



**2438 N. PONDEROSA DRIVE,  
C207**  
CAMARILLO, CALIFORNIA 93010

### Property Highlights

- Built with workflow in mind, this suite includes:
- 4 fully equipped exam rooms
- Private physician office With Separate Entrance
- Large reception and admin workspace for seamless front-office operations
- Expansive patient waiting area
- Multiple storage areas + dedicated copy room
- 2 restrooms for staff and patient convenience

### OFFERING SUMMARY

**Sale Price:** \$549,000

**Available SF:** 1,800 SF

**Lot Size:** 19.94 Acres

### Mickey Belt

Senior Associate  
805.277.4018  
mbelt@naicapital.com  
CA DRE #00697813

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### OFFERING SUMMARY

Sale Price:	\$549,000
Available SF:	1,800 SF
Lot Size:	19.94 Acres
Number of Units:	1
Price / SF:	\$305.00
Year Built:	1982
Zoning:	MULT

### Property Overview

Position your practice in a **well-maintained, professionally managed medical complex** spanning nearly 29,000 SF sitting on 19.94 acres in a park like setting. Originally designed for smaller suites, many units have already been expanded—proving the building’s **flexibility and adaptability** for growing practices.

This 1,800 SF suite priced at \$305.00 per square foot offers a **value-add opportunity**: easily configure it into **two income-producing units (approx. 600 SF + 1,200 SF)**—each with its own restroom (buyer to verify). Every suite offers **independent HVAC, individual utility metering, and centralized mail service**, ensuring operational control and tenant appeal.

The building’s **clean, professional exterior**—enhanced by a concealed rooftop system—creates a polished first impression for patients and clients alike.

Own a high-performing, 1,800 SF medical office suite designed for efficiency and patient flow. This turnkey space features **dual entrances**—including a **private physician entry**—plus **two restrooms** for convenience and compliance. Patients are welcomed by a **spacious lobby with elevator access**, while staff benefit from a dedicated break room and **abundant on-site parking**. Keep operating costs predictable with **water covered in HOA fees** and **metered separately for gas and electricity**.

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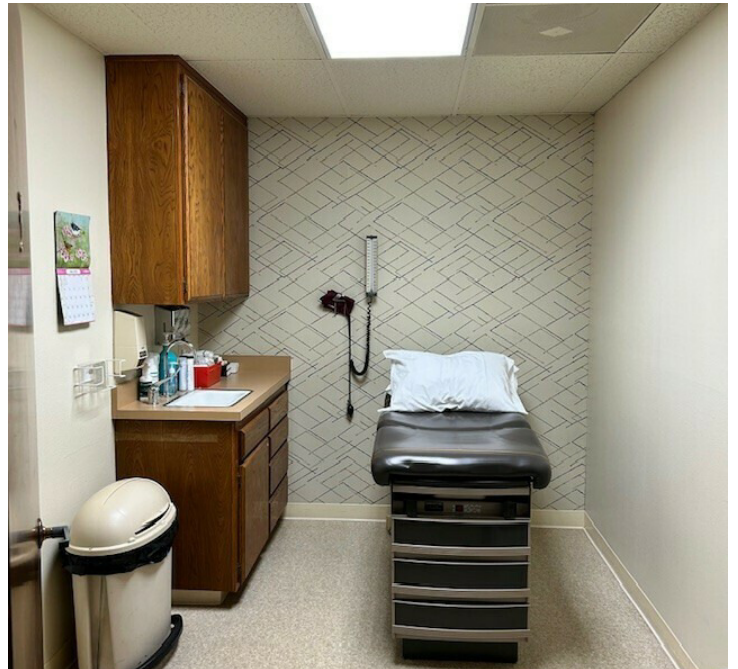
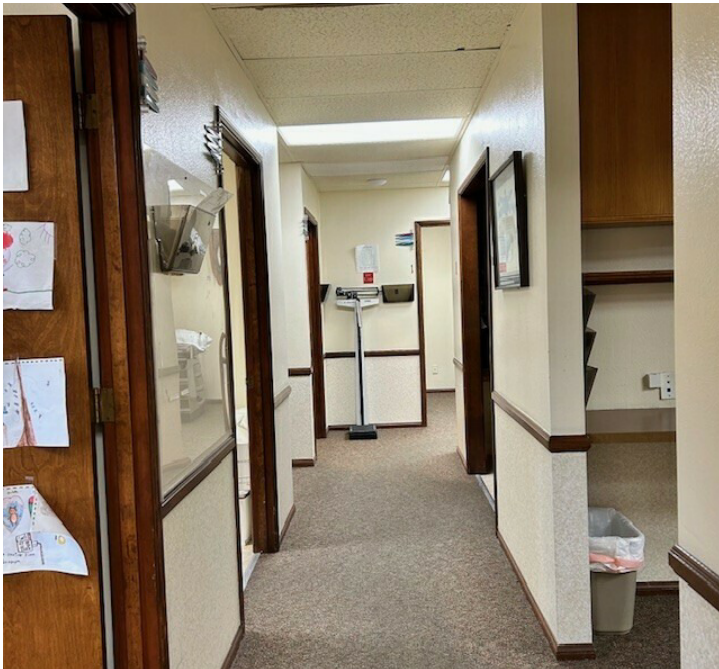
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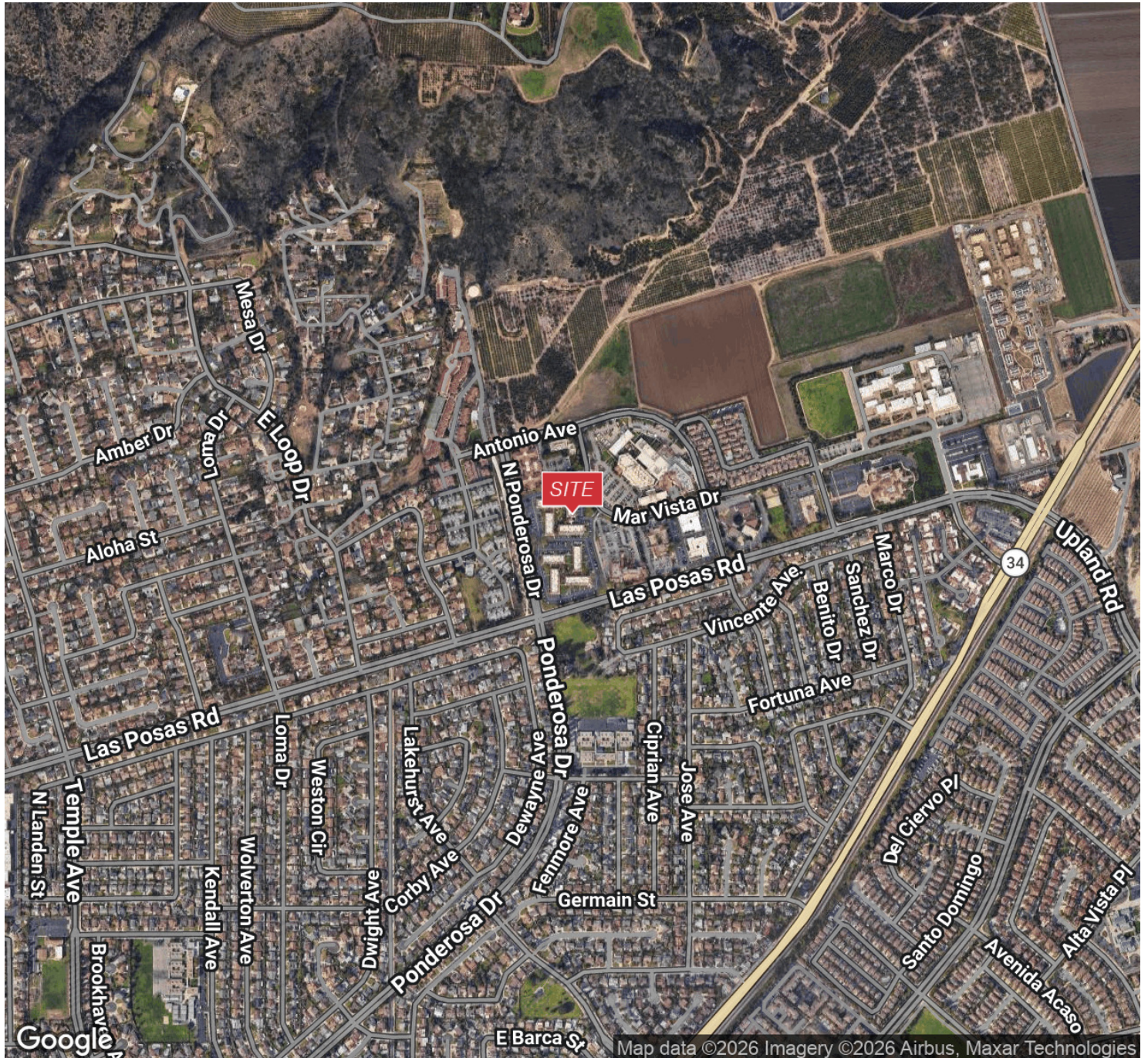
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