



## **Camarillo Business Center V**

770 Paseo Camarillo, Camarillo, California



### **Property Highlights**

- Classic Spanish-Style Architecture
- Adjacent to Numerous Restaurants and Camarillo Factory Outlet Center
- On-site Wellness Center - Gym, Locker Room & Showers
- Host of Avanti Micro Market, a convenient 'Lounge' available to all Tenants
- On-Site Property Management
- Central Ventura County Location, readily accessible to the Ventura "101" Freeway
- Freshly upgraded Class "A" Common Areas and Lobby
- Professional Ownership with long time Ventura County roots

#### **Bill Kiefer, SIOR**

Executive Managing Director  
805.288.5467  
bkiefer@naicapital.com  
CA DRE #00828915

# Summary

## Camarillo Business Center V



### Offering Summary

Lease Rate:	\$2.50 per RSF
Lease Type:	Full Service Gross
Building Size:	2,527 - 19,768 SF

### Property Overview

Professional Offices Available for Lease  
Central Ventura County Location, Accessible to the Ventura "101" Freeway  
Exterior Signage Possibilities  
On-Site Avanti Markets "Lounge" Serviced by Canteen Corp.  
On-Site Property Management  
On-Site Wellness Center - Gym, Lockers & Showers  
Building V is within the 7 Building, 400,000 Square Foot Master Planned Business Campus  
4-Story Class "A" Office  
Parking Ratio: One space per 250 Square Feet  
Competitive Rental Rate of \$2.50 per RSF, Full Service Gross Lease, Terms Negotiable

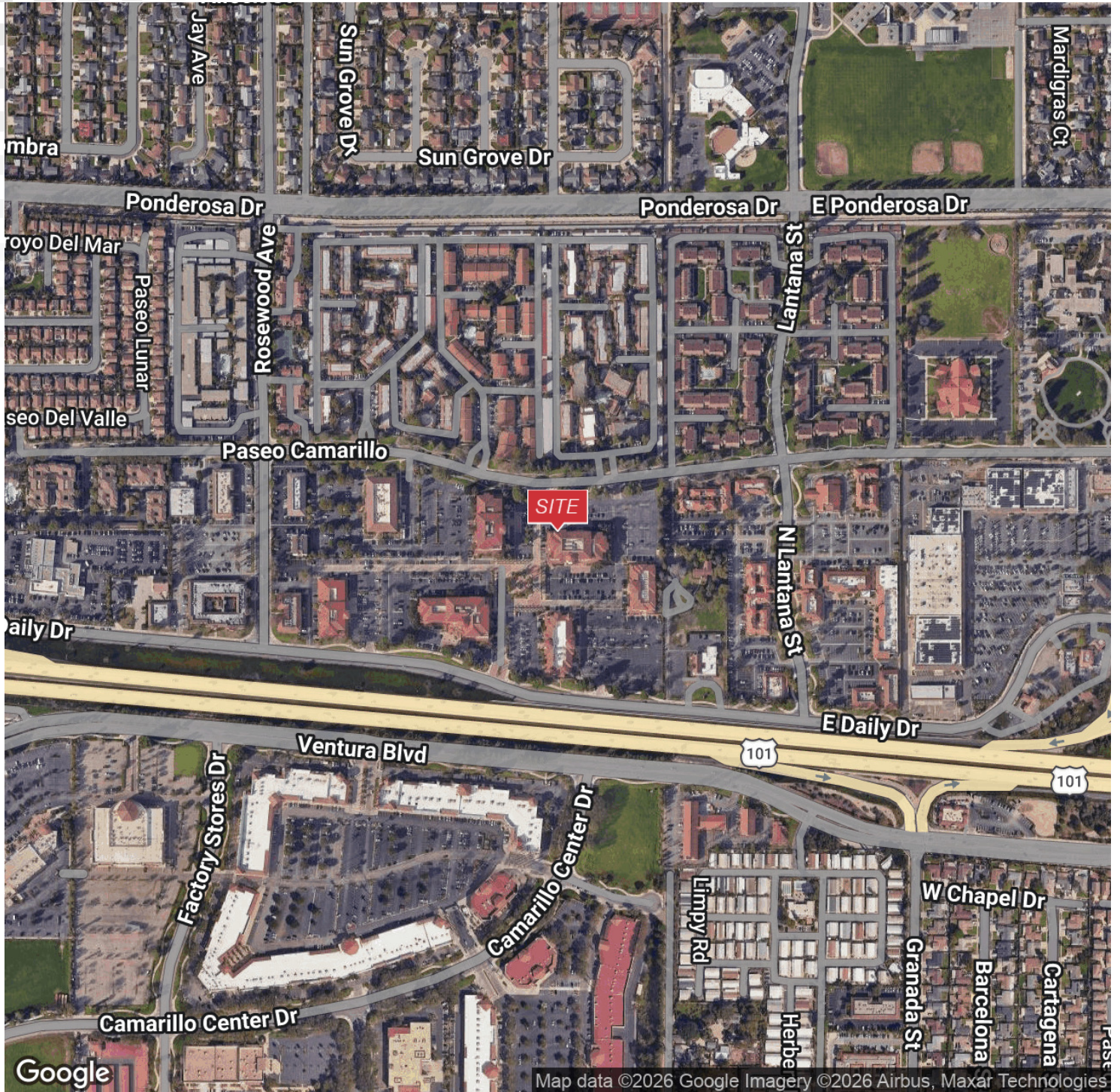
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# Additional Camarillo Business Center V



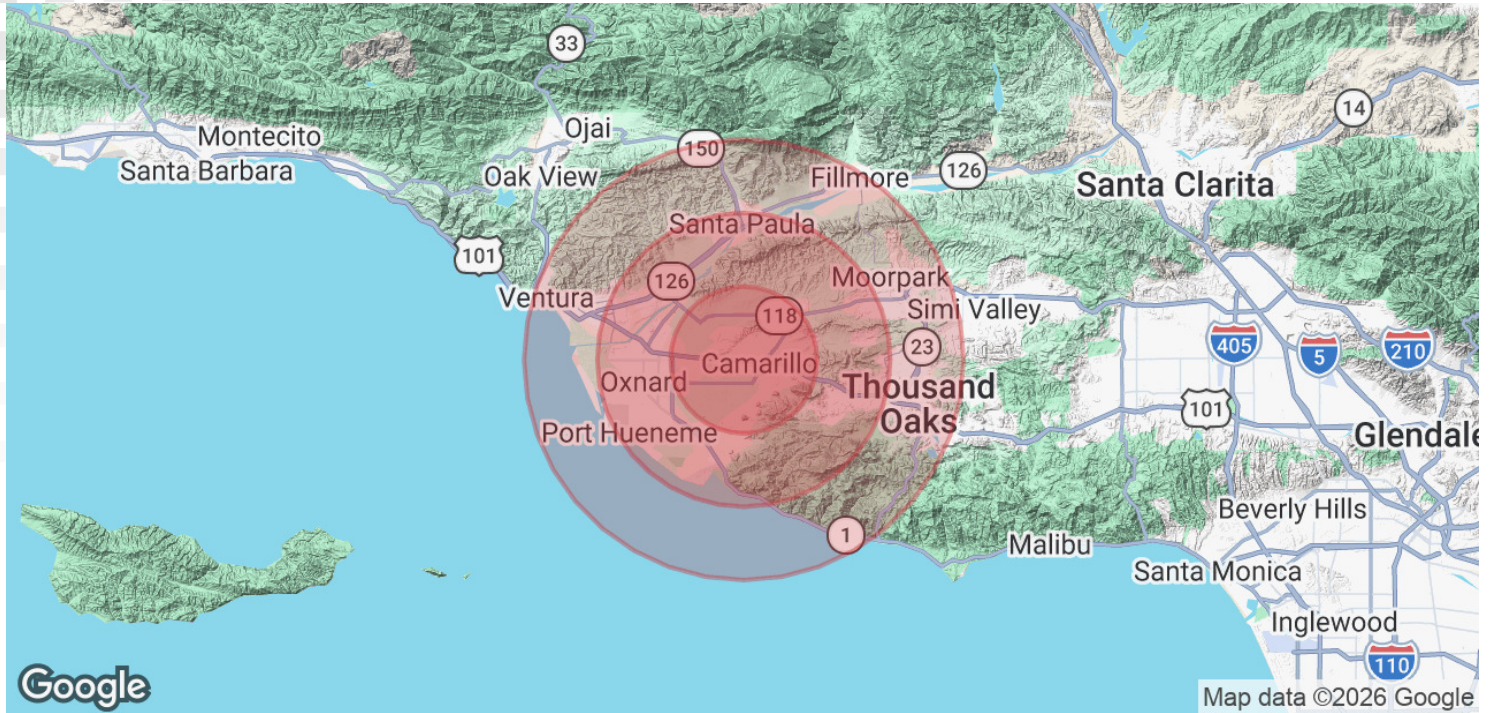
Location

# Camarillo Business Center V



# Demographics

## Camarillo Business Center V



<b>Population</b>	<b>5 Miles</b>	<b>10 Miles</b>	<b>15 Miles</b>
Total Population	80,759	446,078	673,584
Average Age	43	40	41
Average Age (Male)	42	39	40
Average Age (Female)	44	41	42

<b>Households &amp; Income</b>	<b>5 Miles</b>	<b>10 Miles</b>	<b>15 Miles</b>
Total Households	29,861	140,046	222,436
# of Persons per HH	2.7	3.2	3
Average HH Income	\$146,360	\$127,546	\$135,272
Average House Value	\$881,990	\$750,884	\$819,210

Demographics data derived from AlphaMap