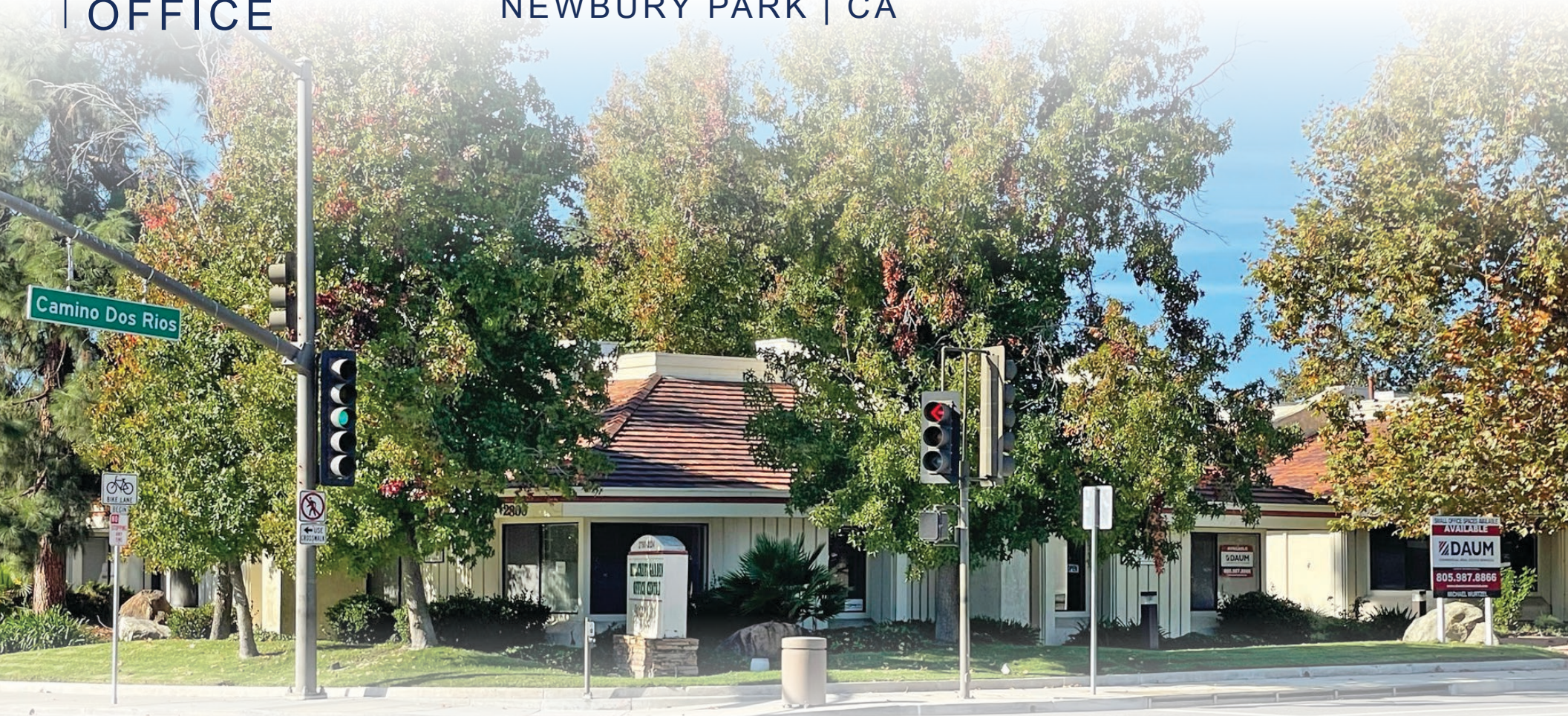


**FOR LEASE**  
**OFFICE**

2800-2824 CAMINO DOS RIOS  
NEWBURY PARK | CA



# HILLCREST CENTRE

FOR MORE INFORMATION,  
PLEASE CONTACT:

MICHAEL WURTZEL | Associate  
P: 805.384.8843 | M: 213.705.6454  
mwurtzel@daumcre.com  
CADRE #01916821



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**HILLCREST**  
**CENTRE**

AMENITIES MAP



amazon SAGE ATARA BIO  
BMW MOTORRAD FERGUSON Takeda  
ups Sensata Technologies U-HAUL

← CAMARILLO, OXNARD, VENTURA  
SANTA BARBARA

THE HOME DEPOT TARGET  
Party City tj-maxx

WELLS FARGO Starbucks ISLANDS Habit  
Logix CUPPOLE AT&T FedEx MOD

LOWE'S LA FITNESS Jack  
FarmerBoys AutoZone

AMGEN

K1 SPEED

SKYWORKS

THE OAKS →

ROSS PET SMART PANCA EXPRESS

BMC 7 ELEVEN THE SALVATION ARMY

**SUBJECT PROPERTY**

ROGER DUNN GOLF SHOPS Wendy's Puber Stone

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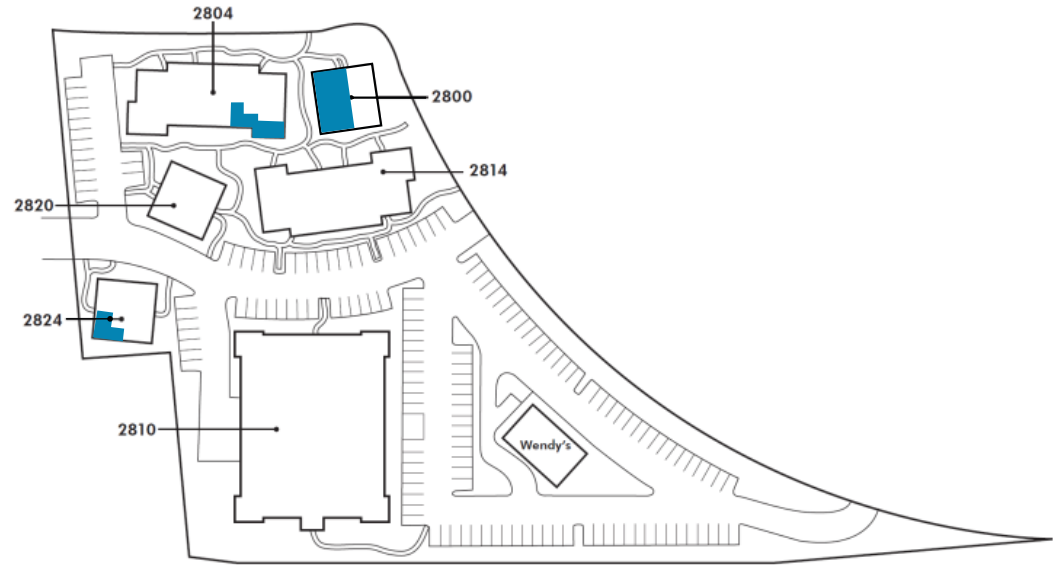
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# HILLCREST CENTRE

## PROPERTY HIGHLIGHTS

- Restaurant & Retail Amenities across the street.
- Tranquil Garden and Stream Environment
- Good Parking
- Small Low Cost Offices Ideal Alternative to your Home Office or Downsize from a larger space.
- Close to Amgen, Skyworks, Baxalta, Atara Biotherapeutics, Integrity Bio, Sage Publications, Amazon, Takeda Pharmaceuticals



Building	Suite	RSF	Rate
2800	101 B	1,259	\$1.75
2804	210	800	\$2.50
2824	D	750	\$1.75

Spectrum and Frontier Internet Available,  
Utilities Additional .10 SF / mo.  
Tenant responsible for Janitorial in their suite.



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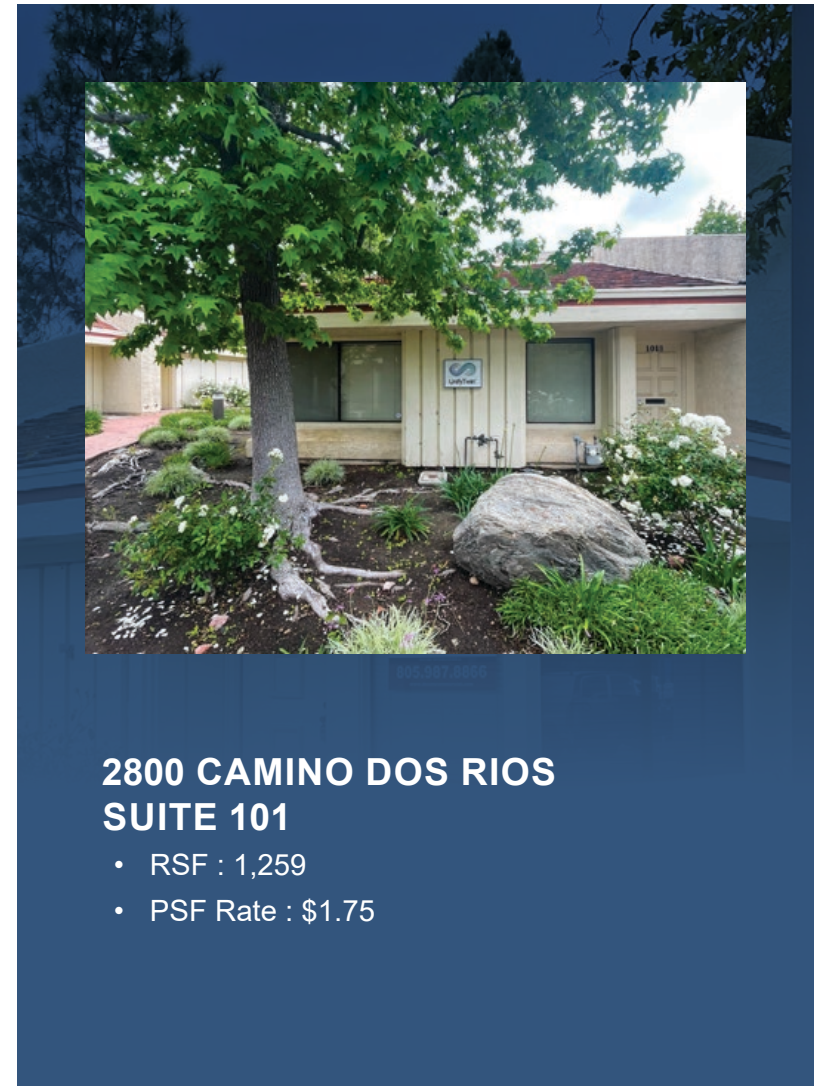
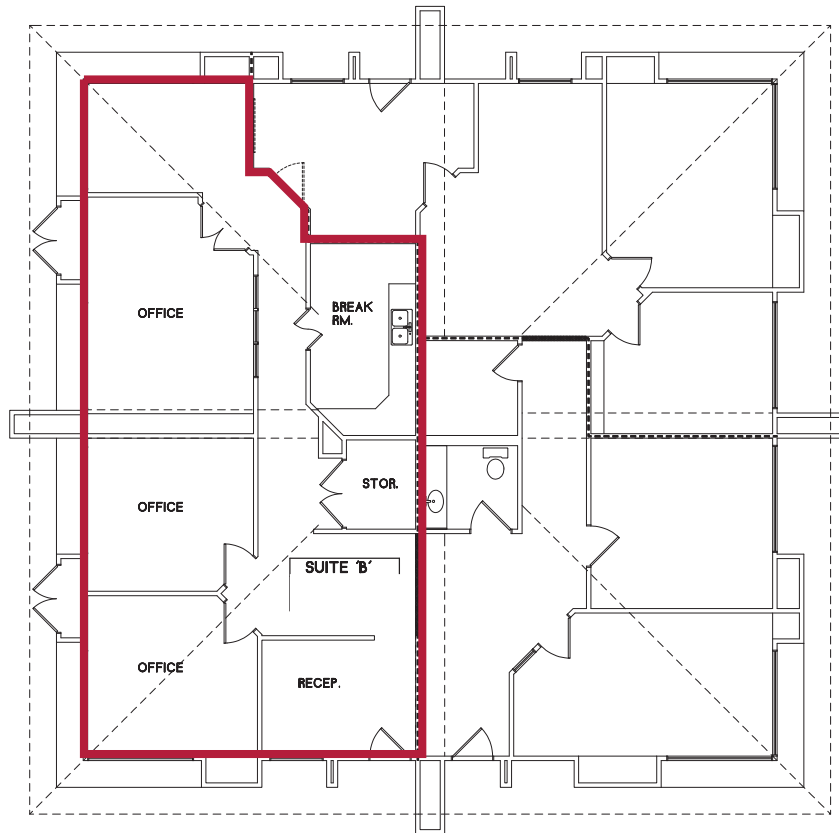


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# HILLCREST CENTRE

FLOORPLAN | 101



## 2800 CAMINO DOS RIOS SUITE 101

- RSF : 1,259
- PSF Rate : \$1.75

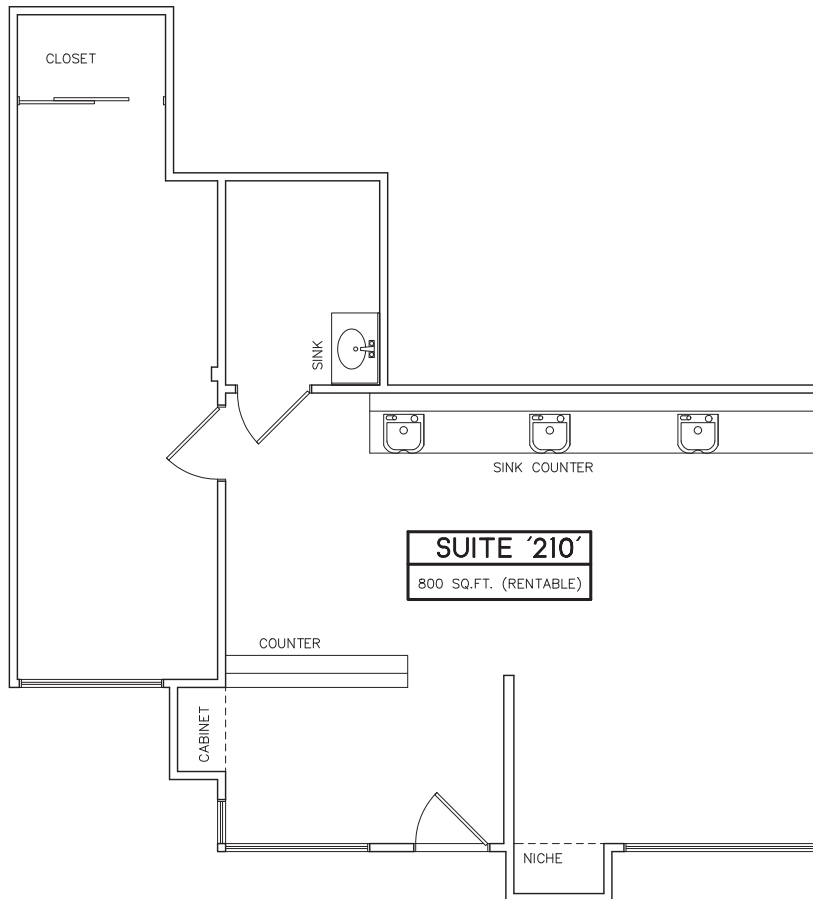
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# HILLCREST CENTRE

FLOORPLAN | 210



## 2804 CAMINO DOS RIOS SUITE 210

- RSF : 800
- PSF Rate : \$2.50
- Hair Salon Build-out with  
3 Wash Bowls and Hand Wash Sink

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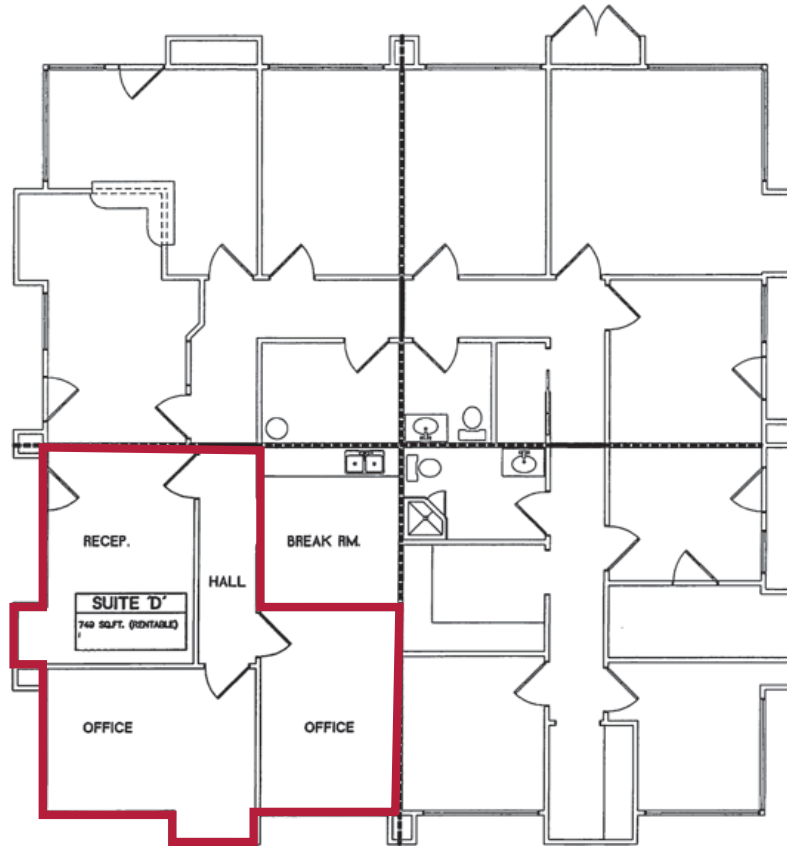
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# HILLCREST CENTRE

FLOORPLAN | D



**2824 D - 650 SF**

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## 2824 CAMINO DOS RIOS SUITE D

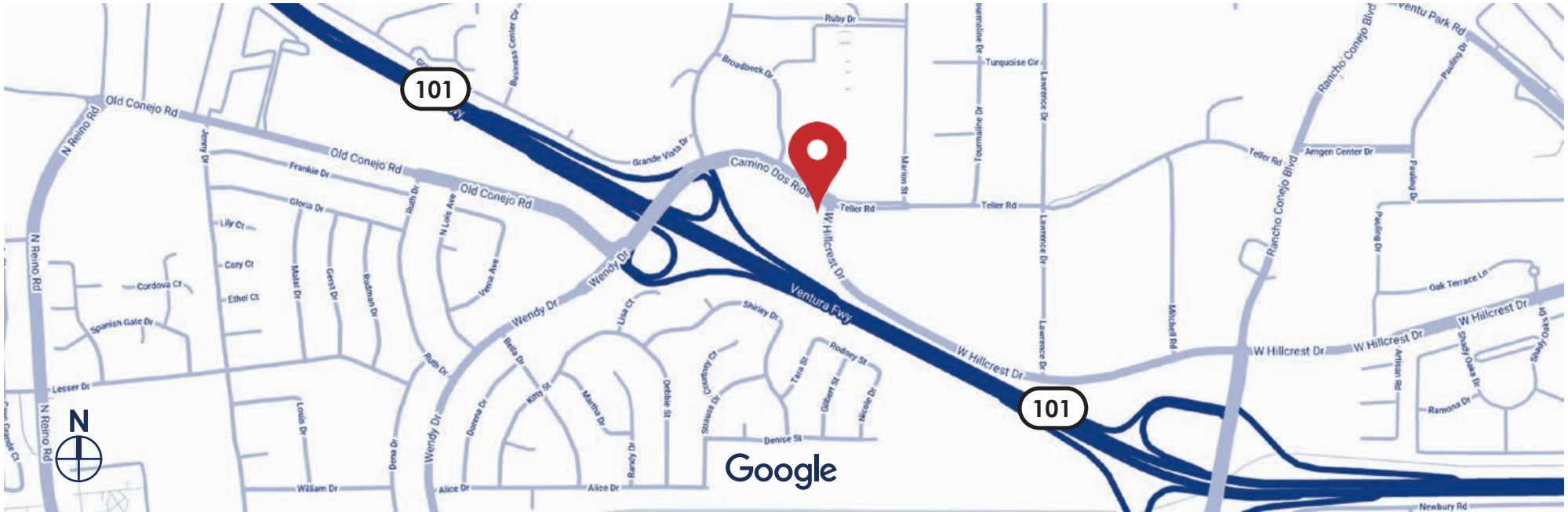
- RSF: 650 SF
- SF Rate: \$1.75 SF
- Corner Unit with 2 entrances, Good Visibility, Reception or can be another Private Office
- 2 Private Offices

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# HILLCREST CENTRE

LOCATION MAP & DEMOGRAPHICS



Street	Traffic Volume	Distance from Property
Ventura Fwy.	155,631	.21 Miles
Ventura Freeway	135,734	.23 Miles
W. Hillcrest Dr.	13,052	.26 Miles
Rancho Conejo Blvd.	19,197	.63 Miles

3 Miles Radius	
Population	50,969
Households	17,969
Consumer Spending	\$856,393,832

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