

Creekside Executive Center

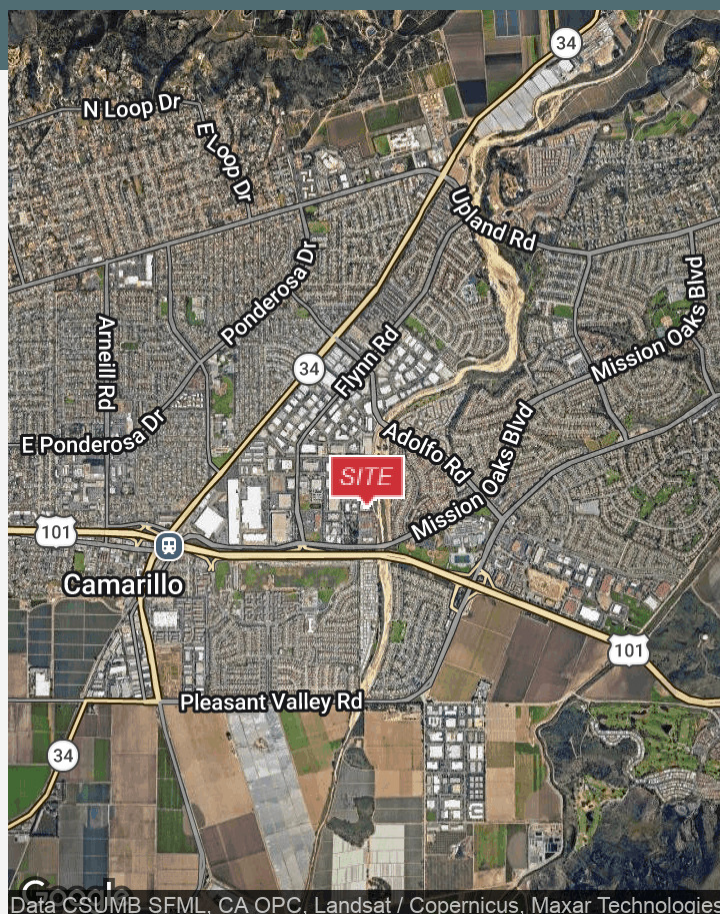
4081 Mission Oaks Boulevard | Camarillo, CA | 93012



*FOR SALE OR LEASE
PROFESSIONAL OFFICES
7,296 RSF*

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Property Highlights

- A Freestanding, 2 Condominium Unit Office Building - 7,296 RSF
- Unit A (West) - 4,368 RSF (leased to 11/2027)
- Unit B (East) - 2,928 RSF (leased to 12/2026)
- In-Place Rental Income
- Upgraded Tenant Improvement Finishes
- Abundant Parking at 1 Stall per 250 SF (x29)
- M-1 Zoning - Allowed uses include commercial offices, life sciences, technology/R&D, medical, etc.
- Efficient Class 'A' professional office design with blend of private offices, open areas, conference rooms, kitchen/break room, private restrooms.
- One of 14 buildings within Creekside Executive Center
- Competitive Market Pricing - \$295 per RSF - Owner-User Occupancy Opportunity

Offering Summary

SALE PRICE:	\$2,150,000
LEASE RATE:	\$2.00 SF/month (MG)
AVAILABLE RSF:	2,928 - 7,296 RSF
BUILDING SIZE:	7,296 RSF

Demographics	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	4,812	35,384	124,105
TOTAL POPULATION	13,455	98,083	391,241
AVERAGE HH INCOME	\$150,636	\$162,715	\$142,854

Details



Property Type
Office Building -
Two Condo
Units



Building Size
7,296, divisible
units to 2,928
SF



Year Built
2008/2015



Zoning
M1 Light
Industrial

Property Description

Creekside Executive Center is a vibrant 14-building business campus on 9.2 acres with 13 freestanding office condominiums.

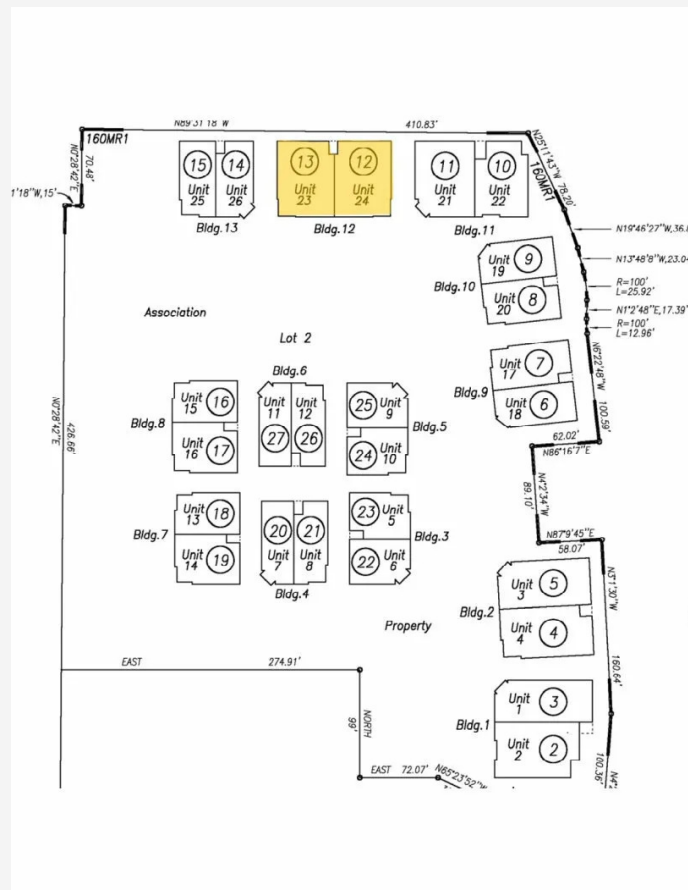
Neighboring professional business include administrative & executive offices, medical, finance, real estate & legal professionals, economic development, non-profit, government services, and Ventura County Community Foundation, all adjacent to the historic Camarillo Ranch House.

Location Description

Creekside Executive Center enjoys a central Ventura County location with close proximity to the Ventura '101' Freeway at Flynn Road on/off ramps, Camarillo, CA. Additional highway access is at Lewis and/or Santa Rosa Roads.

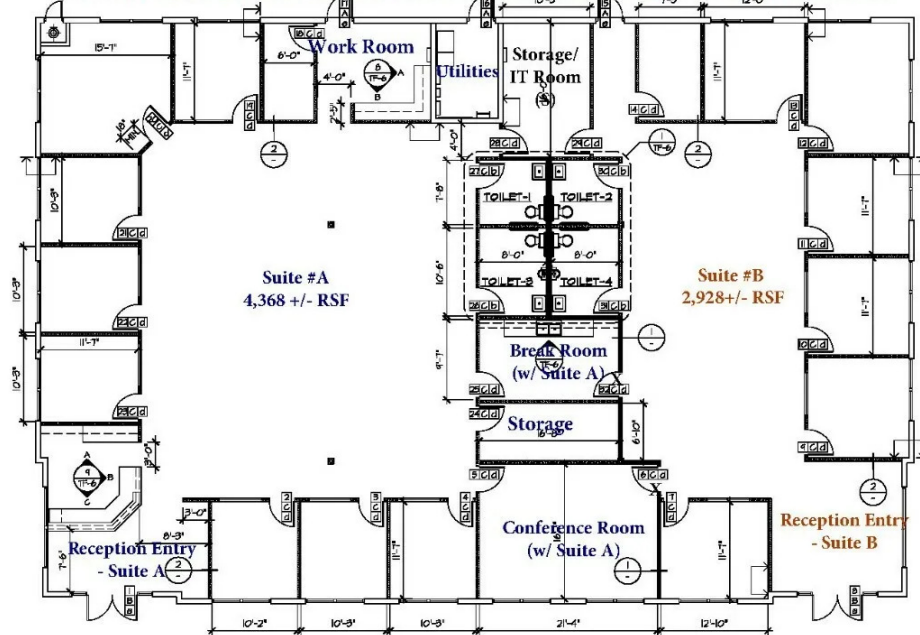






Floor Plan & Condo Plot Map

Creekside Executive Center - 4081 Mission Oaks Blvd, Suites A & B, Camarillo, CA



Total Building Area - 7,296 +/- RSF NORTH

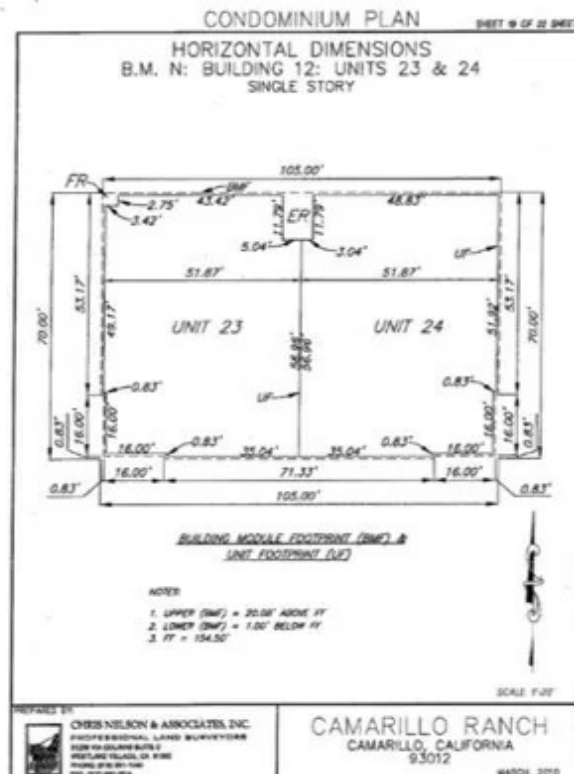
"Measurements are approximate & subject to verification by user"



DIMENSION PLAN

SCALE: 1/8"=1'-0"

0' 2' 4' 6' 16'



Description: Ventura, CA Document-Year DocID 2010.78229 Page: 21 of 24
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Building Photo & Retailer Map



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