



**IPA**  
**COMMERCIAL**  
REAL ESTATE SERVICES



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**340 Rosewood Ave, Unit N, Camarillo, CA 93010**  
833 SF | COMMERCIAL CONDOMINIUM FOR SALE

**OFFERING**

# EXECUTIVE SUMMARY

340 ROSEWOOD AVE., UNIT N

Why lease when you can own for less? Don't pay the Landlord, pay your mortgage! Enjoy principal pay down, asset appreciation, capital depreciation, while you have the freedom to improve your office space as you'd like. Pride of ownership and lower occupancy cost.

This is a rare opportunity to own a small 833 SF commercial office condo in a premier location featuring many near by amenities, fantastic 101 Freeway identity, and 101 Freeway access.

Unit N is located on the second floor, which provides privacy and added security. This space blends small town coastal charm and convenience with modern comfort. Situated directly on the corner of Daily Drive and Rosewood Ave this building includes Freeway Frontage visibility, at grade parking, direct access and proximity to amenities.

Inside, the unit features an open layout with two generous light filled primary offices, a support office, break area, work room all with plenty of built in storage cabinets. Or the buyer can create their own space.

This location features views of the scenic Santa Monica Mountain Range, lush mature landscapes, well maintained walkways and an overall safe and quite environment and amenities within walking distance.

Work in the heart of Ventura Counties most centrally located City, Camarillo. A vibrant coastal community, just minutes to the beach, hiking trails, bike paths and numerous culinary and shopping destinations including the Camarillo Premium Outlets. This location is conveniently located 40 miles to Santa Barbara and 41 miles to LAX.

Benefit from the upside of long-term commercial real estate appreciation. This is a rare chance to purchase a smaller single tenant commercial unit in City of Camarillo, the heart of Ventura County.

## PROPERTY HIGHLIGHTS

- Single-Tenant Configuration
- Desirable Small Sized Unit



Central Ventura County Location





Close Proximity to the Beach



*Lowest Price Per SF Office  
Condo Available in Camarillo!  
Low Occupancy cost!*



## OFFERING SUMMARY

**\$180,000** Sale Price   
HOA Dues \$668.16 monthly   
**\$216.00** Price PSF

**10% Down Payment with SBA Financing, Subject to OWNER / USER OPPORTUNITY**   
**Qualifying** 

## 340 ROSEWOOD AVE, UNIT N



<b>ADDRESS</b>	340 Rosewood Ave., Unit N, Camarillo, CA
<b>DESCRIPTION</b>	Commercial Condo Office
<b>BUILDING AREA</b>	Total Unit Size 833 SF
<b>GROSS LAND AREA</b>	Part of a Larger Development
<b>APN</b>	164-0-210-125
<b>YEAR BUILT PARKING</b>	1980 (Renovated 2012)
<b>PARKING</b>	In Common Surface Parking in Lot
<b>LEVEL</b>	Second Floor Unit
<b>CEILING HEIGHT</b>	Approx. 8.5'
<b>ZONING</b>	Camarillo Professional Center PO
<b>CONSTRUCTION TYPE</b>	Wood Frame and Stucco
<b>RESTROOM</b>	In Common Restrooms
<b>ELECTRIAL SERVICE</b>	Southern California Edison
<b>WATER SERVICE</b>	City of Camarillo Public Water

## PROPERTY DESCRIPTION

# PROPERTY OVERVIEW

## SECTION 2

