



COMMERCIAL
ASSET GROUP



RETAIL/FOOD USE/MEDICAL USE SPACE FOR LEASE

4910 - 4992 VERDUGO WAY CAMARILLO, CA 93012

- Well kept shopping center with excellent curb appeal
- Ample parking & excellent street exposure & signage
- National and regional tenants
- The Plaza at Mission Oaks is a neighborhood shopping center serving Camarillo residents
- Seeking bank, food use, sandwich concept, boba & ice cream, medical use, hair salon, beauty supply, nail salon, yoga, office use, real estate, insurance or tax office
- Main & main corner location with signalized intersection
- Heavy auto traffic – 37,000 CPD
- Dense population demographics
- Easy access to 101 Freeway
- Population (3 mile radius): 57,000
- Income (1 mile radius): \$110,000
- Across the street from Adolfo Camarillo High School and Roxy Stadium 11 Movie Theater

SPACE SIZE

UNIT 10D: ±2,116 SF

UNIT 10L: ±780 SF

UNIT 10M: ±1,040 SF
(2ND GEN RESTAURANT)

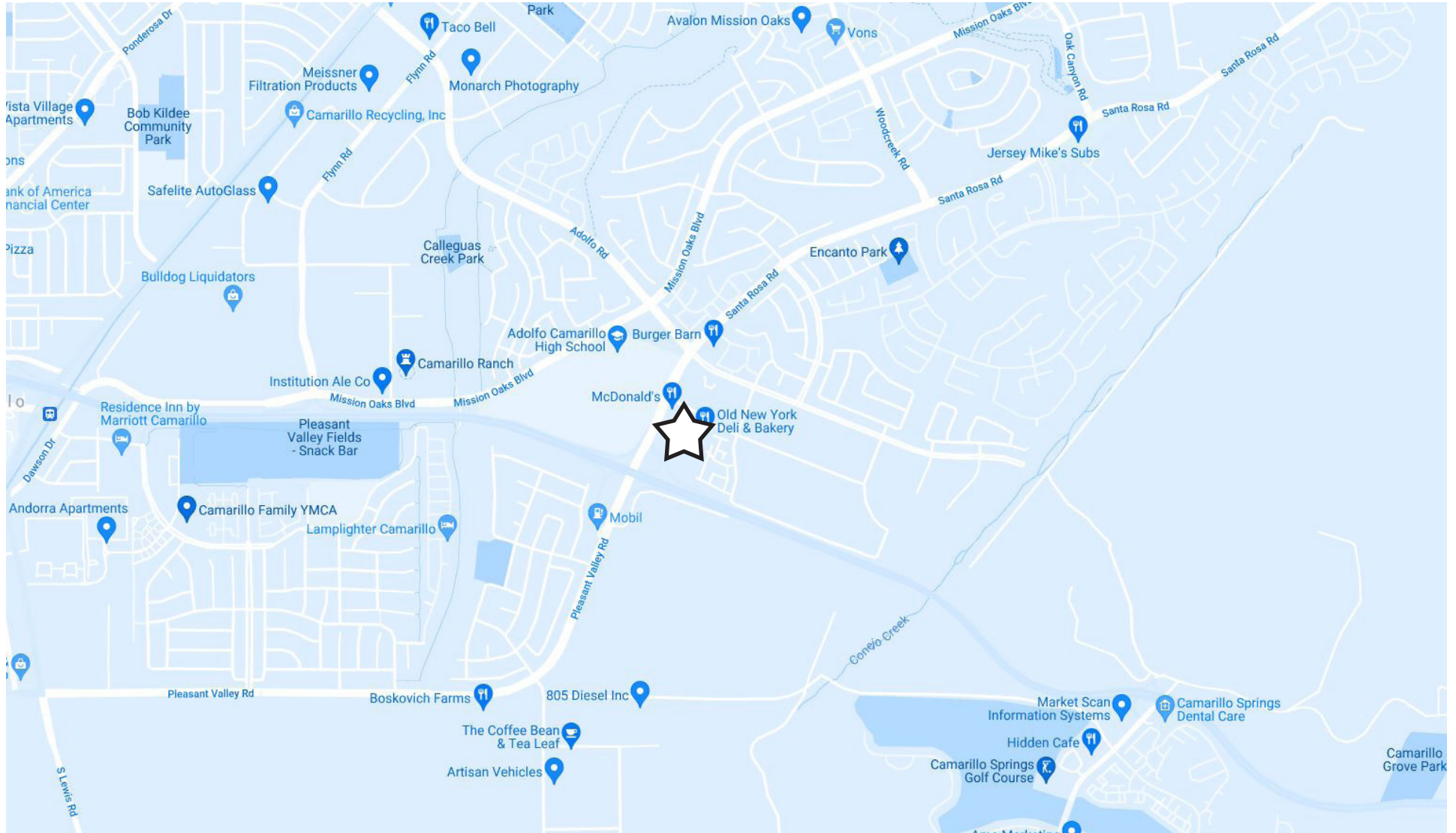


These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

ADDITIONAL PHOTOS



MAP



AERIAL



SITE PLAN



DEMOGRAPHICS

Demographic Detail Report

Plaza at Mission Oaks 4952-4994 Verdugo Way, Camarillo, CA 93012				
Radius	1 Mile	2 Mile	3 Mile	
2025 Population By Race	10,278	37,709	57,430	
White	6,472 62.97%	22,648 60.06%	34,828 60.64%	
Black	191 1.86%	732 1.94%	1,109 1.93%	
Am. Indian & Alaskan	79 0.77%	262 0.69%	382 0.67%	
Asian	1,144 11.13%	4,190 11.11%	5,923 10.31%	
Hawaiian & Pacific Island	21 0.20%	88 0.23%	125 0.22%	
Other	2,370 23.06%	9,788 25.96%	15,063 26.23%	
Population by Hispanic Origin	10,278	37,709	57,430	
Non-Hispanic Origin	7,663 74.56%	26,933 71.42%	40,834 71.10%	
Hispanic Origin	2,615 25.44%	10,776 28.58%	16,596 28.90%	
2025 Median Age, Male	43.70	42.80	42.70	
2025 Average Age, Male	43.10	42.40	42.30	
2025 Median Age, Female	48.40	47.10	46.80	
2025 Average Age, Female	46.50	45.50	45.30	
2025 Population by Occupation Classification	8,634	31,491	47,919	
Civilian Employed	4,681 54.22%	17,911 56.88%	27,463 57.31%	
Civilian Unemployed	203 2.35%	644 2.05%	1,049 2.19%	
Civilian Non-Labor Force	3,659 42.38%	12,595 40.00%	18,932 39.51%	
Armed Forces	91 1.05%	341 1.08%	475 0.99%	
Households by Marital Status				
Married	2,161	7,590	11,468	
Married No Children	1,387	4,709	7,159	
Married w/Children	774	2,881	4,309	
2025 Population by Education	7,885	28,951	44,243	
Some High School, No Diploma	326 4.13%	1,488 5.14%	2,210 5.00%	
High School Grad (Incl Equivalency)	1,244 15.78%	4,588 15.85%	7,275 16.44%	
Some College, No Degree	2,659 33.72%	9,950 34.37%	14,690 33.20%	
Associate Degree	249 3.16%	1,399 4.83%	2,352 5.32%	
Bachelor Degree	2,587 32.81%	7,548 26.07%	10,948 24.75%	
Advanced Degree	820 10.40%	3,978 13.74%	6,768 15.30%	

Demographic Summary Report

Plaza at Mission Oaks				
4952-4994 Verdugo Way, Camarillo, CA 93012				
Building Type: General Retail		Total Available: 4,720 SF		
Secondary: -		% Leased: 75.86%		
GLA: 19,550 SF		Rent/SF/Mo: \$2.85		
Year Built: 1990				
Radius	1 Mile	2 Mile	3 Mile	
Population				
2030 Projection	10,233	37,540	57,101	
2025 Estimate	10,278	37,709	57,430	
2020 Census	10,339	37,947	58,105	
Growth 2025 - 2030	-0.44%	-0.45%	-0.57%	
Growth 2020 - 2025	-0.59%	-0.63%	-1.16%	
2025 Population by Hispanic Origin	2,615	10,775	16,595	
2025 Population	10,278	37,709	57,430	
White	6,472 62.97%	22,648 60.06%	34,828 60.64%	
Black	191 1.86%	732 1.94%	1,109 1.93%	
Am. Indian & Alaskan	79 0.77%	262 0.69%	382 0.67%	
Asian	1,144 11.13%	4,190 11.11%	5,923 10.31%	
Hawaiian & Pacific Island	21 0.20%	88 0.23%	125 0.22%	
Other	2,370 23.06%	9,788 25.96%	15,063 26.23%	
U.S. Armed Forces	90	342	475	
Households				
2030 Projection	4,073	14,148	21,210	
2025 Estimate	4,099	14,234	21,366	
2020 Census	4,154	14,410	21,745	
Growth 2025 - 2030	-0.63%	-0.60%	-0.73%	
Growth 2020 - 2025	-1.32%	-1.22%	-1.74%	
Owner Occupied	2,999 73.16%	10,028 70.45%	14,999 70.20%	
Renter Occupied	1,100 26.84%	4,206 29.55%	6,367 29.80%	
2025 Households by HH Income	4,100	14,235	21,364	
Income: <\$25,000	410 10.00%	1,322 9.29%	1,955 9.15%	
Income: \$25,000 - \$50,000	541 13.20%	1,732 12.17%	2,504 11.72%	
Income: \$50,000 - \$75,000	471 11.49%	1,497 10.52%	2,324 10.88%	
Income: \$75,000 - \$100,000	450 10.98%	1,804 12.67%	2,613 12.23%	
Income: \$100,000 - \$125,000	403 9.83%	1,370 9.62%	2,059 9.64%	
Income: \$125,000 - \$150,000	271 6.61%	1,181 8.30%	1,787 8.36%	
Income: \$150,000 - \$200,000	632 15.41%	2,009 14.11%	2,931 13.72%	
Income: \$200,000+	922 22.49%	3,320 23.32%	5,191 24.30%	
2025 Avg Household Income	\$140,091	\$142,827	\$144,951	
2025 Med Household Income	\$111,042	\$113,914	\$115,614	



COMMERCIAL
ASSET GROUP



Alex Shabani

Senior Managing Director
310.433.2525
alex@cagre.com
Lic. 01352902

Jeff Galvan

Senior Managing Director
310.272.7395
jeff@cagre.com
Lic. 01291531

Commercial Asset Group

190 N. Canon Drive, STE 300
Beverly Hills, CA 90210
P: 310.275.8222 F: 310.275.8223
www.cagre.com Lic. 01876070