

Paseo Camarillo

Shopping Center, Camarillo CA.

RETAIL SPACE FOR LEASE

Available: 2,471 Sq. Ft.

Divisible to 1,208 Sq. Ft

Rate: : \$2.35 / Ft monthly / NNN



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122

Info@BuengerInc.com www.BuengerInc.com

CalDRE License: 1378022

Paseo Camarillo

Shopping Center, Camarillo CA.

Overview

- **Address:** 300 Lantana Street.
- **Available:** 2,471 Sq. Ft., Divisible to 1,208 Sq. Ft.
- **Rate:** : \$2.35 / FT monthly / NNN
- **NNN:** Estimated at .50 / Sq. Ft.
- **Zoning:** Commercial
- **Former Use:** Retail
- **Restrooms:** Two (2)
- **Location:** Daily & Lantana with 101 Freeway frontage



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022

Overview

- **Address:** 300 Lantana Street Camarillo Ca 93010
- **Suite 38:** 1,208 Sq. Ft.
- **Suite 39:** 1,263 Sq. Ft.
- **Total Available:** 2,471 Sq. Ft.
- **Divisible:** to 1,208 Sq. Ft.
- **Rate:** : \$2.35 / FT monthly / NNN
- **NNN:** Estimated at .50 / Sq. Ft.
- **Zoning:** Commercial
- **Former Use:** Retail
- **Restrooms:** Two (2)

Perfect for many Retail uses:

- General Retail
- Office

Join These Tenants

- Chianti Trattoria
- Camarillo Landscape and Lights
- Sombra Coffee Lounge
- Marcy's Attic
- Bobbi's Mexican Food
- Lantana Liquor
- Chronies Sports Bar
- Rice by Mama
- Shiela's Wine Bar
- Peking Inn Restaurant
- CK Nails & Spa
- Healthy Massage
- Elegant Smoke & Vape Shop
- Jersey Mike's Subs
- Basil & Mint Vietnamese Café & Bar

Paseo Camarillo

Shopping Center, Camarillo CA.



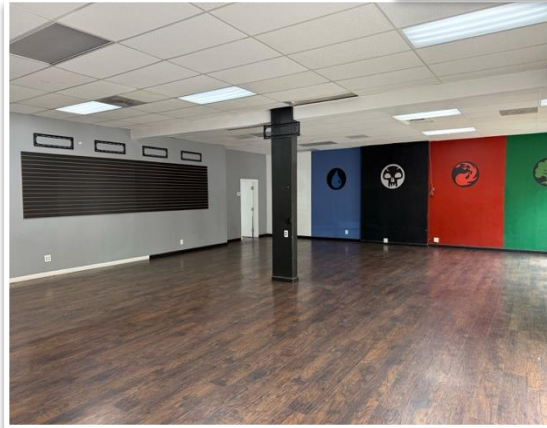
BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022

Paseo Camarillo

Shopping Center, Camarillo CA.



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022



LANTANA STREET



CK Nails Spa



WOOD RANCH
— BBQ & GRILL —

CHIANTI
Trattoria & Pizzeria

sombra
coffee
lounge™



BOBBI'S
AUTHENTIC
MEXICAN FOOD

Marcy's Attic

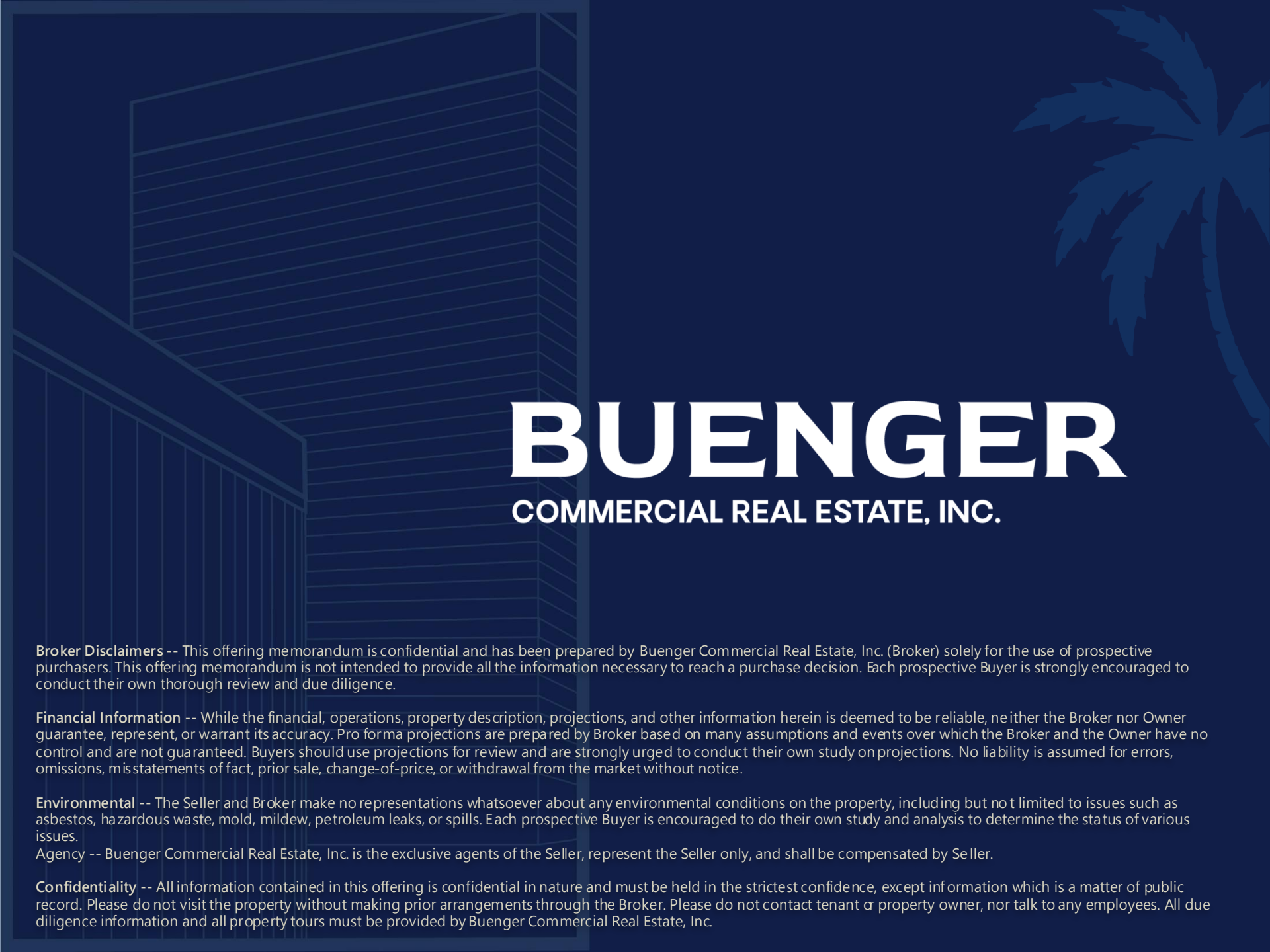
DAILY DRIVE

Ventura Freeway



BUENGER
COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022



BUENGER

COMMERCIAL REAL ESTATE, INC.

Broker Disclaimers -- This offering memorandum is confidential and has been prepared by Buenger Commercial Real Estate, Inc. (Broker) solely for the use of prospective purchasers. This offering memorandum is not intended to provide all the information necessary to reach a purchase decision. Each prospective Buyer is strongly encouraged to conduct their own thorough review and due diligence.

Financial Information -- While the financial, operations, property description, projections, and other information herein is deemed to be reliable, neither the Broker nor Owner guarantee, represent, or warrant its accuracy. Pro forma projections are prepared by Broker based on many assumptions and events over which the Broker and the Owner have no control and are not guaranteed. Buyers should use projections for review and are strongly urged to conduct their own study on projections. No liability is assumed for errors, omissions, misstatements of fact, prior sale, change-of-price, or withdrawal from the market without notice.

Environmental -- The Seller and Broker make no representations whatsoever about any environmental conditions on the property, including but not limited to issues such as asbestos, hazardous waste, mold, mildew, petroleum leaks, or spills. Each prospective Buyer is encouraged to do their own study and analysis to determine the status of various issues.

Agency -- Buenger Commercial Real Estate, Inc. is the exclusive agents of the Seller, represent the Seller only, and shall be compensated by Seller.

Confidentiality -- All information contained in this offering is confidential in nature and must be held in the strictest confidence, except information which is a matter of public record. Please do not visit the property without making prior arrangements through the Broker. Please do not contact tenant or property owner, nor talk to any employees. All due diligence information and all property tours must be provided by Buenger Commercial Real Estate, Inc.