



900 SF & 1,200 SF SPACES AVAILABLE FOR LEASE
RETAIL, 2ND GENERATION FOOD AND DENTAL

MISSION OAKS PLAZA

**ONLY GROCERY ANCHORED CENTER
IN EAST CAMARILLO**

5221-5227 MISSION OAKS BLVD. | CAMARILLO | CA | 93012



FOR MORE INFORMATION,
PLEASE CONTACT US:

MICHAEL WURTZEL

Associate

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CA DRE License #01916821

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COMMERCIAL REAL ESTATE SERVICES

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FOR LEASE

MISSION OAKS SHOPPING CENTER

5221 MISSION OAKS BLVD.
CAMARILLO | CA 93012

PROPERTY FEATURES:

- Ideal Sized 900 SF and 1,200 SF Retail Spaces
- 900 SF - 2nd Generation Dental
- 1,200 SF - 2nd Generation Food Space
- 900 SF - 2nd Generation Hair Salon

PROPERTY HIGHLIGHTS:

- Vons and CVS anchored shopping center with Chase Bank and Anytime Fitness
- Only Grocery Anchored Center in East Camarillo
- Good Co-Tenancy
- Good Parking
- Easy Ingress / Egress
- Surrounded by Residential
- Close to Leisure Village, with nearly 4,700 residents

• IDEAL TENANTS

- Restaurant: Breakfast, Burger, Italian, Sushi, Wine Bar
Thai, Bagels, Coffee
- Medical: Dentist, Orthodontist, Urgent Care
Physical Therapy, Chiropractor, Optometry
- Retail: Apparel, Shoes, Hair Salon, Pool Supply
Pet Supply, Cell Phone, Martial Arts, Flooring, Taxes



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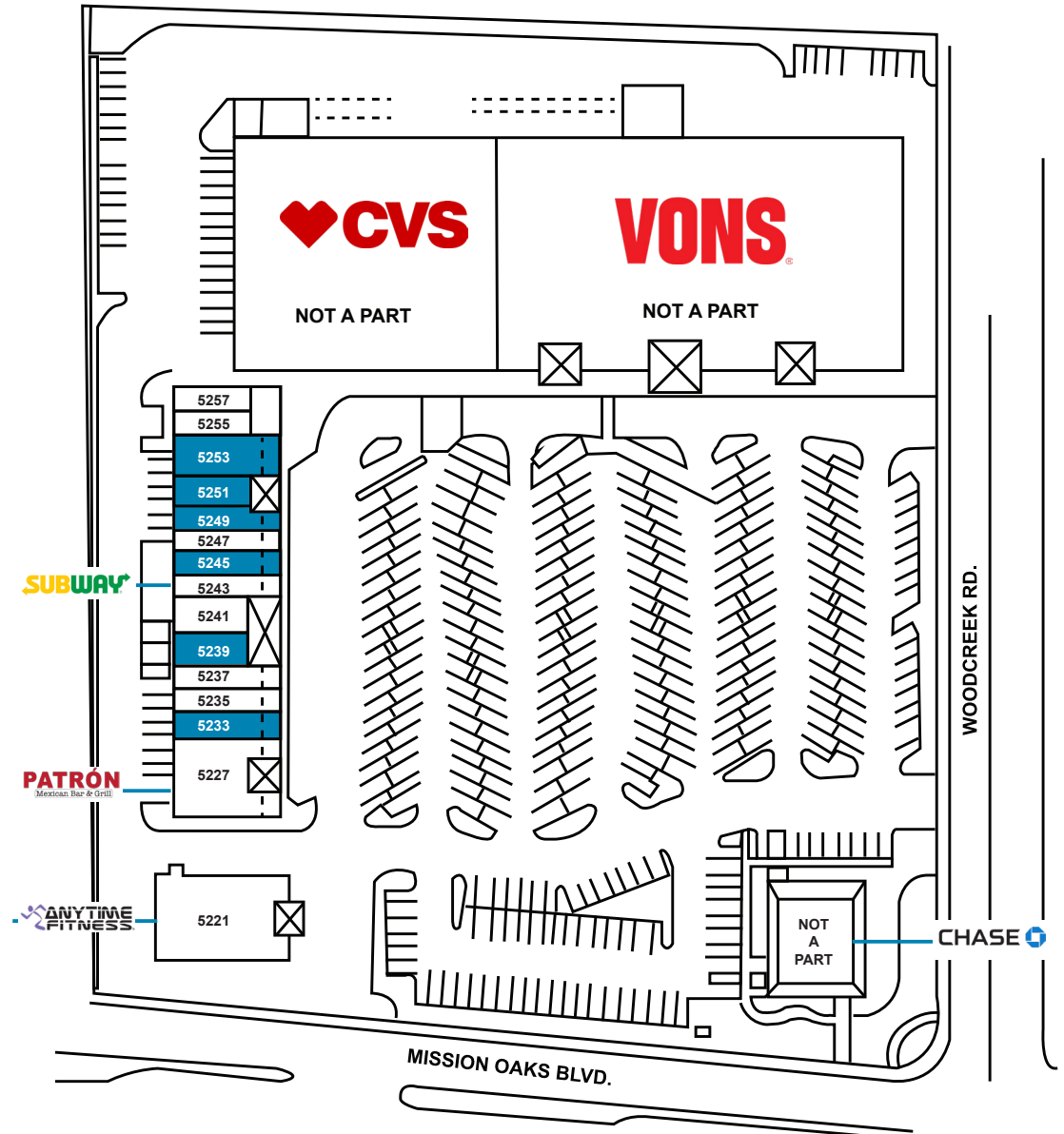
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TENANT	SQUARE FEET
5221 - ANYTIME FITNESS	5,400
5227 - PATRON MEXICAN RESTAURANT	3,300
5235 - POSTAL MAGIC	900
5237 - A TO Z SMOKE STORE	900
5241 - HUNAN GARDEN CHINESE RESTAURANT	1,200
5243 - SUBWAY	900
5247 - DOUBLE PLAY PIZZA	900
5255 - NAIL SALON	975
5257 - BARLOW REALTY	975
	15,450
NOT A PART	SQUARE FEET
VONS	40,500
CHASE	25,500
CVS	6,000
	72,000
AVAILABLE SPACES	SQUARE FEET
5233 - RETAIL	900
5239 - RETAIL	1,200
5245 - 2ND GENERATION HAIR SALON WITH SINK BOWLS	900
5249 - 2ND GENERATION DENTAL SPACE WITH PLUMBING	900
5251 - RETAIL	1,200
5253 - 2ND GENERATION FOOD SPACE WITH EXHAUST AND WALK-IN	1,200
	6,300



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2023 ANNUAL SPENDING	1 MILE	3 MILE	5 MILE
FOOD AWAY FROM HOME	\$31,806	\$94,097	\$172,297
MEDICAL SERVICES	\$8,618	\$25,695	\$46,844
\$150,000 - 200,000	1,926	4,931	15,048

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
AVERAGE AGE	43.60	42.90	42.30

2023 POPULATION BY EDUCATION	1 MILE	3 MILE	5 MILE
SOME COLLEGE, NO DEGREE	4,350 33.19%	14,611 34.42%	25,357 33.01%
ASSOCIATE DEGREE	688 5.25%	2,586 6.09%	4,584 5.97%
BACHELOR DEGREE	3,685 28.11%	10,694 25.19%	19,343 25.20%
ADVANCED DEGREE	2,092 15.96%	6,033 14.21%	12,990 16.92%

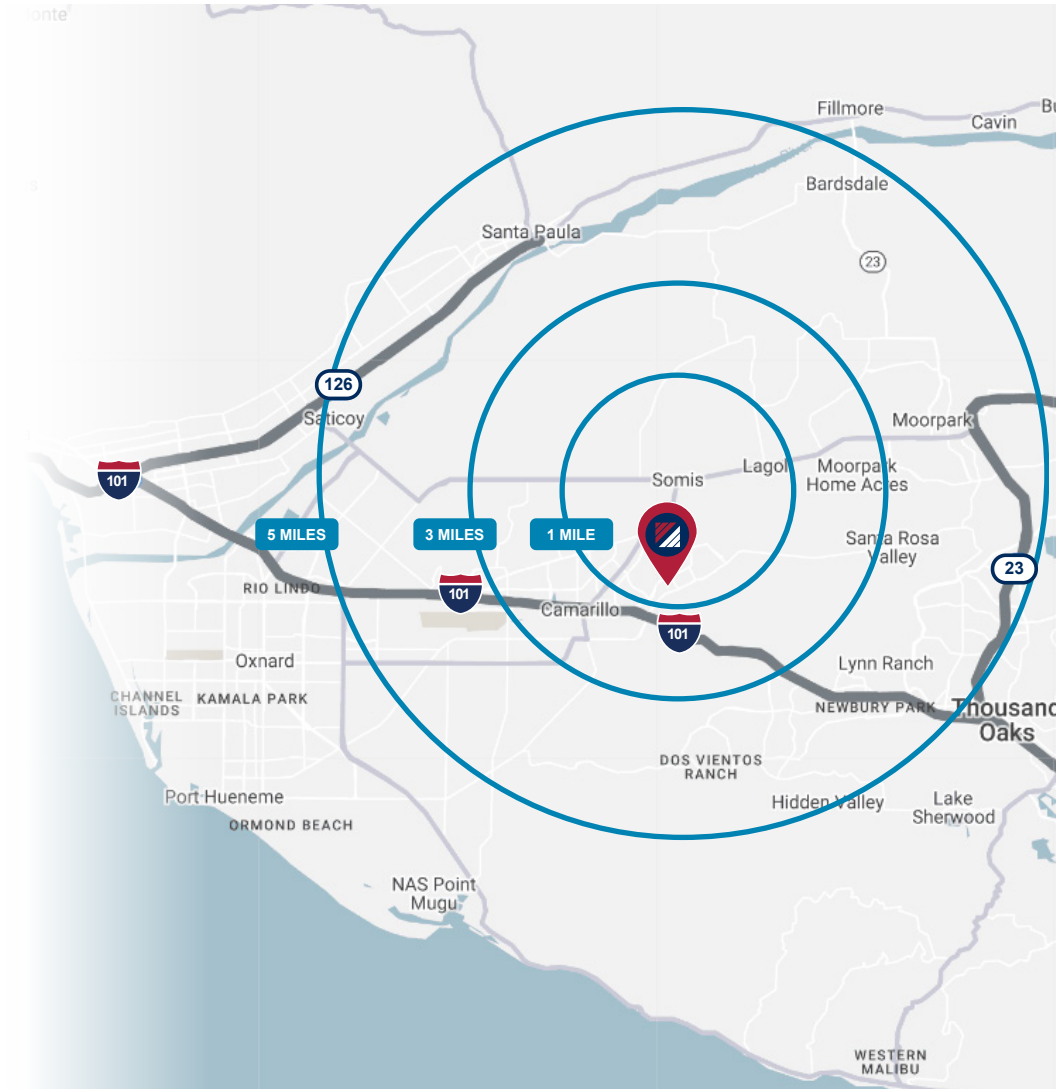
2023 HOUSEHOLDS BY HH INCOME	1 MILE	3 MILE	5 MILE
\$100,000 - \$125,000	1,033 15.38%	2,985 14.63%	4,845 13.29%
\$125,000 - \$150,000	635 9.45%	1,772 8.68%	3,611 9.91%
\$150,000 - \$200,000	1,252 18.64%	10,694 25.19%	5,625 15.43%
\$200,000+	1,155 17.19%	6,033 14.21%	6,875 18.86%

2023 AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
	\$137,918	\$131,683	\$138,093

2023 OCCUPIED HOUSING	1 MILE	3 MILE	5 MILE
OWNER OCCUPIED	5,063 75.39%	15,058 73.79%	26,362 72.33%

2023 HOUSING VALUE	1 MILE	3 MILE	5 MILE
\$500,000 - \$1,000,000	3,779 74.64%	11,094 73.68%	18,751 171.13%
\$1,000,000+	275 5.43%	1,306 8.67%	4,054 15.38%

2023 MEDIAN HOME VALUE	1 MILE	3 MILE	5 MILE
	\$701,442	\$719,555	\$756,262



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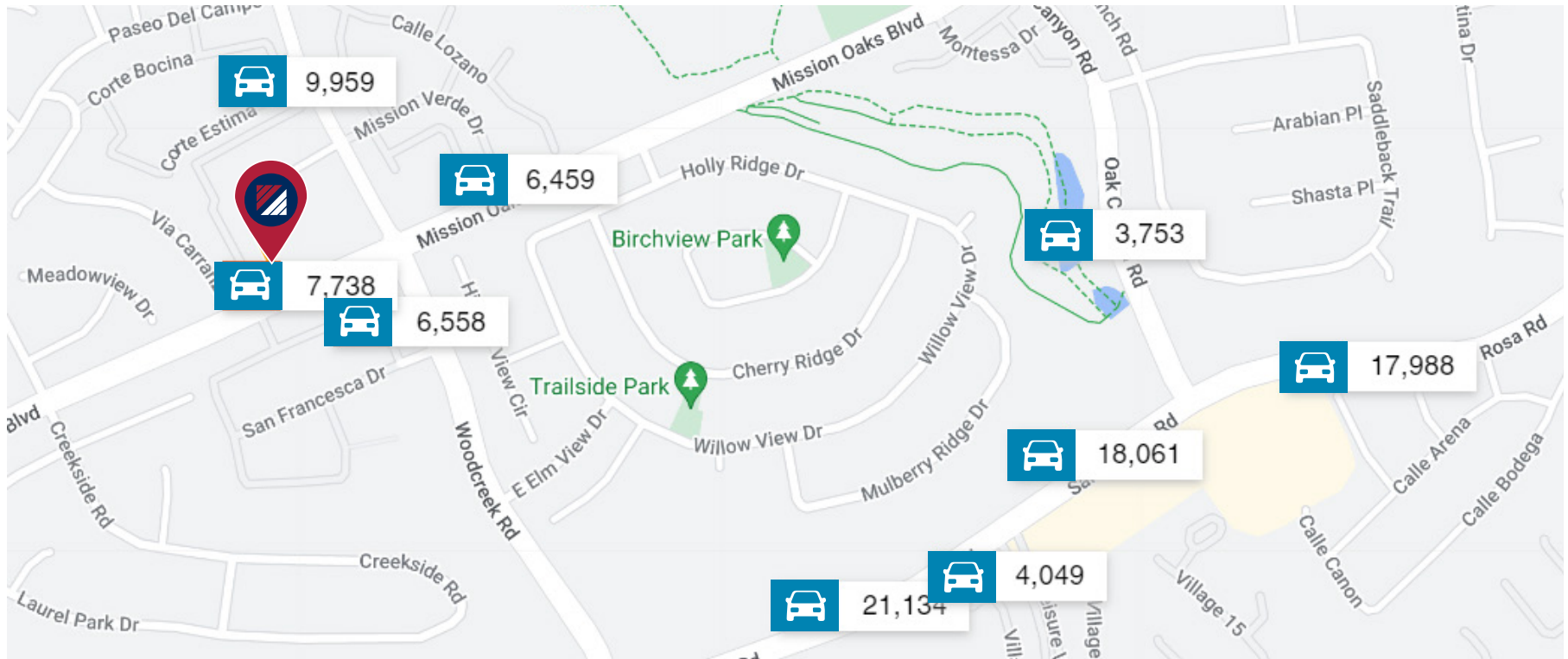
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STREET	CROSS STREET	CROSS STREET DISTANCE	COUNT YEAR	AVG DAILY VOLUME
MISSION OAKS BLVD.	VIA SILVESTRE	0.05 SW	2022	7,738
WOODCREEK RD.	SAN FRANCESCA DR.	0.02 SE	2022	6,558
WOODCREEK RD.	CORTE ESTIMA	0.03 SE	2022	9,959
MISSION OAKS BLVD.	MISSION VERDE DR.	0.02 SW	2022	6,459

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MISSION OAKS PLAZA

VONS **CVS**

CHASE **ANYTIME FITNESS**

PATRÓN
Mexican Bar & Grill



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