



For Sale or For Lease

1100 Paseo Camarillo Camarillo CA 93010

1100 Paseo Camarillo presents a rare opportunity to acquire or lease a well-positioned medical office property in the heart of Camarillo. The property offers a functional medical layout with a strong mix of private offices, exam rooms, procedure rooms, and support areas, making it ideal for owner-users, medical practices, or healthcare-related operators. The generous 1.13-acre site and rare 7:1 parking ratio provide exceptional flexibility and convenience for staff and patients alike.

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**CONTACT
FOR INFO**

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Guardian Real Estate Services, Inc. 41606 Date Street, Suite 203A, Murrieta CA 92562



1100 PASEO CAMARILLO

Building Size: +/- 5,116 SF

Highlights

- Medical office building
- Situated on ±1.13 acres
- Built in 1982
- Rare 7:1 parking ratio
- Excellent access and visibility in Camarillo
- Flex layout for medical or professional office use

Interior Features

- 7 private offices
- 6 exam rooms
- 2 procedure rooms
- Reception and waiting area
- Laboratory area
- Break room
- Storage room
- File storage room
- Flex room for additional office or operational use

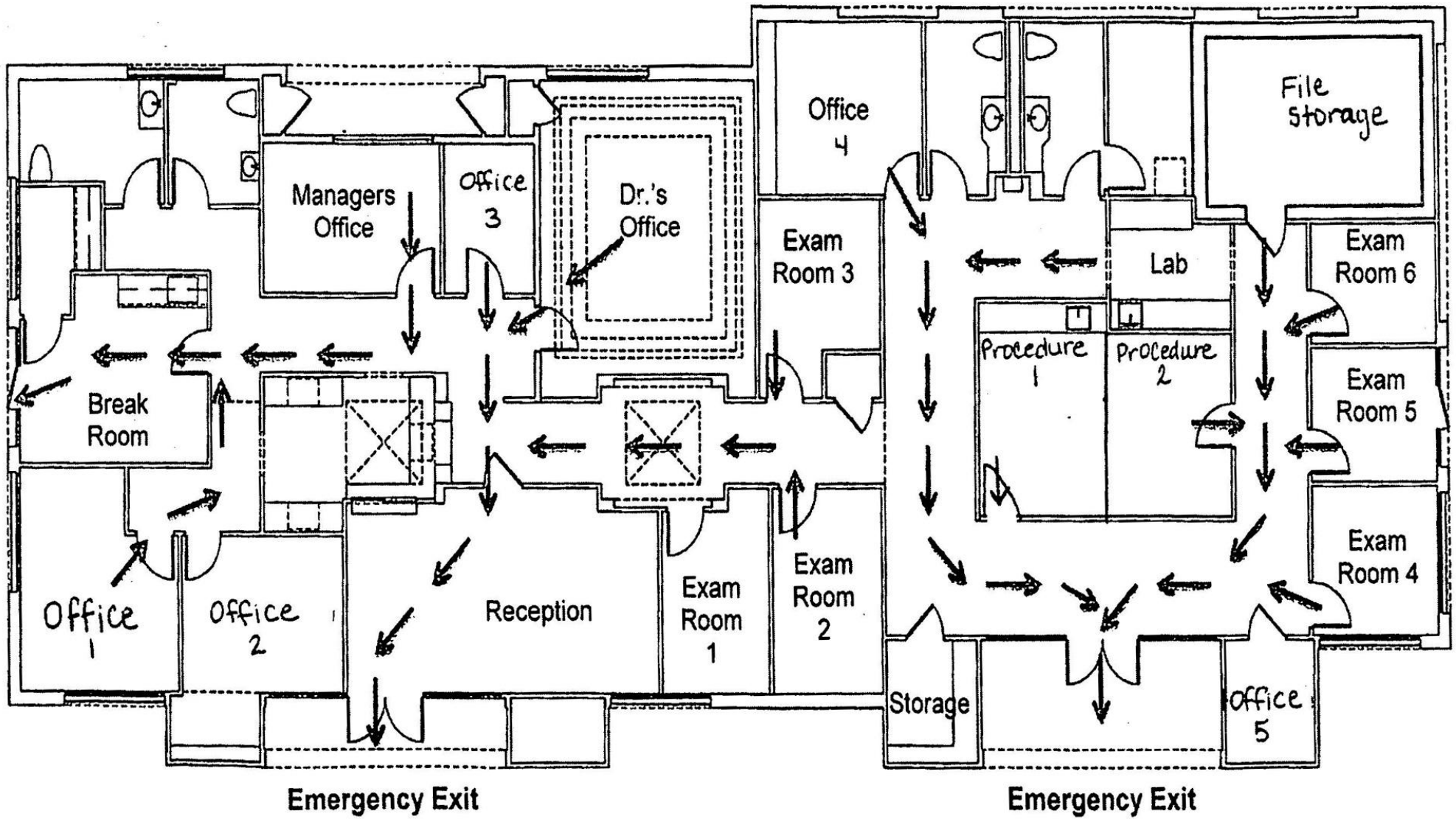
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SALE: \$2,275,000
LEASE: \$2.00/ft/mo | NNN | Negotiable Term

Emergency Exit



Floor Plan



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Thank you for considering this offering. Please feel free to contact us with any questions. We welcome reasonable offers and bring decades of experience crafting successful real estate transactions. Let's explore what's possible together.

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