



FOR LEASE

CSUCI Marketplace / 45 Rincon Drive, Camarillo, Ca

**2nd Generation
Market/Cafe & Retail
Spaces**

7,604 SF. & 830 SF.



BUENGER

COMMERCIAL REAL ESTATE, INC.
(805) 985-1007

www.BuengerInc.com

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2nd GENERATION GROCERY + CAFE OVERVIEW

\$1.75 per square foot + \$.40 cents NNN / Total SF: 7,604



- Large Walk-in Refrigeration x 2
- Merchandiser/Refrigerated Display Cases
- Retail Shelving In Place
- Deli Prep Area with Sink and Deli Case
- High End Countertops/ LVP Flooring
- Grocery Check-Out in Place
- The Community needs/has requested a local market so as not to have to travel 15 min.

Here's your opportunity to lease this 2nd generation grocery space. The vision is an upscale market with beer, wine, everyday items, as well as "grab and go" salads, sandwiches, and more.



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CAFE OVERVIEW

*\$1.75 per square foot + \$.40 cents NNN. / Total SF: 7,604

- 2 Walk-in Refrigerators
- Freezer Space
- Full Kitchen Area
- Storage Area
- Rear Delivery Access
- Bar Area
- Plenty of Space for Indoor and Private Patio Seating
- Parking Lot on Two Sides of Marketplace

*\$1.75/FT if leased with grocery in its entirety



CSUCI Marketplace - 45 Rincon Drive 93012



RETAIL SPACE AVAILABLE

\$2.75 per square foot + \$.40 cents NNN

- ❖ 830 Sq. Ft.
- ❖ Currently utilized as a Copy/Printery since January 2010
- ❖ Prime Location within Town Center Marketplace
- ❖ Two sets of double doors on each side
- ❖ Parking lot on two sides of Marketplace

Possible Uses: retail store, interactive gaming, training, yoga. The possibilities are there for your vision.

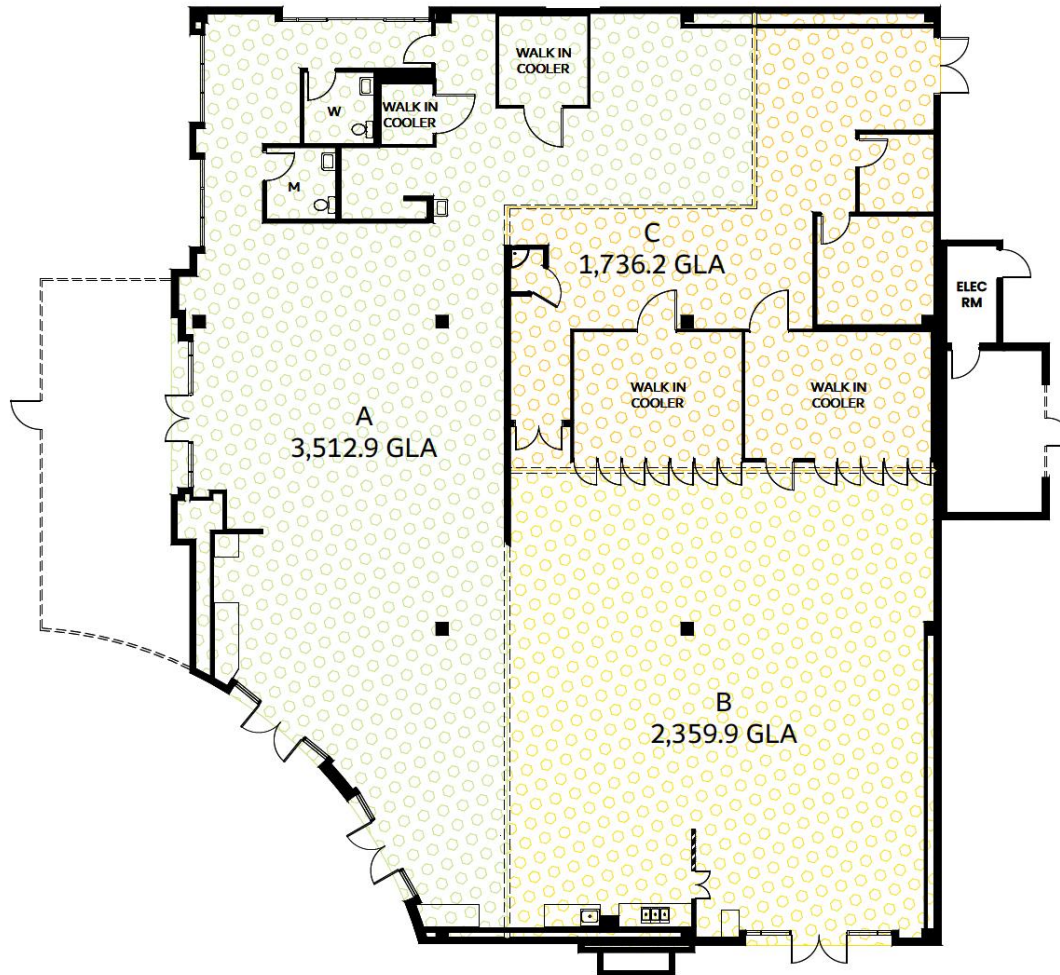
☐ Available with 30-day notice



CSUCI Marketplace - 45 Rincon Drive 93012



Floor Plan Concepts

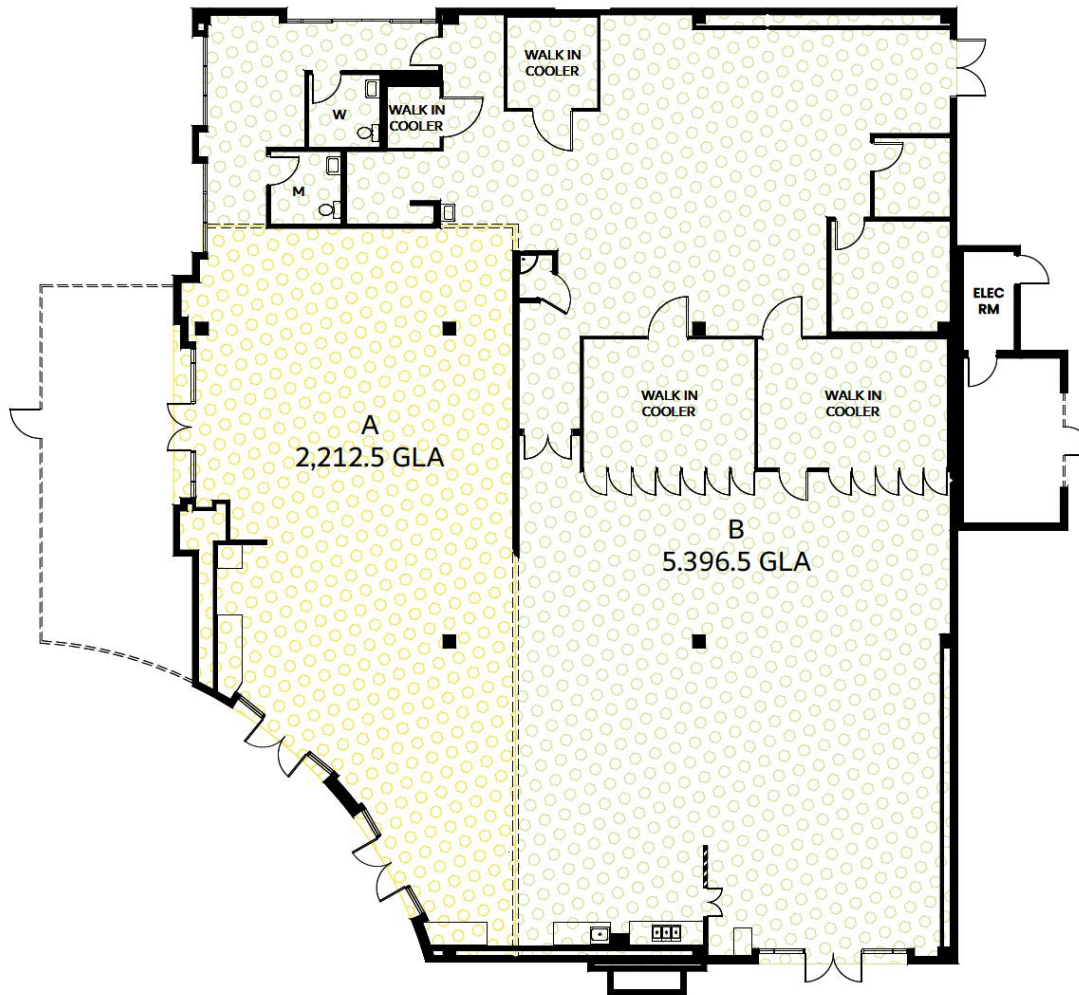


FLOOR: 1 - BUILDING D
45 RINCON DR
JOB #: 3427

OPTION 1

APRIL 10, 2024

Floor Plan Concepts

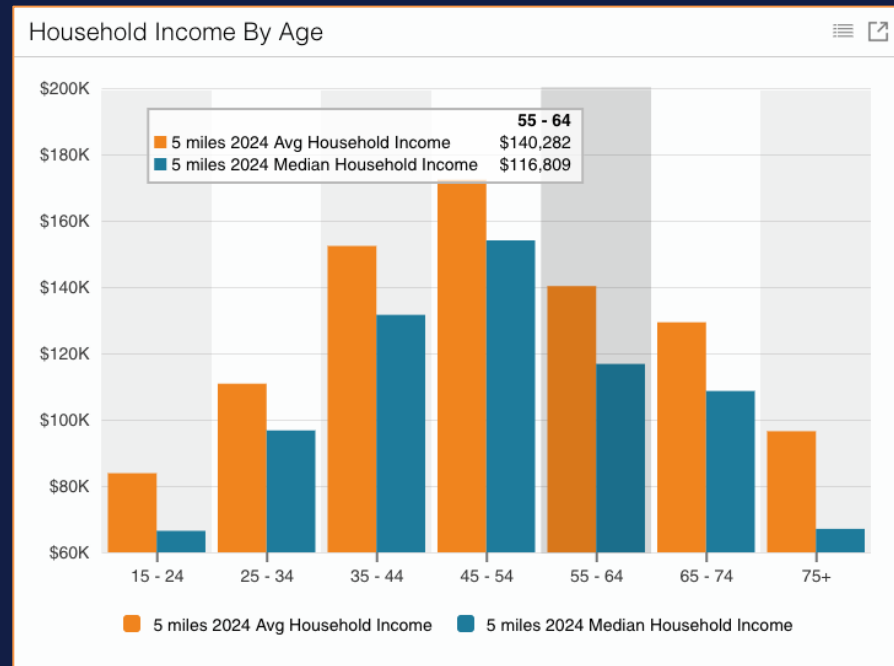


DEMOGRAPHICS



CSUCI Campus and Surrounding Area

- 1,000 + Faculty and Staff
- 5,000 + Students
- 1,247 Housing Units in Immediate Area
- 23,761 Housing Units within 5 Miles
- **1,880 – 2,000 Residents within walking/riding distance**
- Average Household Income within 3 Miles = \$135,660



**Closest Grocery Store 15 min
by Car**

MAPS and Additional Photos



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Call Nissa to set up site tour
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