

FOR SALE OR LEASE

RARE OWNER-USER OFFICE BUILDING WITH 101 FREEWAY FRONTAGE

1327 DEL NORTE RD, CAMARILLO, CA 93010



US HWY 101
151,022 VPD

Property Overview

PROPERTY DETAILS

SALE PRICE	\$2,985,000
PRICE / SF	\$287/SF
LEASE RATE	\$1.85/SF/NNN
BUILDING SIZE	Total: 10,416 SF 1st Floor: 5,208 SF 2nd Floor: 5,208 SF
LOT SIZE	0.95 AC
YEAR BUILT / RENOVATED	1990
PARKING	42 Spaces + Abundant Street Parking
PARKING RATIO	4/1,000 PSF

PROPERTY FEATURES

- Prime 101 Freeway Frontage (151,022 VPD)
- Excellent Visibility From Eastbound & Westbound
- Highly Flexible & Divisible (Upstairs / Downstairs)
- 100% Vacancy Ready For Owner/User Occupancy
- Abundant Street Parking



Allowable Uses

ZONING: CPD VENTURA

In the City of Camarillo, the Commercial Planned Development (CPD) Zone is designed to facilitate innovative and cohesive commercial projects that integrate environmental planning, unique design, and unified architectural control. This zoning is particularly suited for areas requiring revitalization or for developments that don't align with traditional commercial zones.

Office- Business & Professional

Medical Laboratories

Funeral Parlors and Mortuaries

Churches

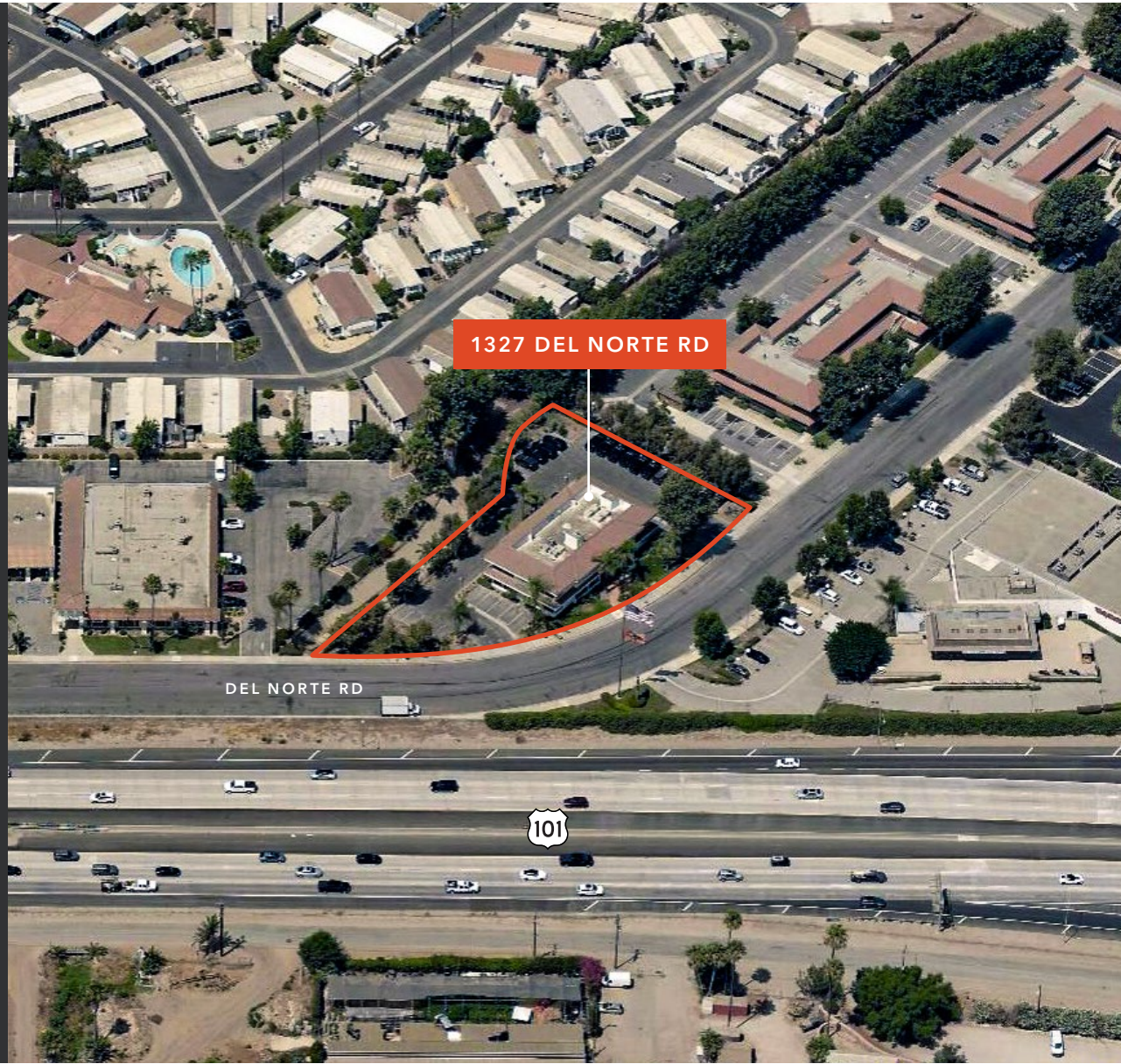
Clubs & Lodges

Veterinary (provided that veterinary establishments shall be in a completely enclosed building)

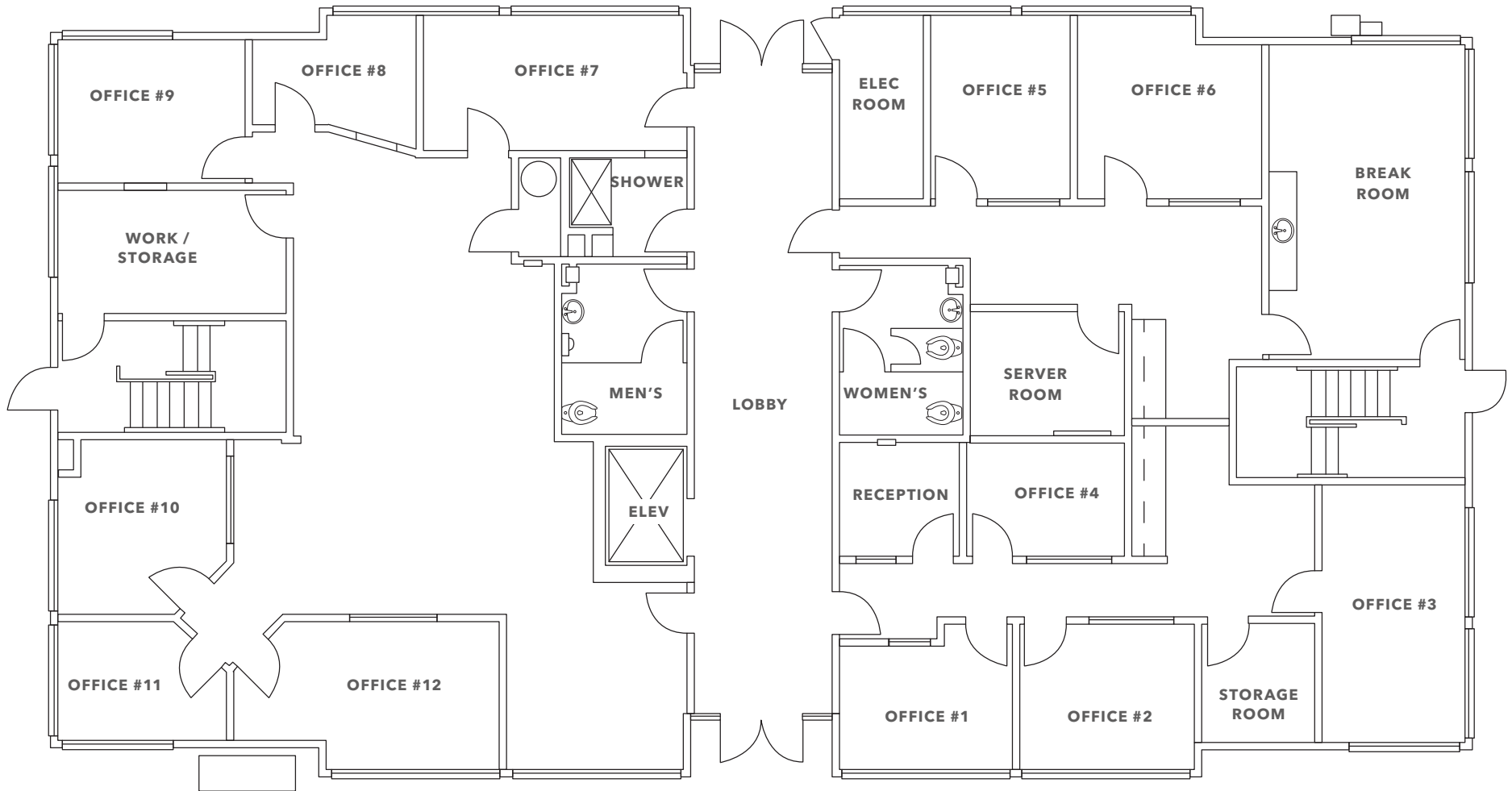
Schools

Music Conservatories and Studios

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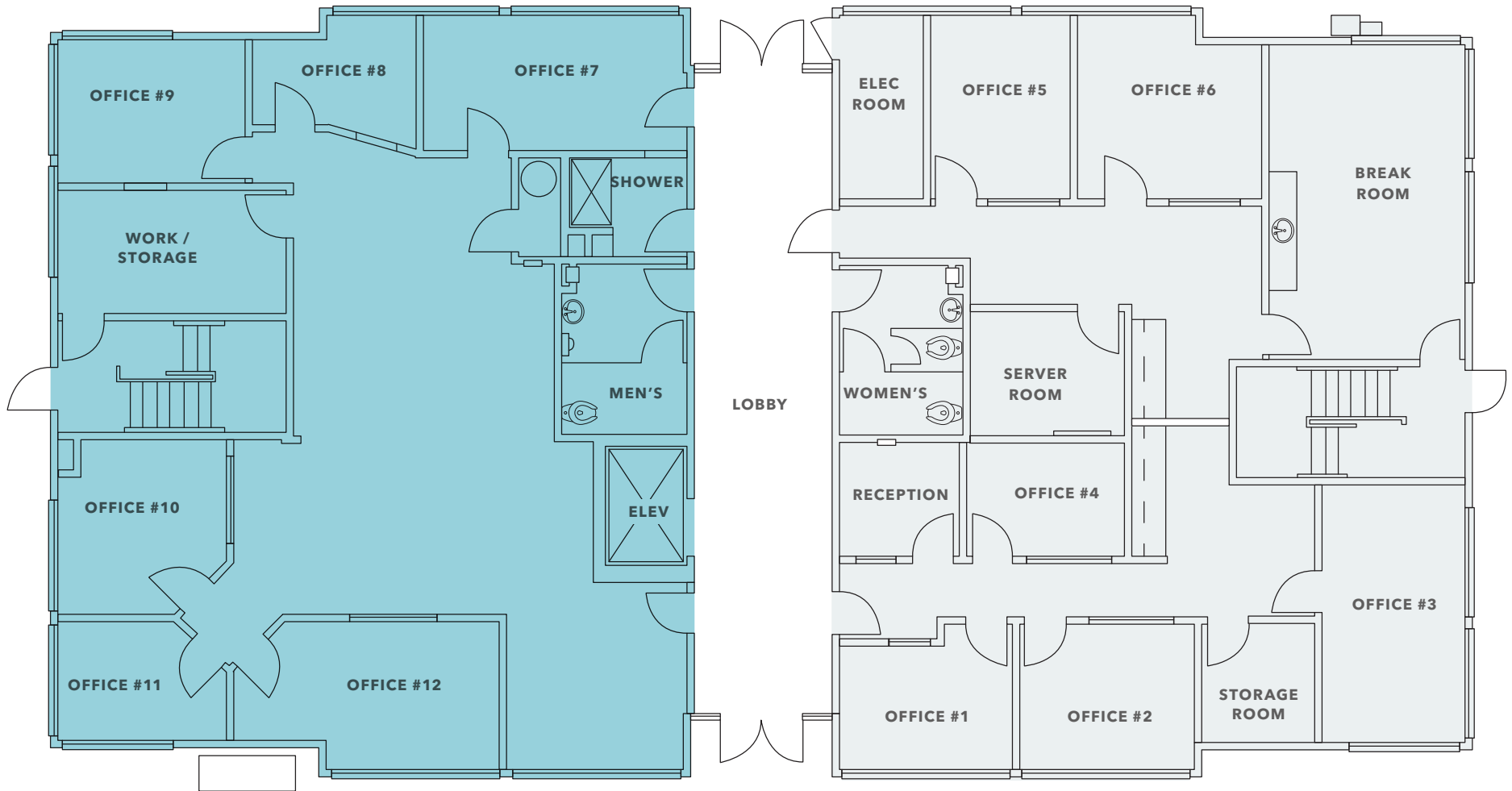


FIRST FLOOR PLAN



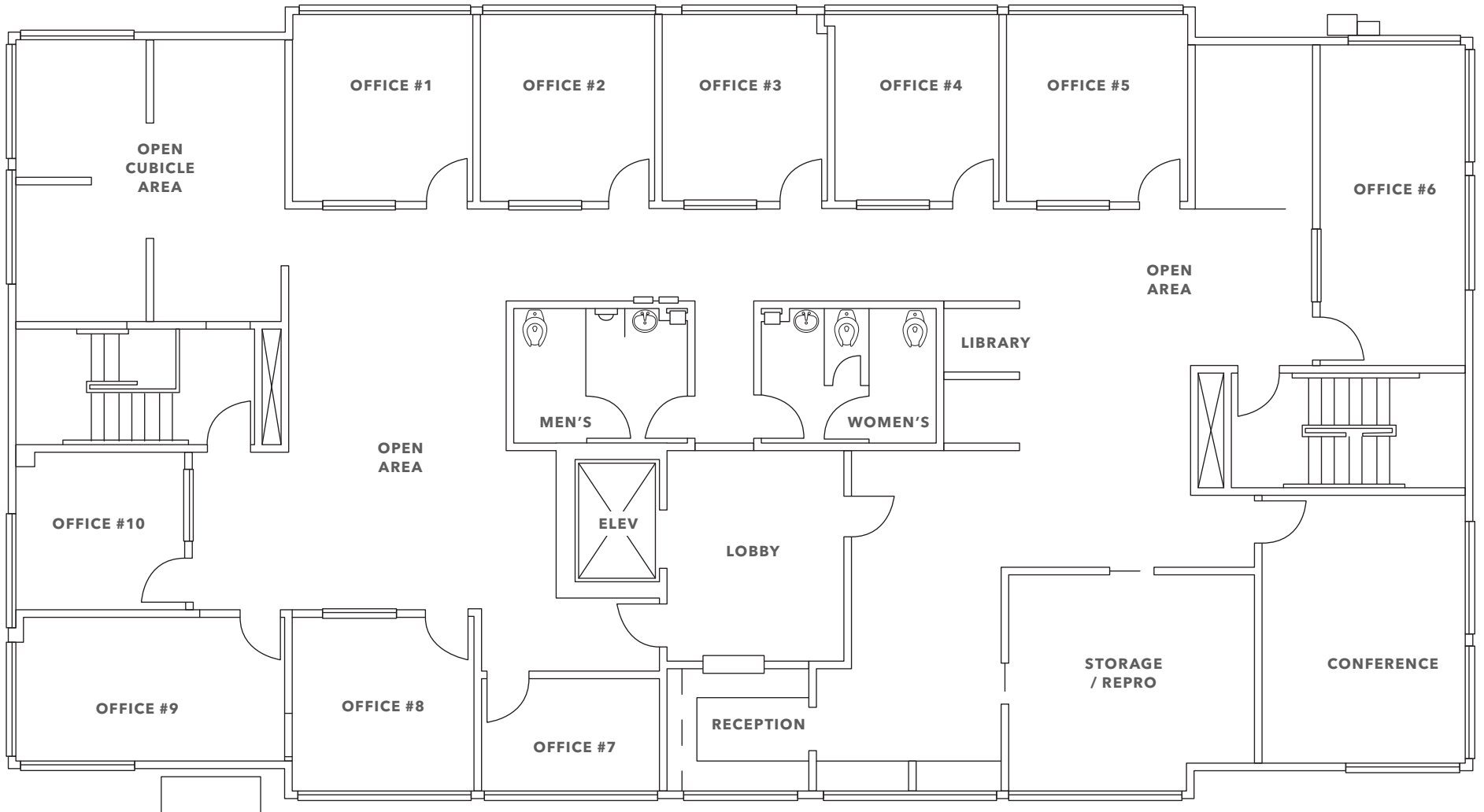
Not to scale. Can be subdivided into 2 separate suites on 1st floor.

POTENTIAL SUBDIVIDED FLOOR PLAN



Not to scale. Can be subdivided into 2 separate suites on 1st floor.

SECOND FLOOR PLAN



Not to scale. Can potentially be used as a separate 3rd suite.

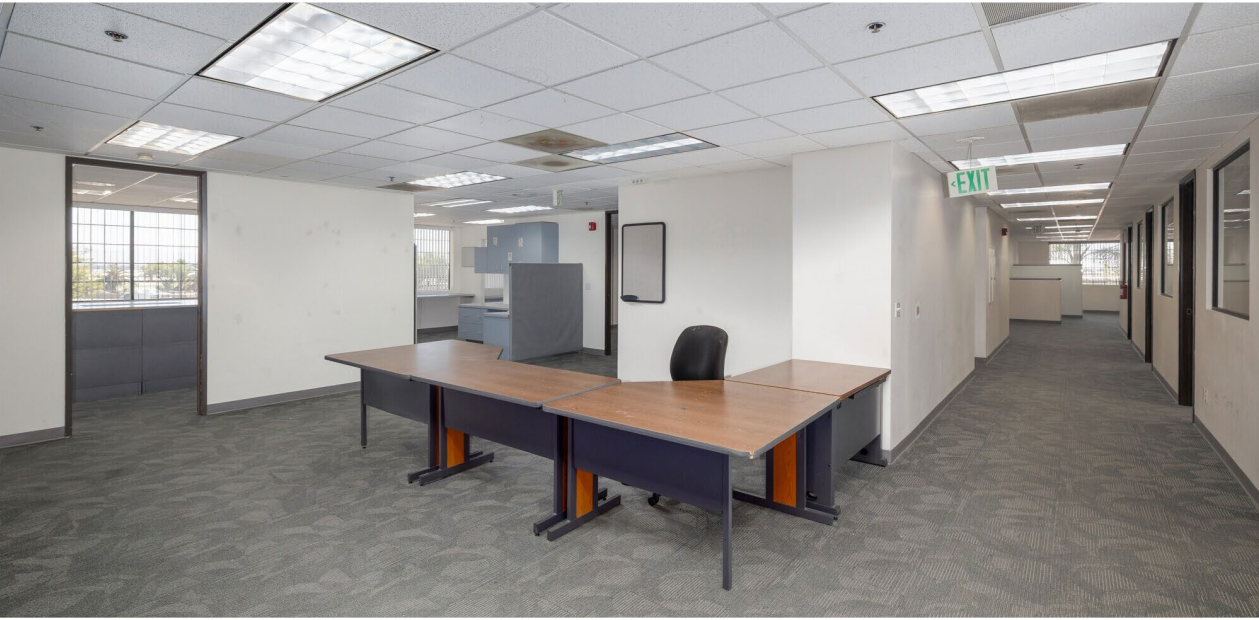


1327 DEL NORTE RD





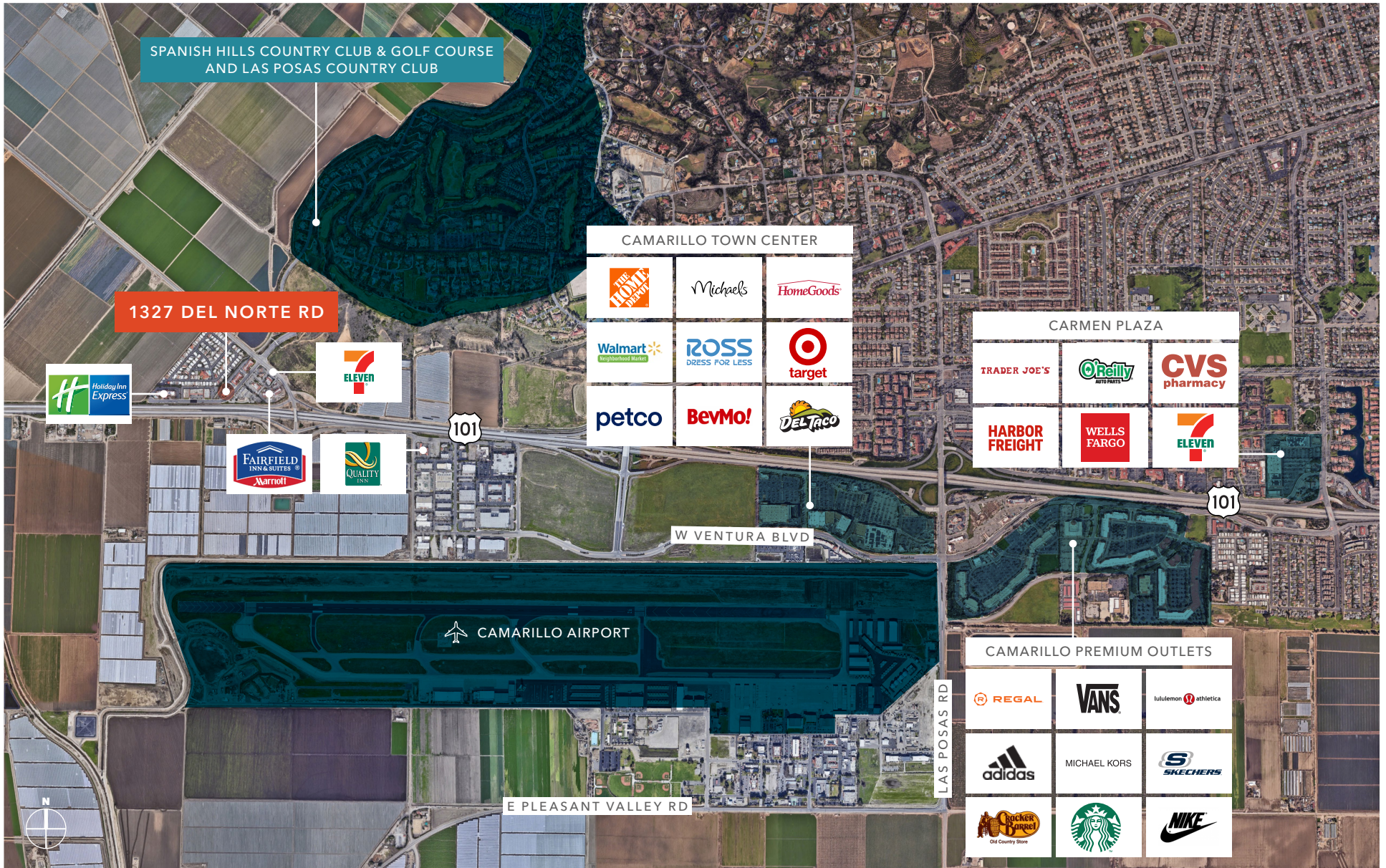




CONCEPTUAL RENDERINGS

IMAGES ENHANCED USING AI





1327 DEL NORTE RD

CAMARILLO, CA

Camarillo, located in Ventura County, is a well-planned suburban community known for its temperate climate, scenic beauty, and balance between residential tranquility and economic activity.

The city is characterized by a mix of single-story office parks, mid-sized business complexes, and government facilities, reflecting its professional, small-business-friendly environment. With a strong emphasis on quality of life and local services, Camarillo attracts a variety of tenants, including healthcare providers, legal services, financial institutions, and tech firms seeking an alternative to the higher-cost Los Angeles market.

The city's main commercial corridors, including Daily Drive and Ventura Boulevard, feature professional offices adjacent to retail centers and dining options such as Lure Fish House and Manhattan of Camarillo. Local

businesses benefit from nearby amenities like the Camarillo Premium Outlets and recreational offerings including the Camarillo Ranch and nearby hiking trails in the Santa Monica Mountains.

Conveniently positioned along the US-101 freeway and serviced by regional rail via Metrolink, Camarillo offers excellent connectivity to both Greater Los Angeles and Santa Barbara counties. Continued investment in infrastructure, fiber broadband, and business incentives make Camarillo an appealing location for small to midsize office users seeking affordability, lifestyle, and long-term growth potential in Southern California.

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KIDDER MATHEWS

1327 DEL NORTE RD

CITY OF CAMARILLO CURRENT DEVELOPMENTS

Name	Type	Notes
01 Lennar at Cortona	Residential	159 SFH
02 Airport North Specific Plan	Industrial	Auto dealer & industrial buildings, 718k SF on 47 AC
03 Amara Shopping Center	Retail	491k SF shopping center on 44.84 AC
04 Costco Wholesale	Retail	160,000 SF retail warehouse + 32-pump gas station on 27 AC
05 101 Logistics Center	Industrial	700k SF industrial across 4 buildings on ±40 AC

1327 DEL NORTE RD

101

05

01

02

03

04

COSTCO
WHOLESALE

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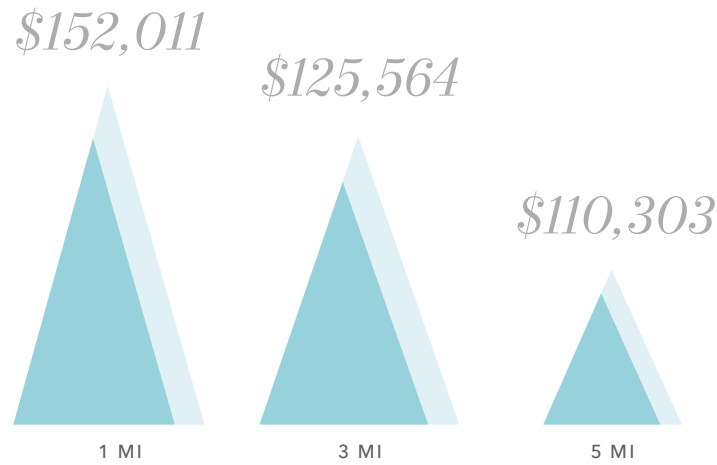
KIDDER MATHEWS

DEMOGRAPHICS

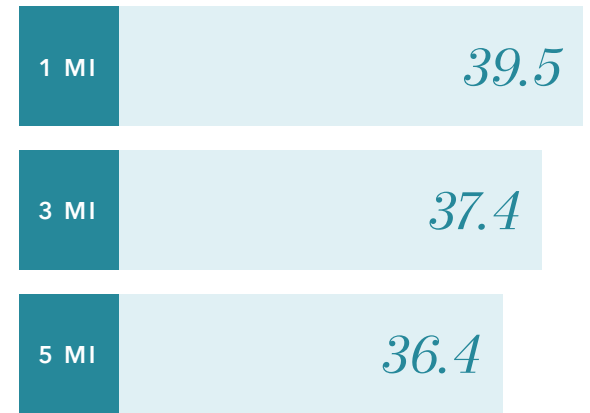
POPULATION



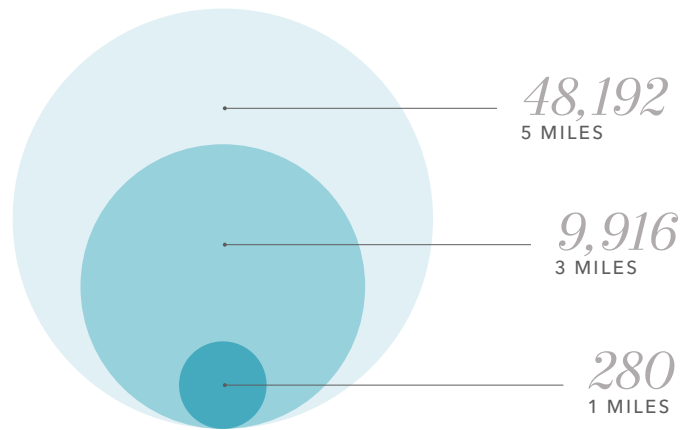
AVERAGE HOUSEHOLD INCOME



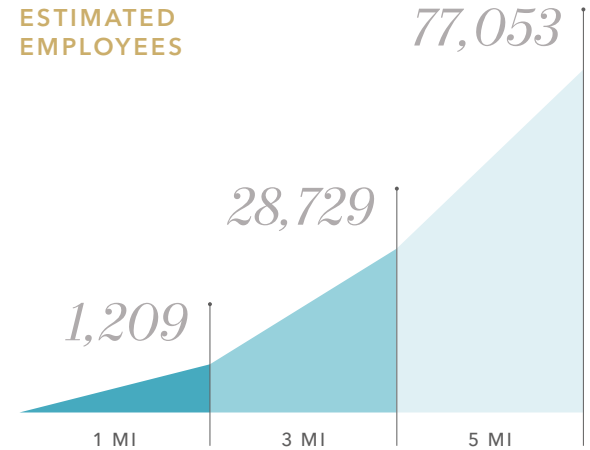
MEDIAN AGE



ESTIMATED HOUSEHOLDS

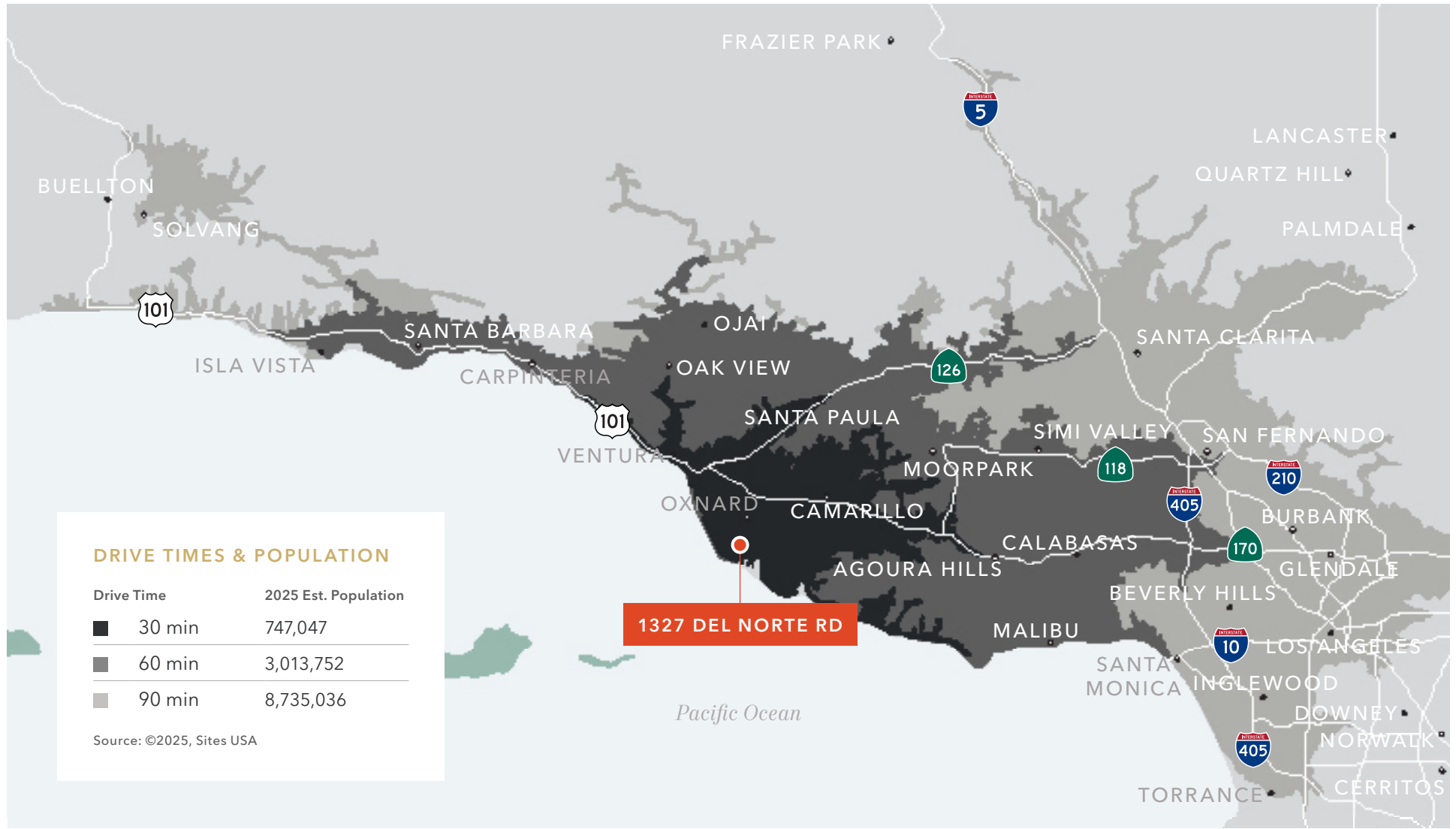


ESTIMATED EMPLOYEES



Data Source: ©2023, Sites USA

DRIVE TIME MAP



 **US HWY 101**
151,022 VPD



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*Exclusively
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