TRAFFIC VOLUME	COUNT YR.	MILES FROM SUBJ. PROP.
Ventura Blvd	S. Glenn Dr.	15,427	2022	.10
S Lewis Rd	Dawson Dr S	14,707	2022	.11

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CAMARILLO PREMIUM OUTLETS
 A SIMON CENTER

SUBJECT PROPERTY



OLD TOWN CAMARILLO



















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