



OFFERING MEMORANDUM | 2167 PICKWICK DRIVE | CAMARILLO, CA

Exclusively Listed by

**Randy Combs - Director of CRE** | (714) 658-3263 | randycombs@kw.com | 01930012, CA

**Sae Lee - Vice President** | 949-533-0065 | forsaelee@gmail.com | 02194110

**KW Commercial**

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Each Office is Independently Owned and Operated

# TABLE OF CONTENTS

2167 PICKWICK DRIVE



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Property Summary	3
Property Description	4
Property Photos	5
FINANCIALS	7
2167 Pickwick Dr. - Rent roll	8
Regional Map	9
Location Maps	10
Aerial Map	11
Demographics	12
Disclaimer	13

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# PROPERTY SUMMARY

2167 Pickwick Drive



## Property Summary

APN:	165014004
Building Name:	2167 Pickwick Dr Camarillo
CAP Rate:	6.3%
Lot Size:	37,201 SF
NNN:	Yes
Parking:	44 Spaces
Price / SF:	\$370.00
Price:	\$3,700,000
Rentable SF:	10,000
Tenants/Units:	4

## Property Overview

2167 Pickwick Drive is a neighborhood retail investment opportunity consisting of approximately 10,000 rentable square feet in Camarillo, California. The Property generates current income from four retail suites occupied by established neighborhood-serving businesses.

The tenant roster is anchored by Outlaws Grill & Saloon, a well-established Camarillo neighborhood grill and bar that has served the local community for decades and occupies approximately 30% of the building under a lease extending through September 2032. The remaining tenants include a pharmacy, personal care service provider, and home furnishings retailer, creating diversified income from complementary neighborhood-serving businesses.

## Location Overview

Strategically located within an established neighborhood retail corridor, the Property benefits from convenient access, strong visibility, and a surrounding customer base supported by established residential neighborhoods, neighborhood-serving businesses, and complementary commercial uses. Convenient access to U.S. Highway 101 provides regional connectivity throughout Ventura County and Southern California.

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# PROPERTY DESCRIPTION

2167 Pickwick Drive



## VALUE - ADD NEIGHBORHOOD RETAIL INVESTMENT

2167 Pickwick Drive offers investors the opportunity to acquire a neighborhood retail center that combines current income with future upside. The Property is anchored by Outlaws Grill & Saloon, a long-standing local business, together with a pharmacy, personal care service provider, and home furnishings retailer, creating a diversified mix of neighborhood-serving tenants.

One suite is anticipated to become available upon lease expiration, providing new ownership with an opportunity to secure a replacement tenant at market rental rates, subject to market conditions. Income from the remaining occupied suites provides ongoing cash flow while offering flexibility to create additional value through proactive leasing.

The Property's visible storefronts, customer parking, and established commercial location support long-term tenant demand and continued investment performance.

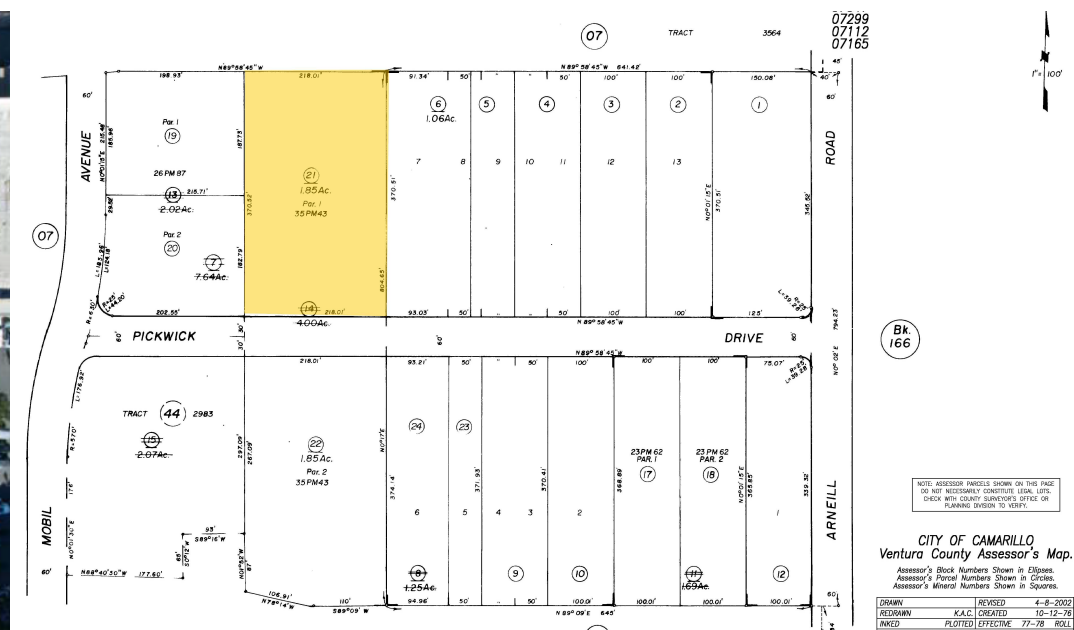
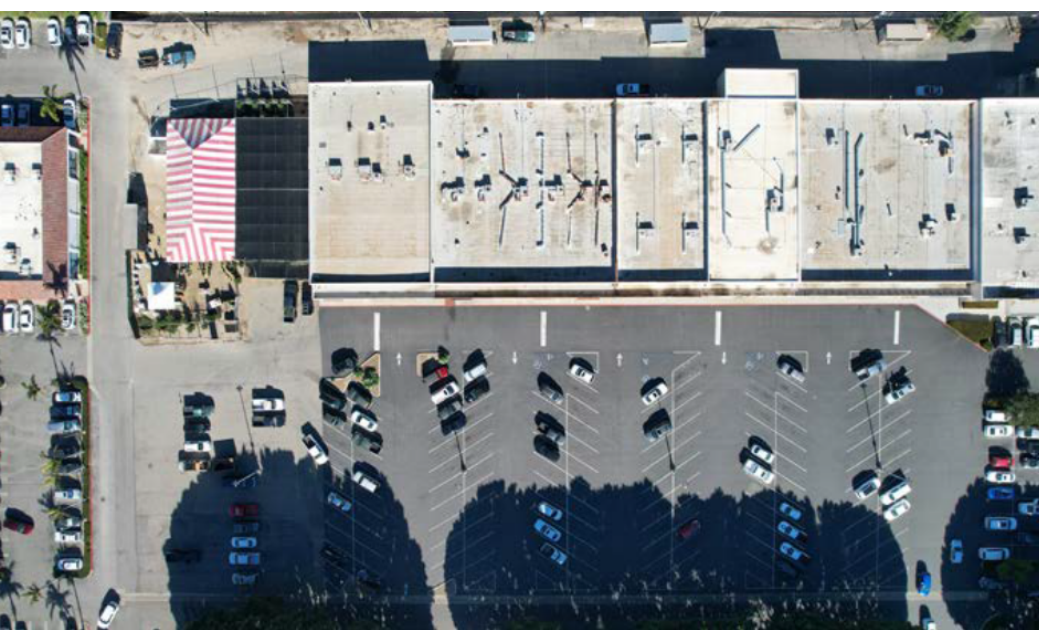
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# PROPERTY PHOTOS

2167 Pickwick Drive



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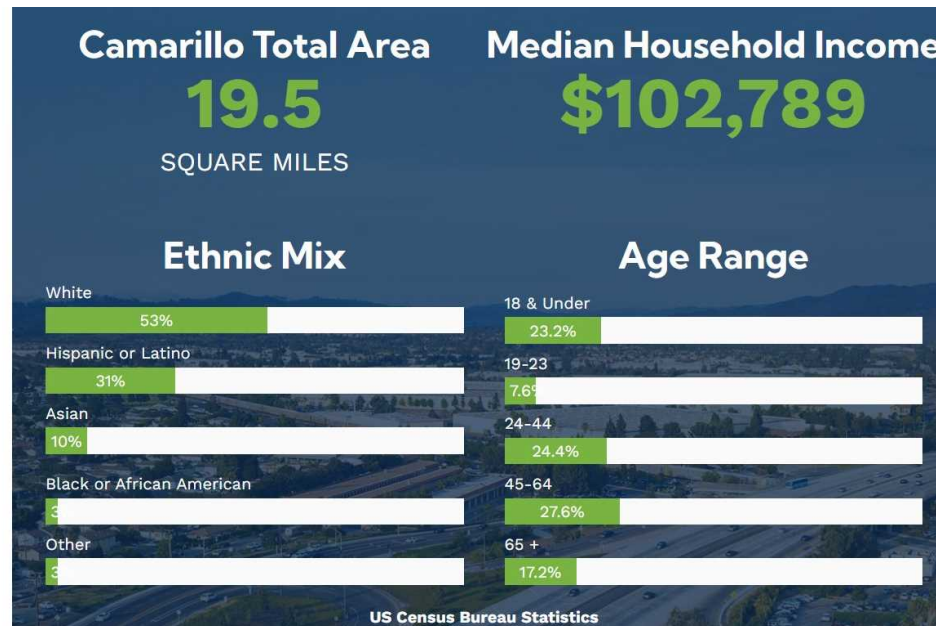
NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE DO NOT NECESSARILY CONSTITUTE LEGAL LOTS. CHECK WITH COUNTY SUPERVISOR'S OFFICE OR PLANNING DIVISION TO VERIFY.

CITY OF CAMARILLO  
Ventura County Assessor's Map.  
Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.  
Assessor's Mineral Numbers Shown in Squares.

DRAWN	REVISED	4-8-2002
REDRAWN	K.A.C. CREATED	10-12-79
DRKED	FLOTTED EFFECTIVE	77-78 ROLL

# CAMARILLO HIGHLIGHTS

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# 2167 PICKWICK FINANCIALS

The Property generates approximately \$233,328 in annual Net Operating Income and is offered at a 6.3% capitalization rate based on the current asking price. Income is derived from four retail suites operating under a predominantly Triple Net (NNN) lease structure.

Current in-place income is complemented by a near-term leasing opportunity as one suite is expected to become available upon lease expiration, allowing new ownership the opportunity to pursue a new tenant at market rental rates while maintaining income from the remaining occupied suites.

## ANNUALIZED OPERATING DATA

	Current	PSF
Current Base Rent	\$233,328	\$23.33
CAM Recoveries	\$74,775	\$7.48
Other Income	\$0	\$0.00
Gross Potential Income	\$308,103	\$30.81
Effective Gross Income	\$308,103	\$30.81
Operating Expenses	\$74,775	\$7.48
<b>Net Operating Income</b>	<b>\$233,328</b>	<b>\$23.33</b>

## OPERATING EXPENSES - CURRENT & ASSUMPTIONS

	Current	PSF	Calculation
Real Estate Taxes (1.25%)*	\$46,250	\$4.63	1.25% of Suggested Asking Price
Insurance	\$14,942	\$1.49	
Utilities		\$0.00	
Trash Removal		\$0.00	
Grounds Maintenance		\$0.00	
Repairs & Maintenance	\$2,250	\$0.23	Cleaning, R&M
Management Fee (4%)	\$9,333	\$0.93	4% of Current Base Rent
Capital Reserves	\$2,000	\$0.20	per square foot (annual)
<b>Total Operating Expenses</b>	<b>\$74,775</b>	<b>\$7.48</b>	

\* Assumption: Triple Net charges are absorbed 100% Landlord did not provide actual profit/loss.

\* Taxes estimated based on asking price

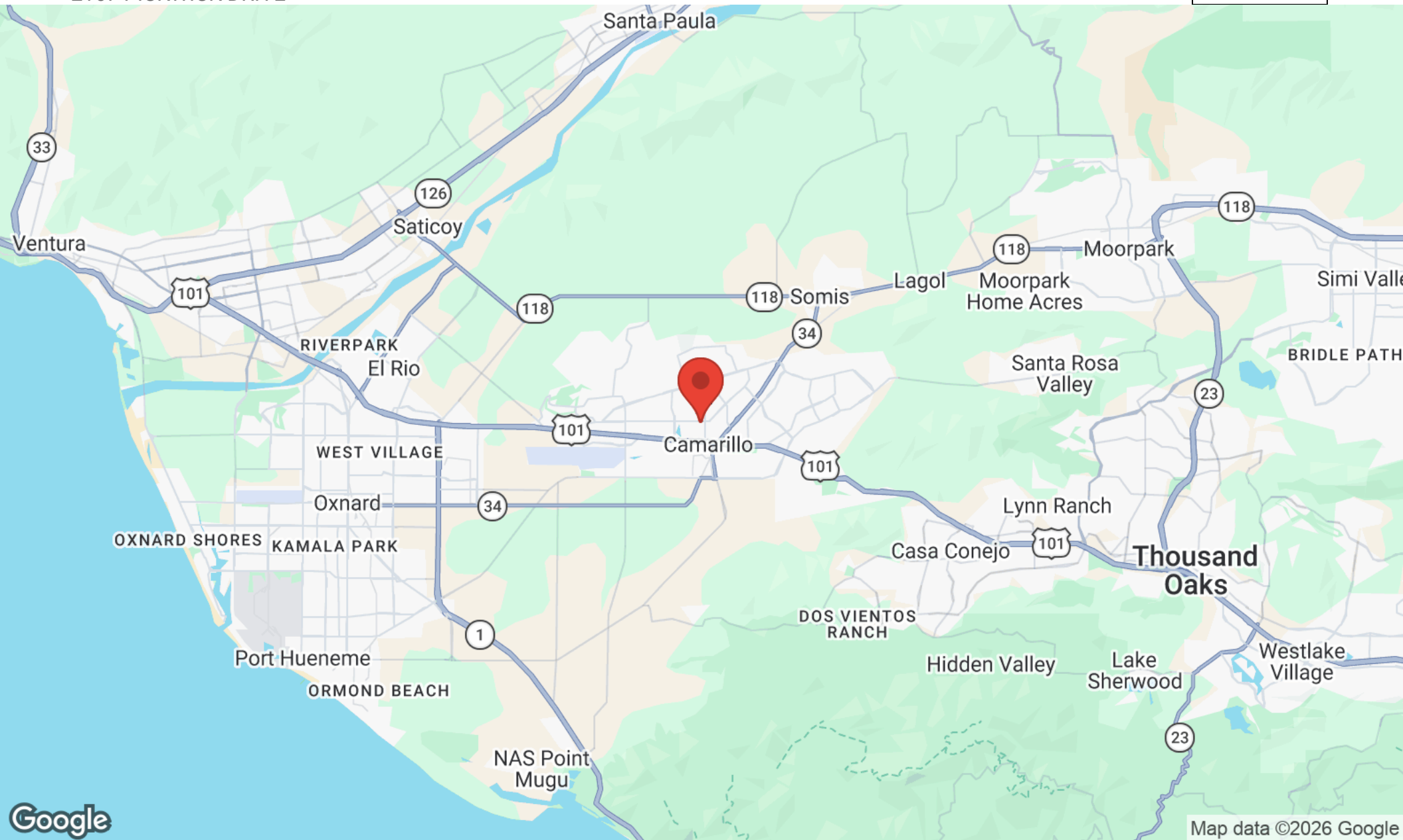
## 2167 PICKWICK DR RENT ROLL

Unit	Tenant	Move-in Date	Exp Date	Annual Increase	SF	%	Base Rent	Base Rent PSF	CAM	Total
2167 P.W. 2	Outlaws Grills & Saloon	10/1/12	09/30/32	\$0.05/SF*	3,000	30%	\$6,000.00	\$2.00	\$1320.00	\$7,320.00
2173 P.W. 2	Medicine Shoppe	8/15/01	11/30/26	\$0.05/SF*	2,000	20%	\$4,000.00	\$2.00	\$588.00	\$4,588.00
2175 P.W. 2	Oh La La Nail and Spa	10/7/2024	10/06/26	4%	2,000	20%	\$3,744.00	\$1.87	\$880.00	\$4,624.00
2177 P.W. 2	Mattress Store	10/16/98	10/16/26	\$0.05/SF*	3,000	30%	\$5,700.00	\$1.90	\$1320.00	\$7,020.00
<b>Total</b>					<b>10,000</b>	<b>100%</b>	<b>\$19,444.00</b>		<b>\$4,108.00</b>	<b>\$23,552.00</b>
<b>Annual Total</b>							<b>\$233,328.00</b>		<b>\$49,296.00</b>	<b>\$282,624.00</b>

\* Every 2 years

# REGIONAL MAP

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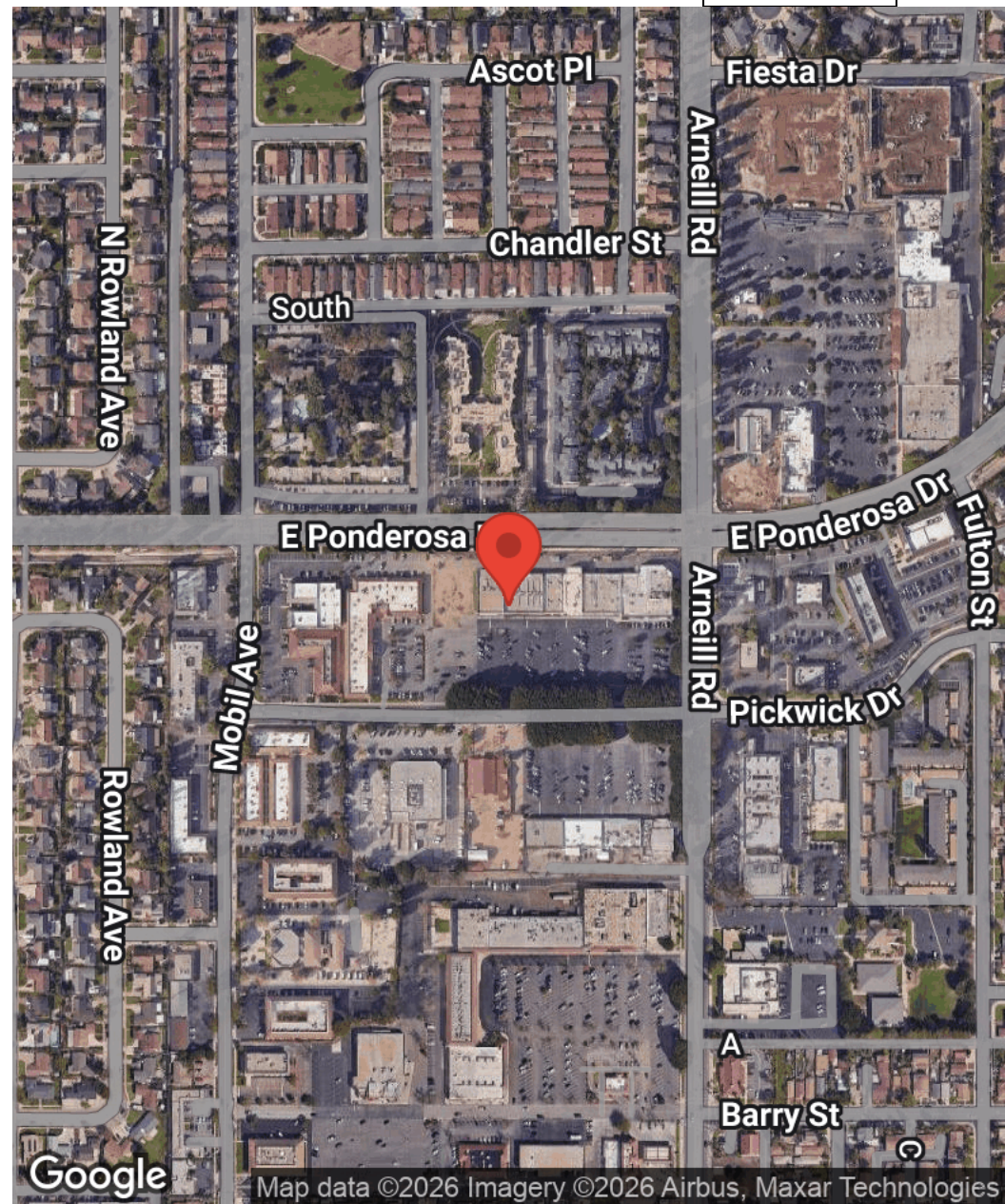
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# LOCATION MAPS

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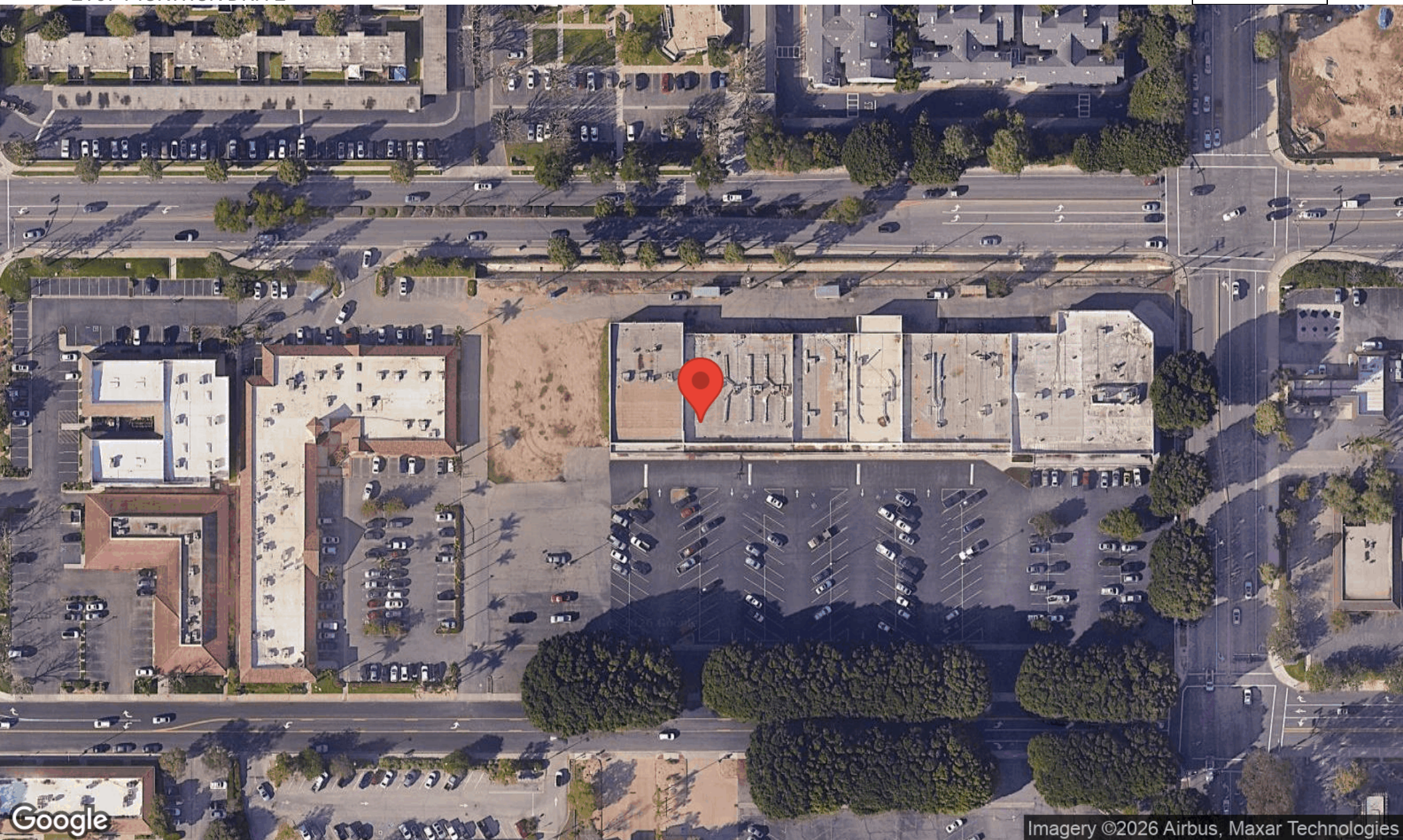
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# AERIAL MAP

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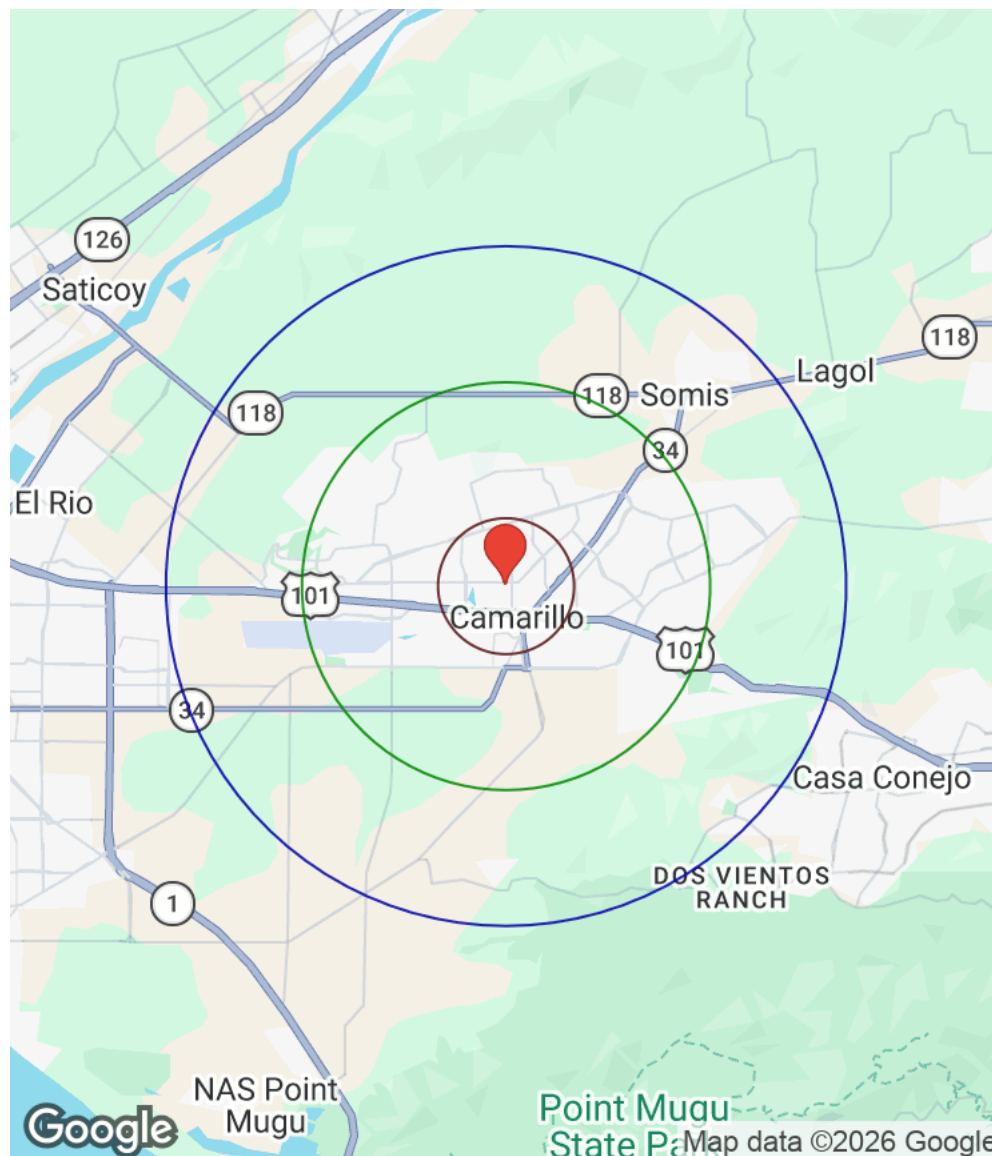
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# DEMOGRAPHICS

2167 PICKWICK DRIVE



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	8,835	33,510	43,367
	Female	9,106	35,022	43,862
	Total Population	17,941	68,532	87,229
Race / Ethnicity	White	7,846	32,121	41,861
	Black	418	1,960	2,355
	Am In/AK Nat	18	82	113
	Hawaiian	20	103	113
	Hispanic	7,322	24,144	29,754
	Asian	1,710	7,792	9,970
	Multiracial	549	2,145	2,791
	Other	57	178	270
Housing	Total Units	6,742	27,200	34,462
	Occupied	6,489	26,152	33,098
	Owner Occupied	3,870	16,804	22,033
	Renter Occupied	2,619	9,348	11,065
	Vacant	253	1,047	1,364
Age	Ages 0 - 14	3,106	11,536	14,160
	Ages 15 - 24	2,136	7,830	10,575
	Ages 25 - 54	6,785	24,951	30,723
	Ages 55 - 64	2,194	8,896	11,294
	Ages 65+	3,720	15,320	20,476
	Income	Median	\$108,120	\$121,568
Under \$15k		387	1,435	1,752
\$15k - \$25k		391	1,114	1,278
\$25k - \$35k		288	1,117	1,335
\$35k - \$50k		554	1,508	1,964
\$50k - \$75k		689	2,907	3,537
\$75k - \$100k		721	2,741	3,390
\$100k - \$150k		1,183	4,754	5,984
\$150k - \$200k		935	3,978	4,886
Over \$200k	1,341	6,599	8,973	

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