

# 1200 PASEO CAMARILLO

1200 PASEO CAMARILLO, CAMARILLO , CA 93010



## OFFERING SUMMARY

Sale Price:	\$5,000,000
Building Size:	20,914 SF
Available SF:	
Lot Size:	84,071 SF
Price / SF:	\$239.07
Cap Rate:	5.4%
Year Built:	1980
Zoning:	office
Market:	Camarillo
Submarket:	Camarillo, Ca

## PROPERTY OVERVIEW

This well-located office building is conveniently located at the Carmen exit of the 101 freeway in Camarillo, Directly across from constitution park. The asset is extremely well priced and offers an investor great potential for upside and future redevelopment.

It sits on almost 2 acres and is 20,914 square feet with great landscaping and abundant parking. Great price with good tenancy and great upside on rents. Great value add. Located adjacent to Carmen plaza featuring great dining and large retailers such as CVS, Trader Joe, Wells Fargo, Harbor Freight, Big lots, and a large selection of Restaurants, Camarillo is a fast-growing hub and home to a large Amazon presence as well as one of the largest outlet stores in southern California. Great newer housing and great demographics make this an exceptional offering. Please contact Roy Belson for further details. This is first building off Carmen on Paseo Camarillo and offers the best public transit as well as a walk to shopping and stores. Present tenants are a mix of corporate and some medical tenants. across the street from the building and down is residential condo projects making this large parcel great for future income or redevelopment or expansion.

He can be reached at 818,620.2020

## PROPERTY HIGHLIGHTS

- Excellent location right off carmen exit of 101 freeway



RE/MAX ONE

Each office independently owned and operated

**ROY BELSON**

S.V.P. RE/MAX

818.620.2020

royremaxca@gmail.com

CalDRE #01345852

6355 Topanga Canyon Blvd | Suite 100  
Woodland Hills, CA 91367

REMAXCOMMERCIAL.COM

FOR SALE

OFFICE BUILDING

ADDITIONAL PHOTOS

# 1200 PASEO CAMARILLO

1200 PASEO CAMARILLO, CAMARILLO , CA 93010



RE/MAX ONE

Each office independently owned and operated

**ROY BELSON**

S.V.P. RE/MAX

818.620.2020

royremaxca@gmail.com

CalDRE #01345852

REMAXCOMMERCIAL.COM

6355 Topanga Canyon Blvd | Suite 100  
Woodland Hills, CA 91367

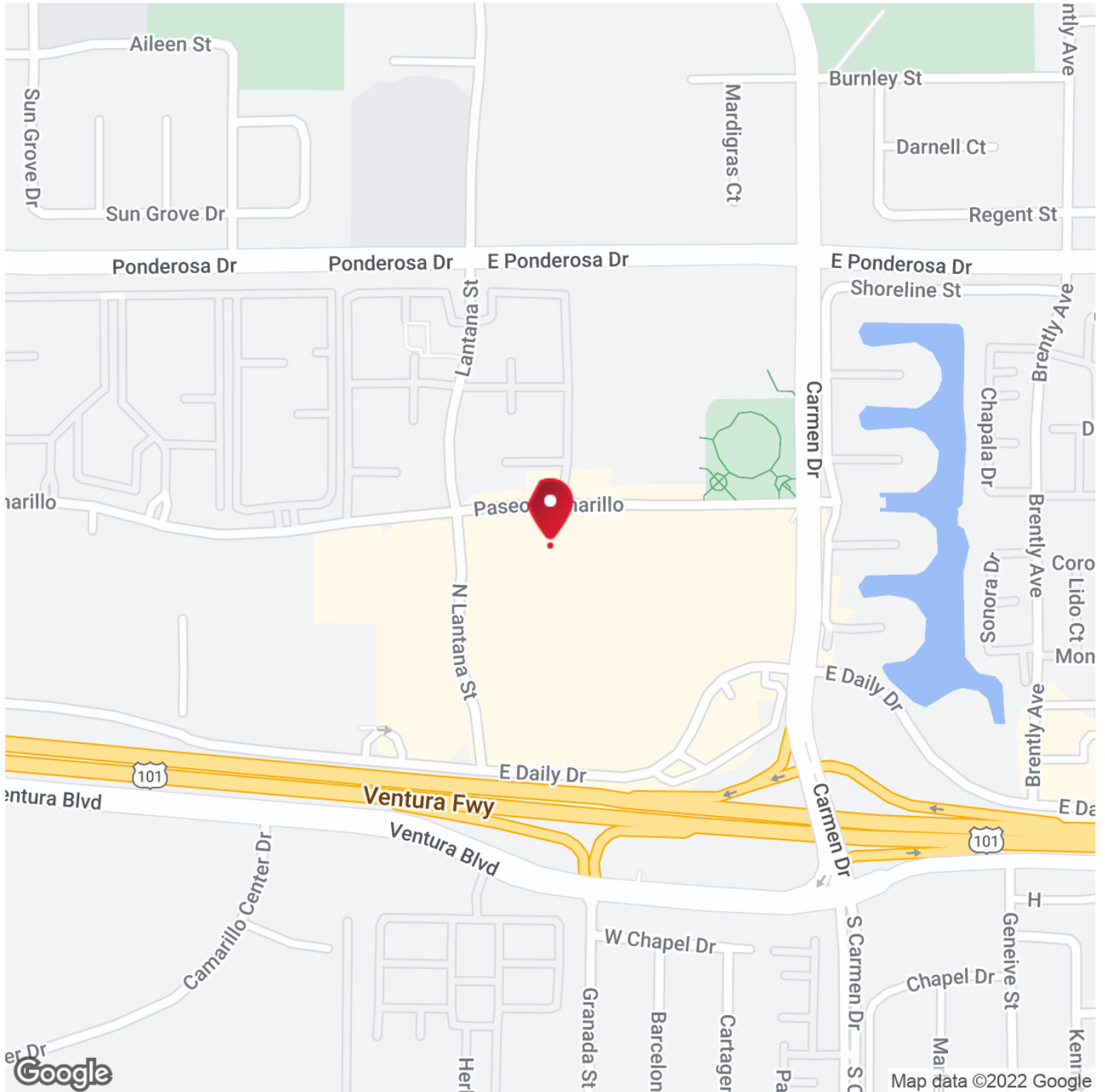
FOR SALE

OFFICE BUILDING

LOCATION MAP

# 1200 PASEO CAMARILLO

1200 PASEO CAMARILLO, CAMARILLO, CA 93010



RE/MAX ONE

Each office independently owned and operated

**ROY BELSON**

S.V.P. RE/MAX

818.620.2020

royremaxca@gmail.com

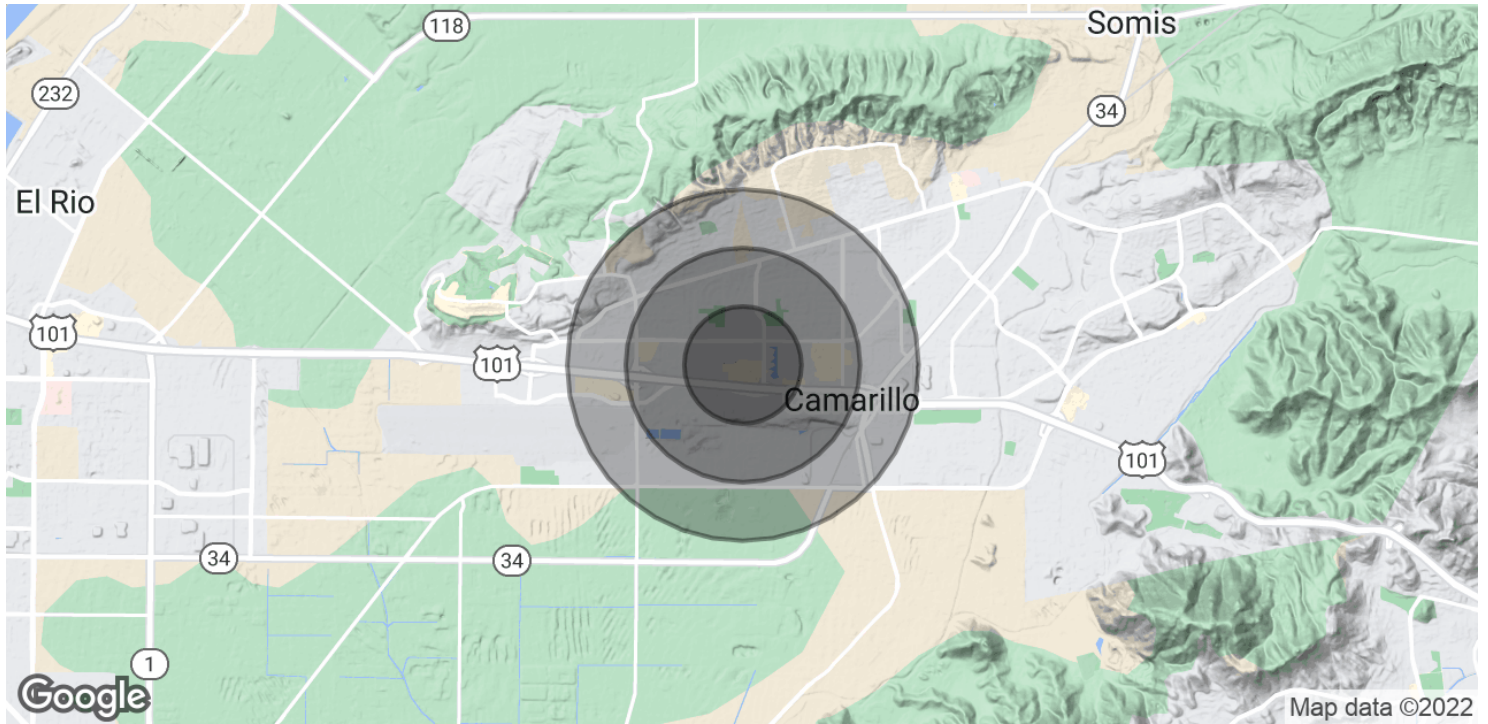
CalDRE #01345852

REMAXCOMMERCIAL.COM

6355 Topanga Canyon Blvd | Suite 100  
Woodland Hills, CA 91367

# 1200 PASEO CAMARILLO

1200 PASEO CAMARILLO, CAMARILLO , CA 93010



## POPULATION

### 0.5 MILES

### 1 MILE

### 1.5 MILES

Total Population	4,360	14,684	27,441
Average Age	33.7	35.3	37.5
Average Age (Male)	34.0	34.7	36.1
Average Age (Female)	32.9	35.1	38.6

## HOUSEHOLDS & INCOME

### 0.5 MILES

### 1 MILE

### 1.5 MILES

Total Households	1,965	5,583	10,073
# of Persons per HH	2.2	2.6	2.7
Average HH Income	\$79,891	\$89,622	\$100,884
Average House Value	\$681,828	\$713,367	\$675,350

\* Demographic data derived from 2020 ACS - US Census



RE/MAX ONE

Each office independently owned and operated

**ROY BELSON**

S.V.P. RE/MAX

818.620.2020

royremaxca@gmail.com

CalDRE #01345852

REMAXCOMMERCIAL.COM

6355 Topanga Canyon Blvd | Suite 100  
Woodland Hills, CA 91367