

# OFFERING MEMORANDUM

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4750 CALLE CARGA,  
CAMARILLO, CA 93012

CAMARILLO INDUSTRIAL PARK UNIT

PRESENTED BY

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**ROGER PERRY**

RODEO REALTY

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# INVESTMENT DETAILS

**Asking Price**

\$2,750,000

**Sub Type**

Industrial Condominium

**Property Type**

Mixed Use

**Occupancy**

Vacant

# PROPERTY HIGHLIGHTS

*An exceptional opportunity to own a versatile +/-6,144 SF industrial condominium in one of Camarillo's premier business parks - ideally suited for warehouse, distribution, showroom, or light-manufacturing use.*

- ◆ Prime Camarillo industrial / business park location
- ◆ Convenient access to the 101 Freeway
- ◆ Well-positioned within a strong commercial corridor
- ◆ Ideal for warehouse, distribution, showroom, or light manufacturing use
- ◆ Ample parking and loading potential
- ◆ Excellent accessibility throughout Ventura County and greater Southern California
- ◆ Professionally maintained business park environment
- ◆ Functional layout with flexible use potential



# BUILDING STATISTICS

Detailed building measurements from a professional property scan (19 May 2026).

**6,144 SF**

TOTAL BUILDING AREA

**5,021 SF**

GROUND FLOOR

**1,123 SF**

SECOND FLOOR

**4,449 SF**

WAREHOUSE FLOOR

**1,098 SF**

SECOND-FLOOR OFFICE

**259 SF**

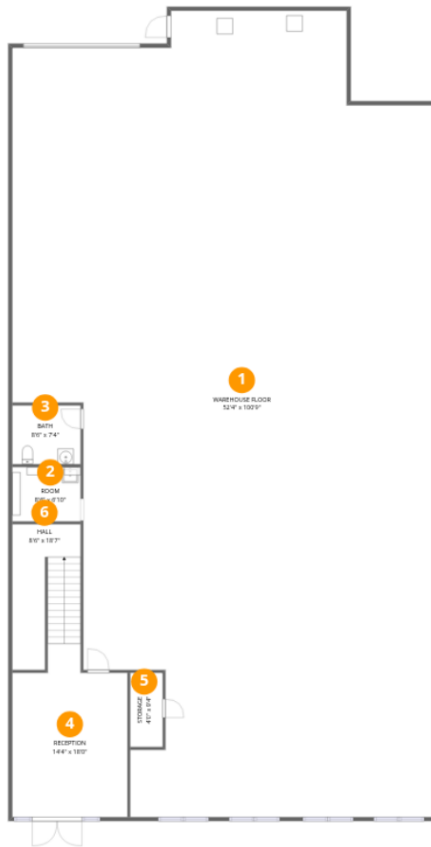
RECEPTION AREA

## SPACE BREAKDOWN

SPACE	FLOOR	DIMENSIONS	AREA (SF)	COUNTED IN SF
Warehouse Floor	1	52'4" x 100'9"	4,449	Yes
Room	1	8'6" x 6'10"	58	Yes
Bath	1	8'6" x 7'4"	63	Yes
Reception	1	14'4" x 18'0"	259	Yes
Hall	1	8'6" x 18'7"	152	Yes
Storage	1	4'0" x 9'4"	38	No
Second-Floor Office	2	52'5" x 21'8"	1,098	Yes
Open to Below	2	52'4" x 82'4"	3,936	No

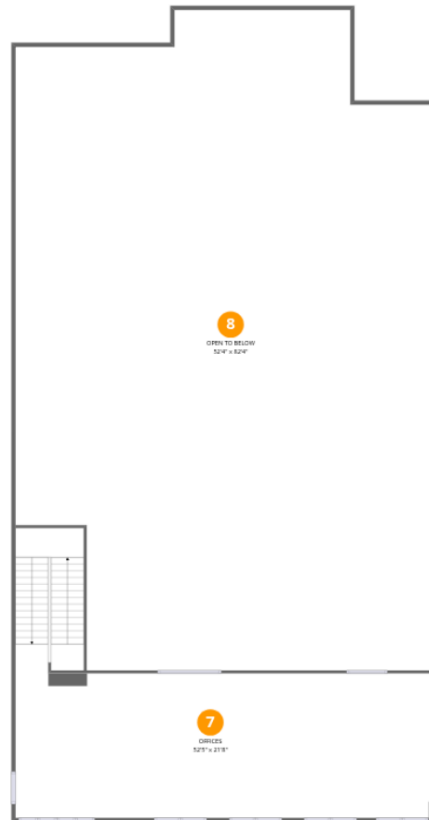
Areas are approximate and based on a professional measurement scan; buyer to verify all dimensions and square footage.

# FLOOR PLANS



**GROUND FLOOR**

5,021 SF



**SECOND FLOOR**

1,123 SF

Floor plans from a professional property scan (19 May 2026). Not to scale; buyer to verify.

## LEGEND

1	Warehouse Floor	4,449 SF
2	Room	58 SF
3	Bath	63 SF
4	Reception	259 SF
5	Storage	38 SF
6	Hall	152 SF
7	Offices	1,098 SF
8	Open to Below	3,936 SF

# LOCATION



# DEMOGRAPHICS

1 mile

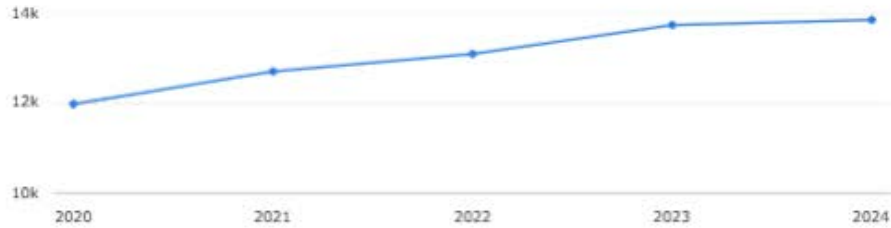
3 miles

5 miles

## Population

13.9k

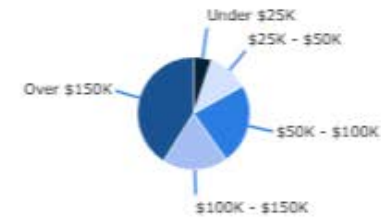
0% Compared to 13.7k in 2023  
 ↑ 15% Compared to 12k in 2020



## Household Income

\$122.2k  
 Median Income

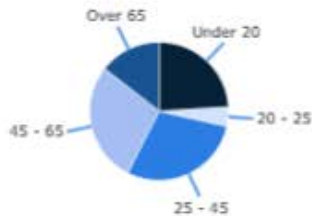
\$137.3k  
 2029 Estimate  
 ↑ 12% Growth Rate



## Age Demographics

41  
 Median Age

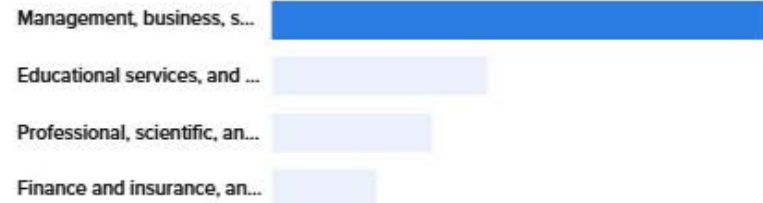
43  
 2029 Estimate  
 ↑ 5% Growth Rate



## Number of Employees

11.2k

Top Employment Categories



## Housing Occupancy Ratio

16:1  
 35:1 predicted by 2029



## Renter to Homeowner Ratio

1:2  
 t:4 predicted by 2029



# AREA OVERVIEW

*Camarillo is a premier business and lifestyle community in the heart of Ventura County, approximately 50 miles northwest of downtown Los Angeles with direct access to the US-101 Freeway.*

**70,186**

CITY POPULATION

**\$113,428**

MEDIAN HOUSEHOLD INCOME

**41**

MEDIAN AGE

**64.6%**

HOMEOWNERSHIP RATE

**\$827,300**

MEDIAN HOME VALUE

## LOCATION ADVANTAGES

- ◆ Approx. 50 miles northwest of downtown Los Angeles
- ◆ Direct access to the US-101 Freeway corridor
- ◆ About 9 miles from the Pacific coast
- ◆ Central to Ventura County and greater Southern California
- ◆ Headquarters to 10 of the county's top 50 public companies

## VENTURA COUNTY INDUSTRIAL MARKET

- ◆ Vacancy of 5.0% (Q1 2026) - historically low for the region
- ◆ Average asking rent of \$1.28 PSF / month (NNN)
- ◆ Strong, steady demand for small-bay space under 50,000 SF
- ◆ Diverse employer base: aerospace, biotech & advanced manufacturing

*Sources: U.S. Census Bureau / Data USA (2024 estimates); Kidder Mathews - Ventura County Industrial Market Report, Q1 2026. Figures are citywide/countywide and provided for general reference.*

# PHOTO GALLERY



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# CONTACT INFO

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