

AVAILABLE FOR SALE & LEASE



711 E DAILY DRIVE
CAMARILLO, CA 93010

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Activity ID #ZAH0120415





SALE
PRICE
\$8,200,000

BUILDING
SIZE
± 41,250 SF
BUYER TO VERIFY

LEASE
RATE
\$2.35/SF

711 E DAILY DRIVE CAMARILLO, CA 93010

711 E. Daily Drive offers a compelling opportunity to acquire a well-maintained, institutional-quality office building totaling approximately ±41,250 square feet within the highly regarded Camarillo Business Center. The Property benefits from a strategic location with immediate access to the Ventura (101) Freeway, providing excellent visibility, strong corporate identity potential, and convenient connectivity throughout Ventura County and the greater Los Angeles region.

The recent vacancy of former anchor tenancy has created a rare opportunity to control a largely vacant asset with significant contiguous space—an increasingly scarce offering in the market. The building's efficient design, existing improvements, and flexible layout present an ideal solution for an owner-user seeking immediate occupancy, while also providing optionality for partial lease-up to generate supplemental income.

The Property has been professionally maintained, and the Ownership is currently in the process of replacing the roof, further enhancing the physical condition of the asset and materially reducing near-term capital expenditure requirements.

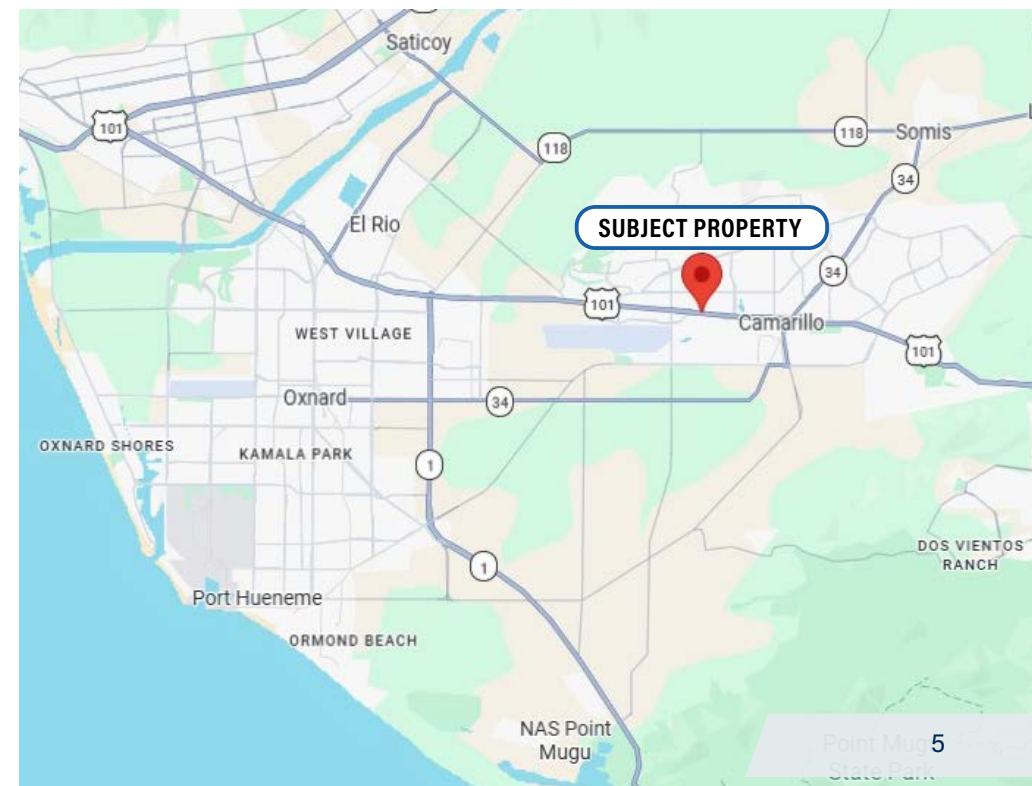
With its combination of scale, visibility, physical quality, and leasing flexibility, 711 E. Daily Drive is well-positioned for a range of strategies, including owner occupancy, lease-up, or long-term repositioning within one of Ventura County's most established office environments.

INVESTMENT DETAILS

Sales Price	\$8,200,000
Price Per SF	\$198.79
Total Building Size (Buyer to Verify)	±41,250 SF
First Floor	±14,022 SF
Second Floor	±16,900 SF
Third Floor	±9,994 SF
Stories	Three (3)
Number of Buildings	One (1)
Occupancy	6.61%
Load Factor	7.1%
Year Built Renovated	1983 2001
Additional Income	Cell Tower (AT&T)
Parking	4:1,000 SF
Lot Size	0.58 AC 25,265 SF
Zoning	Professional Office (PO)
Permitted Uses	Administrative and business office, Medical, Dental, Chiropractic, etc.
APN	164-0-240-075

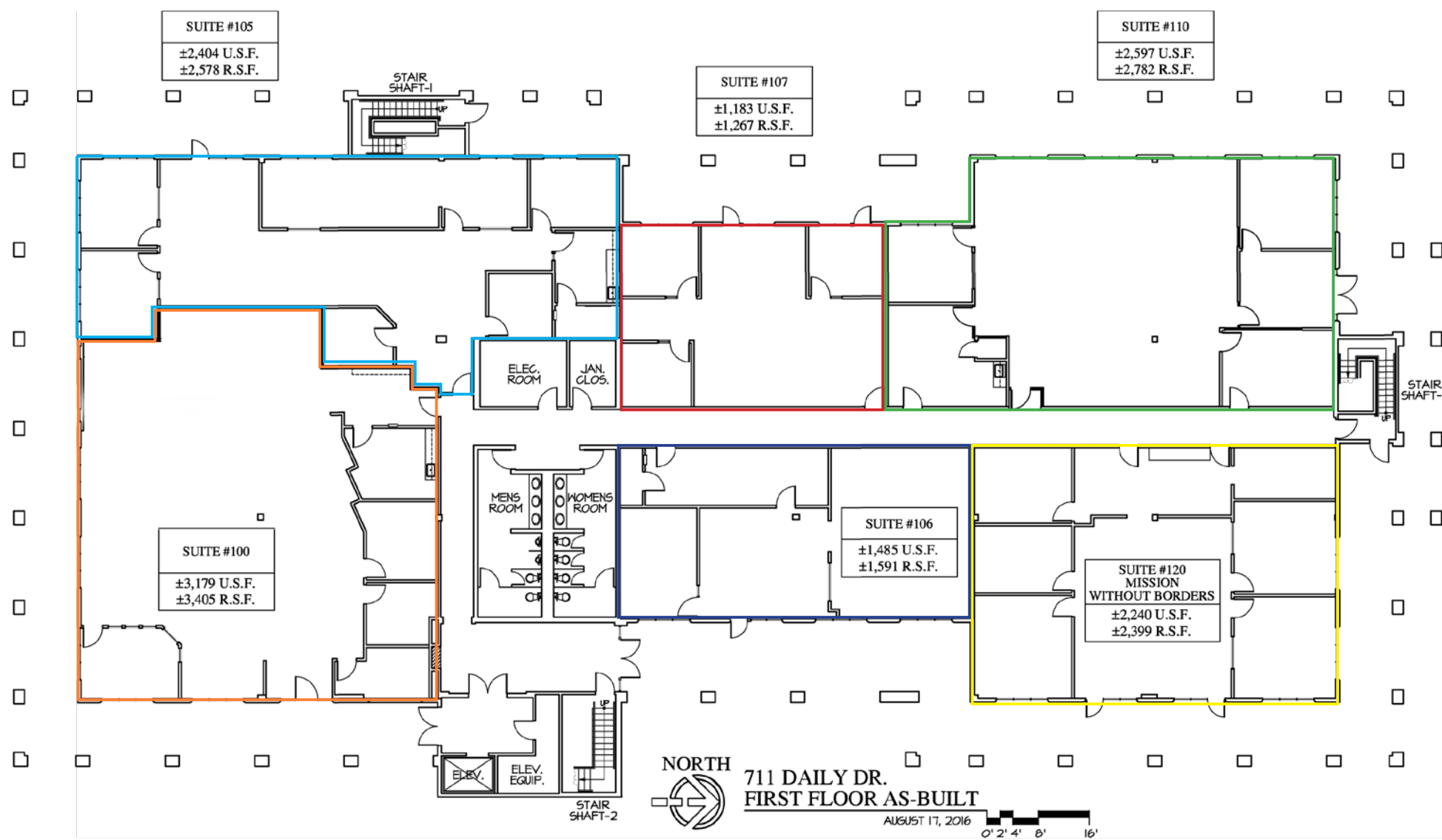
LEASE DETAILS

Lease Rate	\$2.35/SF/Month
Rentable SF	1,267 - 38,850 SF
Lease Type	Full Service Gross
Term	3-10 Years
Tenant Improvements	Up to \$50/SF Subject to Agreeable Terms



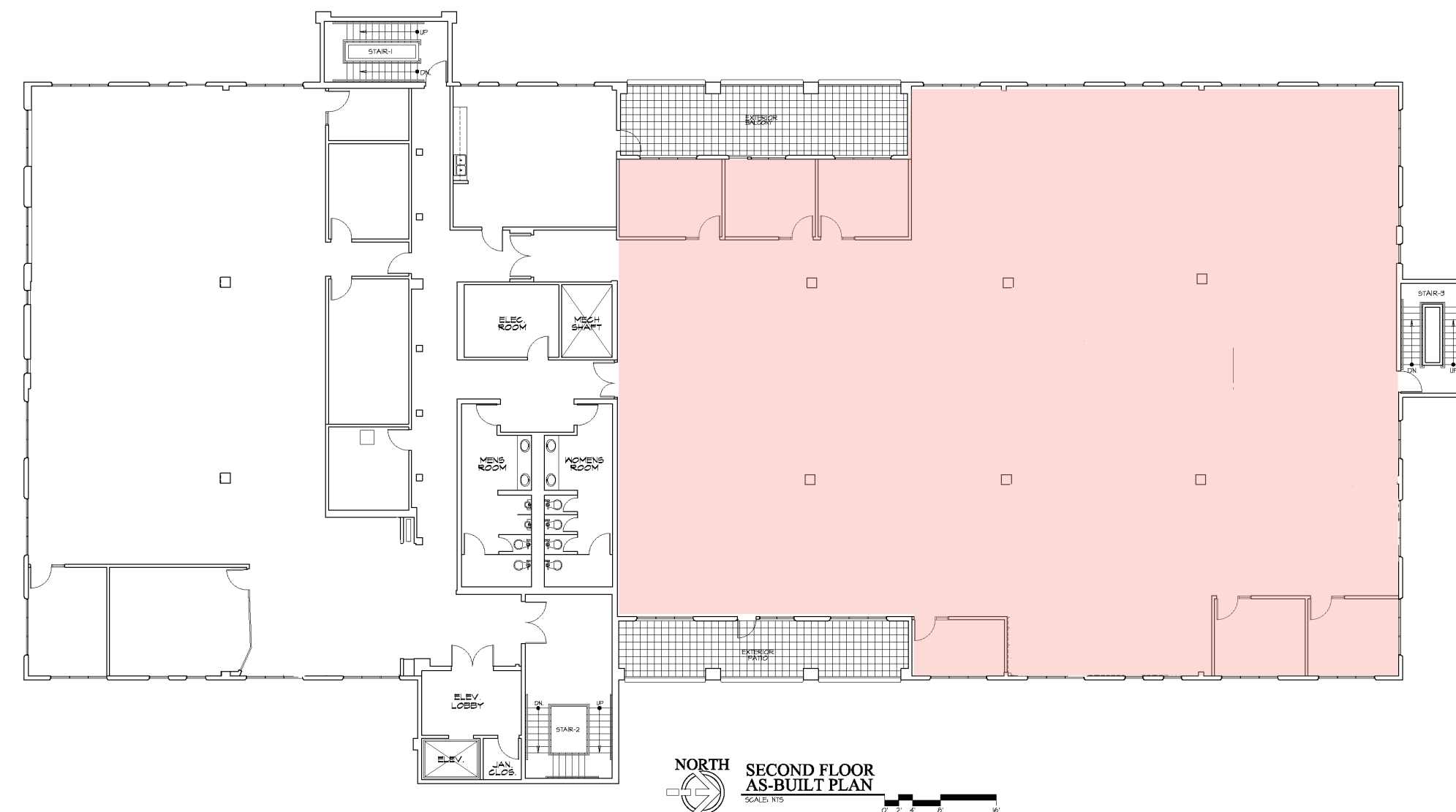
PLANS
FIRST FLOOR

Entire Floor: 14,022 SF
Minimum Divisible: ±1,267 SF
Max Contiguous: ±10,032 SF
 Suite 120 Available 07/01/2027



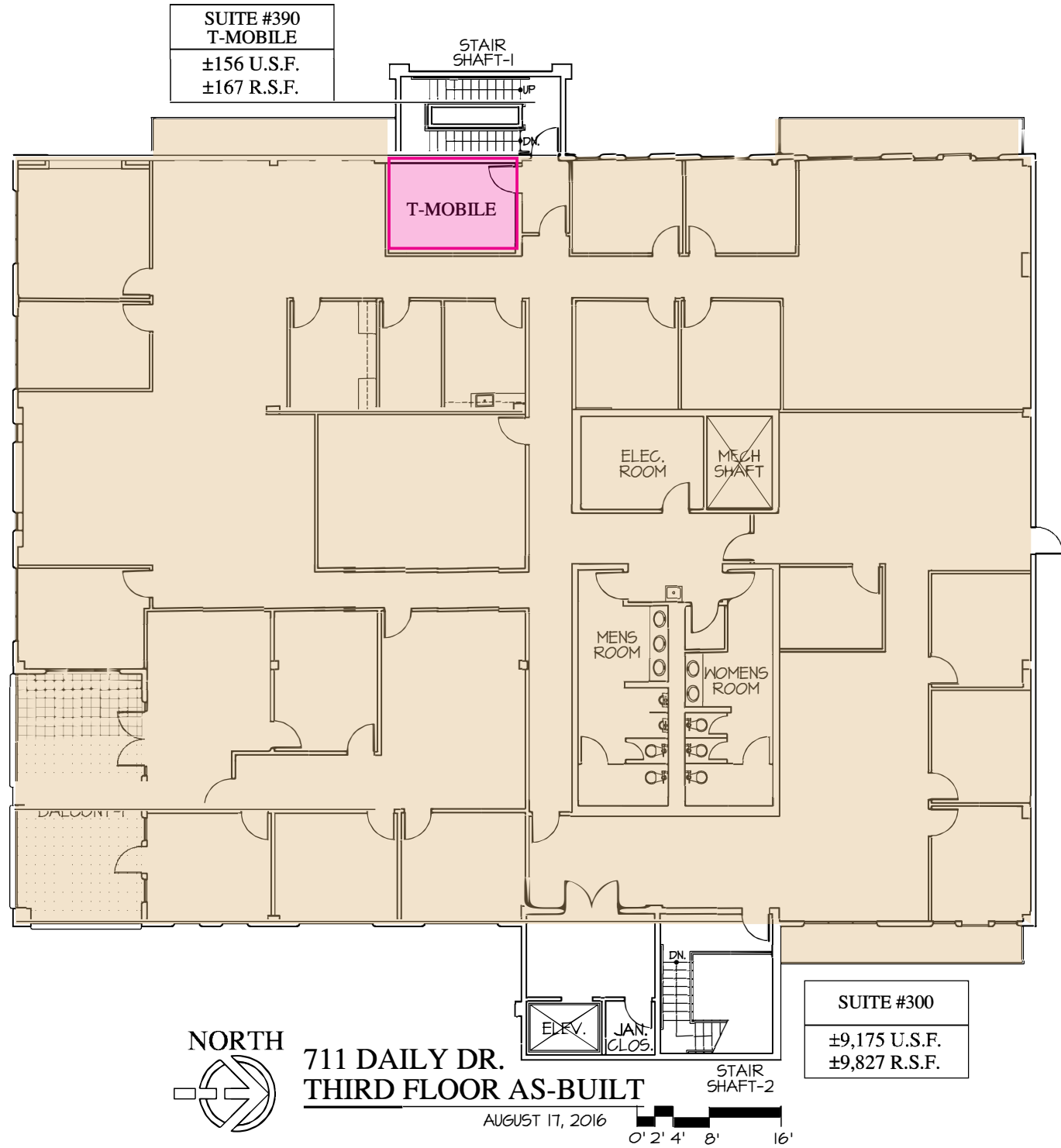
PLANS
SECOND FLOOR

Second Floor: ±16,900 SF | Available Immediately
 Vaulted Ceiling



PLANS
THIRD FLOOR

- LEASE PENDING: ±9,827 SF
- T-MOBILE: ±167 SF



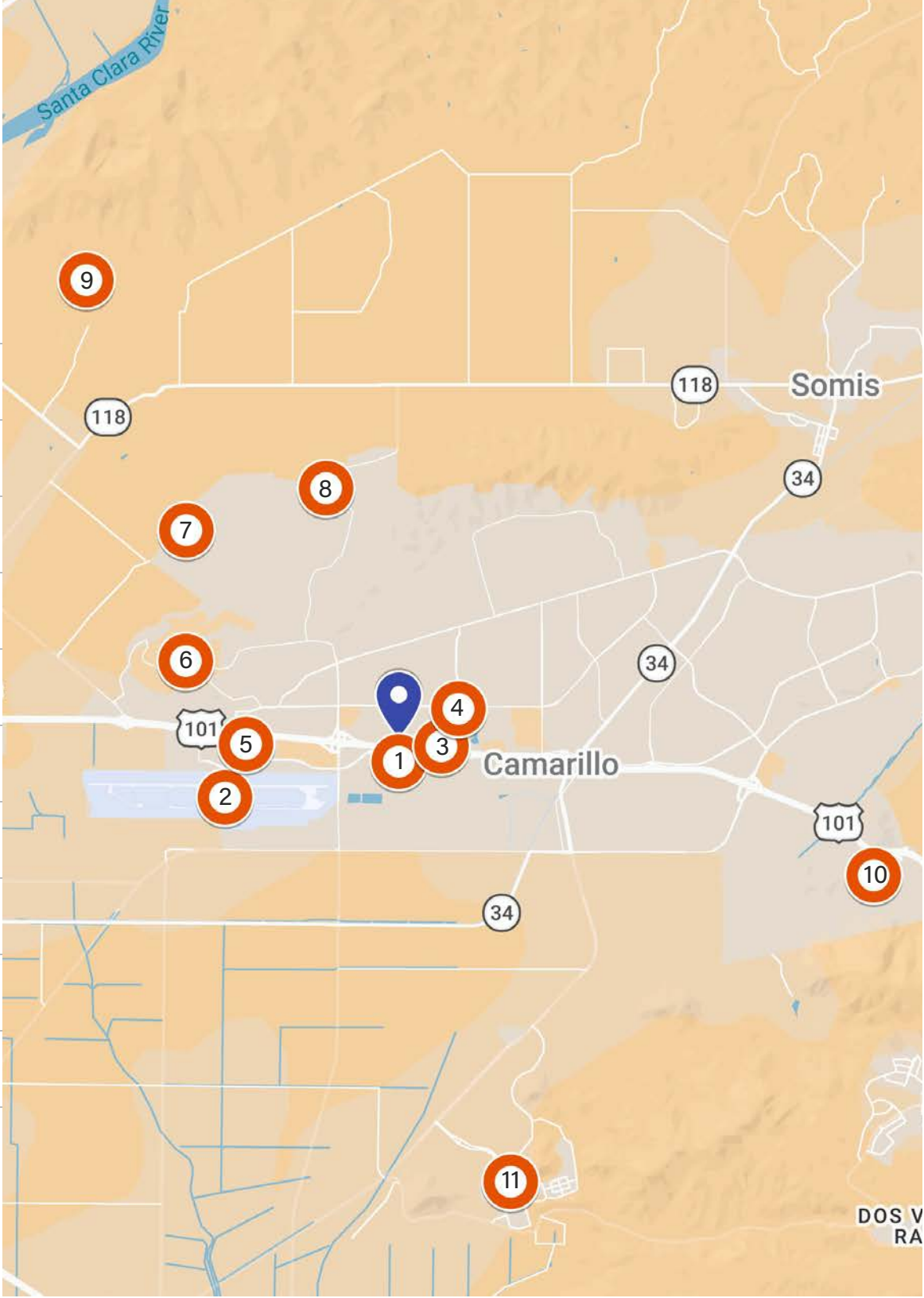
BUILDING
SPECS & DETAILS

DETAILS	
Foundation	Reinforced concrete
Roofing System	Clay decorative shingles with flat portion
HVAC System	Roof-mounted central system
Elevators	One Passenger (1)
Life Safety/Fire Protection	Fully Sprinklered
Structure	Wood Framed Exterior Walls Steel & Wood Upper Floor and Roof Framing
Exterior Finishes	
Building Facades:	Stucco
Windows & Doors:	Wood-framed Windows and Doors
Interior Improvements:	
Floors:	Low Pile Carpet
Walls:	Drywall
Ceilings:	Drop Tile Ceilings
Lighting:	LED & Florescent Lighting Fixtures
Utility Providers	
Gas:	Southern California Gas Company
Electric:	Southern California Edison
Water & Waste:	City of Camarillo
Telecom:	Various
Site Access	Three (3) immediate points of access Two (2) off East Daily Drive One (1) off Rosewood Ave



LOCAL
AMENITIES

	Subject Property	
1.	Camarillo Premium Outlets	1.3 Miles
2.	Camarillo Airport & Way Point Cafe	2.6 Miles
3.	Wood Ranch BBQ	0.3 Miles
4.	Camarillo City Hall	0.8 Miles
5.	Costco Wholesale (Opening Nov. 2026)	1.8 Miles
6.	Spanish Hills Country Club	2.5 Miles
7.	Sterling Hills Golf Club	5.2 Milles
8.	Las Posas Country Club	3.2 Miles
9.	The Saticoy Club	7.4 Miles
10.	Camarillo Springs Golf Club	5.5 Miles
11.	Cal State University Channel Islands	6.2 Miles



COMMERCIAL CORE
OF VENTURA COUNTY

The Camarillo Business Center is a thoughtfully designed, multi-building business park along Paseo Camarillo, where distinctive Spanish-style architecture gives the campus a cohesive, professional character that stands out in the Ventura County market. Purpose-built to accommodate a wide range of tenants — from growing small businesses to established regional operators — the park offers flexible suite configurations, abundant parking, and attentive on-site management. It is no coincidence that Camarillo consistently ranks among the preferred addresses for top-performing companies across the tri-county region of Ventura, Santa Barbara, and San Luis Obispo. For investors and tenants alike, the Business Center represents a strategic foothold in one of Southern California’s most stable and business-friendly communities.

The surrounding corridor amplifies that value considerably. Walkable retail and a dense restaurant scene reduce midday friction for employees and create a natural draw for client visits, while buildings within the park have been upgraded with turnkey offices, on-site fitness facilities, and tenant lounges designed for informal collaboration. These are the details that influence where talent chooses to work and where companies choose to put down roots. Add to that a robust hospitality infrastructure — from business-class hotels to extended-stay suites with full kitchens and dedicated meeting space — and what emerges is less a standard suburban office park and more a fully realized business ecosystem, making this corridor the most compelling commercial address in Camarillo.

Ownership in the Camarillo Business Center corridor represents a rare opportunity to plant capital in a market where demand is driven by fundamentals rather than trend — a stable, high-income tenant base, limited new supply, and a city government with a proven track record of supporting commercial growth.



PROPERTY HIGHLIGHTS

Rare Owner-User Opportunity

- Significant contiguous vacancy allows a buyer to occupy a portion or the majority of the building, with flexibility to lease remaining space in one of the primary office properties in West Ventura County

Positive Value-Add Potential

- Opportunity to execute a lease-up strategy, reposition the tenant mix, and capture rental upside in a supply-constrained submarket

Load Factor Savings

- Property Load Factor is only 7.10%, saving tenants about \$0.16/SF per month compared to other properties

Compelling Discount to Replacement Costs

- Investors benefit from a significant discount to replacement costs, allowing below-market basis entry with limited risk of new competing supply at comparable pricing

Large Block Availability

- Institutional-quality building with rare availability of scalable space suitable for headquarters users or professional office occupancy

Strong Physical Condition

- Well-maintained asset with a roof replacement currently underway, reducing near-term capital risk

Prominent Freeway Exposure & Signage

- Exceptional visibility along the Ventura (101) Freeway, offering strong signage and branding potential

Flexible Floor Plates

- Efficient layouts support a wide range of configurations, from single-tenant occupancy to multi-tenant leasing

Established Business Park Location

- Situated within Camarillo Business Center, a professionally maintained campus environment with strong parking and nearby amenities

Attractive Ventura County Market Fundamentals

- Desirable coastal submarket with access to a skilled labor base, strong demographics, and proximity to major economic drivers



THOUSAND OAKS - 14 MILES

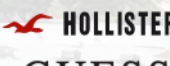
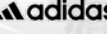
 Camarillo City Hall

WOOD RANCH
BBQ & GRILL

 IN-N-OUT BURGER

CAMARILLO PREMIUM OUTLETS

	REGAL	BANANA REPUBLIC	
		POTTERY BARN	
	NAUTICA	COLE HAAN	
Theory	J.CREW		LACOSTE
		VERSACE	STEVE MADDEN
	kipling	COACH	
	Calvin Klein		
			
		GUESS	

CAMARILLO BUSINESS CENTER

711 E DAILY DRIVE
Subject Property

E DAILY DRIVE

150,000+ VPD

VENTURA BLVD

WHY INVEST IN VENTURA COUNTY OFFICE



Below-national-average vacancy

Camarillo, Oxnard & Ventura office vacancy sits at roughly 8%, meaningfully below the national rate of 13.8% per CoStar Q2 2026 Market Analytics data— a signal of sustained local demand and a tighter competitive environment for landlords.

Affordable rents relative to LA

At \$28.44/SF annually, Camarillo, Oxnard & Ventura offers a compelling cost advantage over major Los Angeles submarkets while retaining easy freeway access via the 101 — an attractive proposition for cost-conscious tenants.

Stabilizing county-wide market

After years of post-pandemic adjustment, the Ventura County office market has shown signs of stabilization. New available square footage grew by only a modest amount through 2024, suggesting the market may be approaching an inflection point.

Limited Future Supply

No New Construction Pipeline: With no new office developments currently under construction in Camarillo and replacement costs at historically high levels, the Property benefits from strong barriers to new competition and favorable long-term supply fundamentals.

High-income, educated tenant base

Camarillo's average household income exceeds \$144,000, supporting healthy businesses and reliable tenants — a fundamentals-driven market rather than a speculative one.

Tri-county corporate presence

Multiple top-100 companies across Ventura, Santa Barbara, and San Luis Obispo counties call Camarillo home, establishing the city as a recognized corporate address rather than a secondary market.

Strengthening national office momentum

According to Marcus & Millichap Research Services, the U.S. office sector recorded seven consecutive quarters of positive net absorption through Q4 2025, with deal flow improving 21% year-over-year and private investors accounting for 54% of all transactions — favorable tailwinds for well-positioned suburban markets like Camarillo.



5-MILE POPULATION

84,002



AVERAGE HOUSEHOLD INCOME

\$145,340



UNEMPLOYMENT RATE

4.4%



PROFESSIONAL & ADMINISTRATIVE
WORKFORCE

77.9%



CAMARILLO

VENTURA COUNTY

CALIFORNIA

What started as a family-owned ranch is today a thriving city on California's Central Coast. Located in Ventura County, north of Los Angeles, Camarillo enjoys a Mediterranean climate and more than 300 days of sunshine annually. Bathed in sunshine and surrounded by agricultural charm — especially wineries and vineyards — Camarillo is a blend of outdoor bliss and urban comforts. It's a well-kept secret for those who want walkable small-city energy without sacrificing access to major metros.

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Camarillo sits right on the US-101 corridor, making it exceptionally well-positioned for regional travel:

Los Angeles (Downtown): ~47 miles, approximately 45–60 minute south

Santa Barbara: approximately 44 miles, approx. 45–50 minutes north via US-101

Thousand Oaks: about 13 miles via US-101 South, 14 minutes

Oxnard: about 8 miles west (~10 minutes)

Ventura: about 15 miles west (~20 minutes)

Malibu: approximately 30 minutes south

Simi Valley / Moorpark: roughly 15–20 minutes east

Ojai: about 25 minutes north

Conveniently positioned between Los Angeles and Santa Barbara, Camarillo provides easy access to beaches and coastal attractions, making it a great destination for travelers seeking both relaxation and entertainment.

LOCAL DETAILS

DINING

Camarillo's food scene punches above its weight. The city has a rich Hispanic heritage reflected in the Latin American cuisine popular throughout the area, with Mexican and Spanish eateries ranging from casual taquerias to south-of-the-border cantinas. Old Town is the heart of the original town site, where contemporary bistros serve brunch and lunch menus, and cafes offer classic American fare.



SHOPPING

Camarillo Premium Outlets — The city's most famous attraction and a shopping destination known throughout Southern California. This massive outdoor shopping center features over 160 stores offering designer and brand-name merchandise at discounted prices. Luxury brands include Gucci, Prada, and Burberry; popular retailers include Nike, Coach, Kate Spade, and Michael Kors. The outlet is divided into

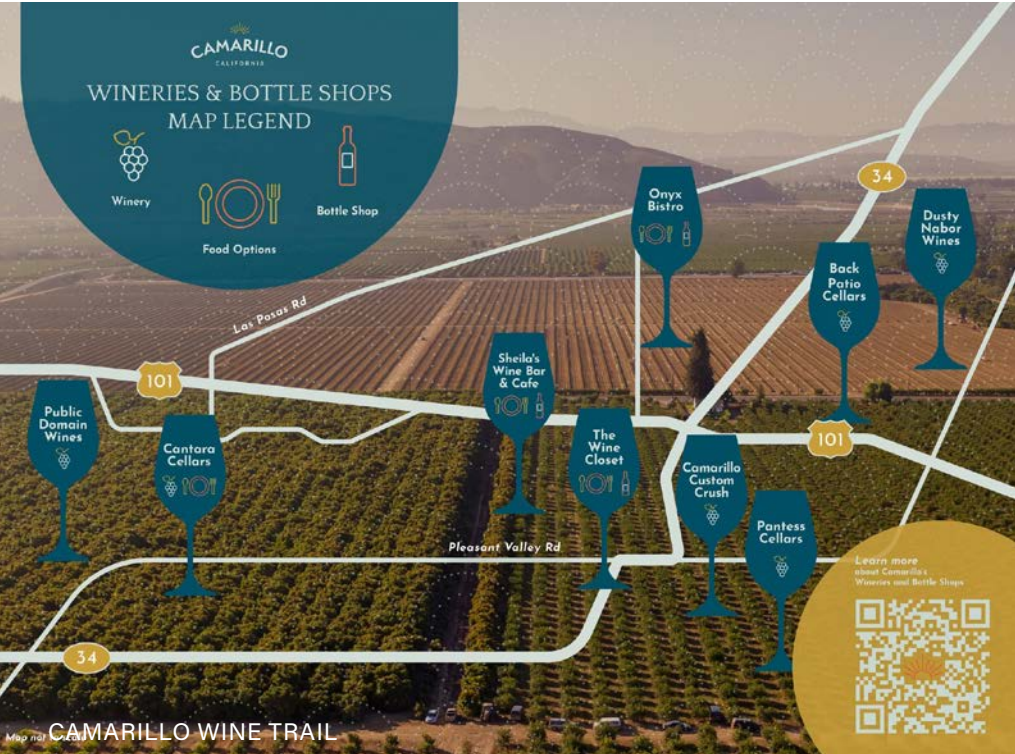


three distinct sections — the Promenade, the Main Court, and the Fashion Court. You can make a full day of it by catching a movie at the on-site IMAX theater and stopping for a casual meal afterward.

Old Town Camarillo — The heart of the original town site laid out in 1910, replete with restaurants and boutique shops. Locally owned boutiques and galleries round out the shopping experience here.

Camarillo Farmers' Market — Held every Saturday morning from 8:00 AM to noon in Old Town. A great spot for local produce, specialty items, and community energy.



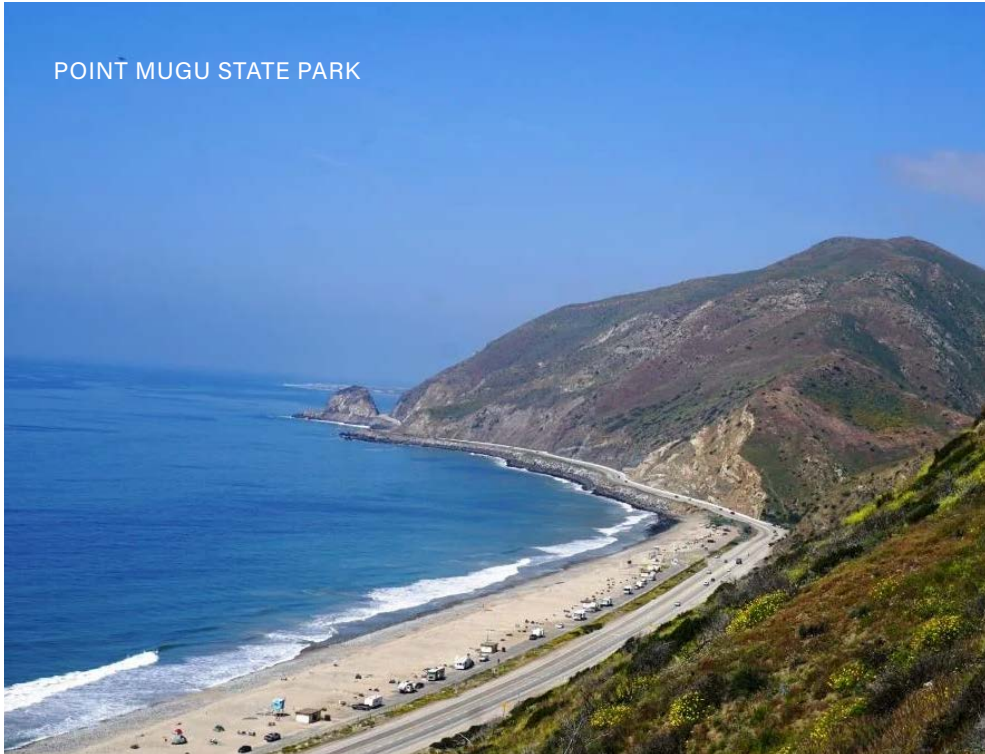


ENTERTAINMENT

Camarillo Wine Trail — A fun way to spend an afternoon, featuring small, family-owned wineries including Back Patio Cellars, Camarillo Custom Crush, Cantara Cellars, and Pantess Cellars. Cantara Cellars also houses Flat Fish Brewing Co., a full-service tasting room, restaurant, and event space.

IMAX Theater at the Outlets — Convenient for a movie break mid-shopping day.

Western State Billiards & Gamerooms — An entertaining venue combining billiards, arcade games, and dining all in one location, with a range of pool tables, snooker tables, and billiards accessories.



Old Town Live Music — Several Old Town restaurants feature jazz and light rock entertainment in the evenings.

OUTDOOR ACTIVITIES & NATURE

Camarillo is just 20 minutes from the water, offering easy access to the beach and Channel Islands National Park.

- Channel Islands National Park
- Point Mugu State Park
- Calleguas Creek Bike Path
- Beaches - (Zuma, Mondo's, Point Mugu)

AREA DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	15,120	56,157	84,392
2025 Estimate			
Total Population	15,053	56,010	84,002
2020 Census			
Total Population	15,308	56,587	84,875
2010 Census			
Total Population	13,358	51,337	78,021
Daytime Population			
2025 Estimate	20,956	56,615	94,936
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	6,006	21,084	31,388
2025 Estimate			
Total Households	5,970	20,952	31,159
Average (Mean) Household Size	2.6	2.7	2.7
2020 Census			
Total Households	5,904	20,711	30,734
2010 Census			
Total Households	5,169	18,655	28,309
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	15.4%	21.9%	21.5%
\$150,000-\$199,999	12.9%	14.3%	14.3%
\$100,000-\$149,999	18.6%	20.4%	20.1%
\$75,000-\$99,999	15.1%	12.2%	12.1%
\$50,000-\$74,999	14.8%	11.5%	11.3%
\$35,000-\$49,999	9.2%	6.5%	7.2%
\$25,000-\$34,999	4.4%	4.6%	4.6%
\$15,000-\$24,999	3.0%	3.5%	3.9%
Under \$15,000	6.4%	5.1%	5.1%
Average Household Income	\$125,844	\$145,648	\$145,340
Median Household Income	\$101,477	\$118,801	\$118,953
Per Capita Income	\$48,921	\$54,364	\$54,001

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	15,053	56,010	84,002
Under 20	23.2%	22.4%	22.1%
20 to 34 Years	22.9%	18.5%	18.8%
35 to 49 Years	19.5%	18.9%	18.2%
50 to 59 Years	11.8%	12.9%	12.4%
60 to 64 Years	5.4%	6.6%	6.6%
65 to 69 Years	4.7%	6.1%	6.2%
70 to 74 Years	4.1%	5.2%	5.4%
Age 75+	8.5%	9.5%	10.3%
Median Age	39.0	42.0	43.0
Population by Gender			
2025 Estimate Total Population	15,053	56,010	84,002
Male Population	49.2%	49.4%	48.7%
Female Population	50.8%	50.6%	51.3%
Travel Time to Work			
Average Travel Time to Work in Minutes	25.0	25.0	26.0



AREA
DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 84,002. The population has changed by 7.67 percent since 2010. It is estimated that the population in your area will be 84,392 five years from now, which represents a change of 0.5 percent from the current year. The current population is 48.7 percent male and 51.3 percent female. The median age of the population in your area is 43.0, compared with the U.S. average, which is 40.0. The population density in your area is 1,069 people per square mile.



HOUSEHOLDS

There are currently 31,159 households in your selected geography. The number of households has changed by 10.07 percent since 2010. It is estimated that the number of households in your area will be 31,388 five years from now, which represents a change of 0.7 percent from the current year. The average household size in your area is 2.7 people.



INCOME

In 2025, the median household income for your selected geography is \$118,953, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 54.14 percent since 2010. It is estimated that the median household income in your area will be \$139,319 five years from now, which represents a change of 17.1 percent from the current year.

The current year per capita income in your area is \$54,001, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$145,340, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 40,389 people in your selected area were employed. The 2010 Census revealed that 69.5 percent of employees are in white-collar occupations in this geography, and 14.7 percent are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 24.00 minutes.



HOUSING

The median housing value in your area was \$810,442 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 19,307.00 owner-occupied housing units and 9,003.00 renter-occupied housing units in your area.



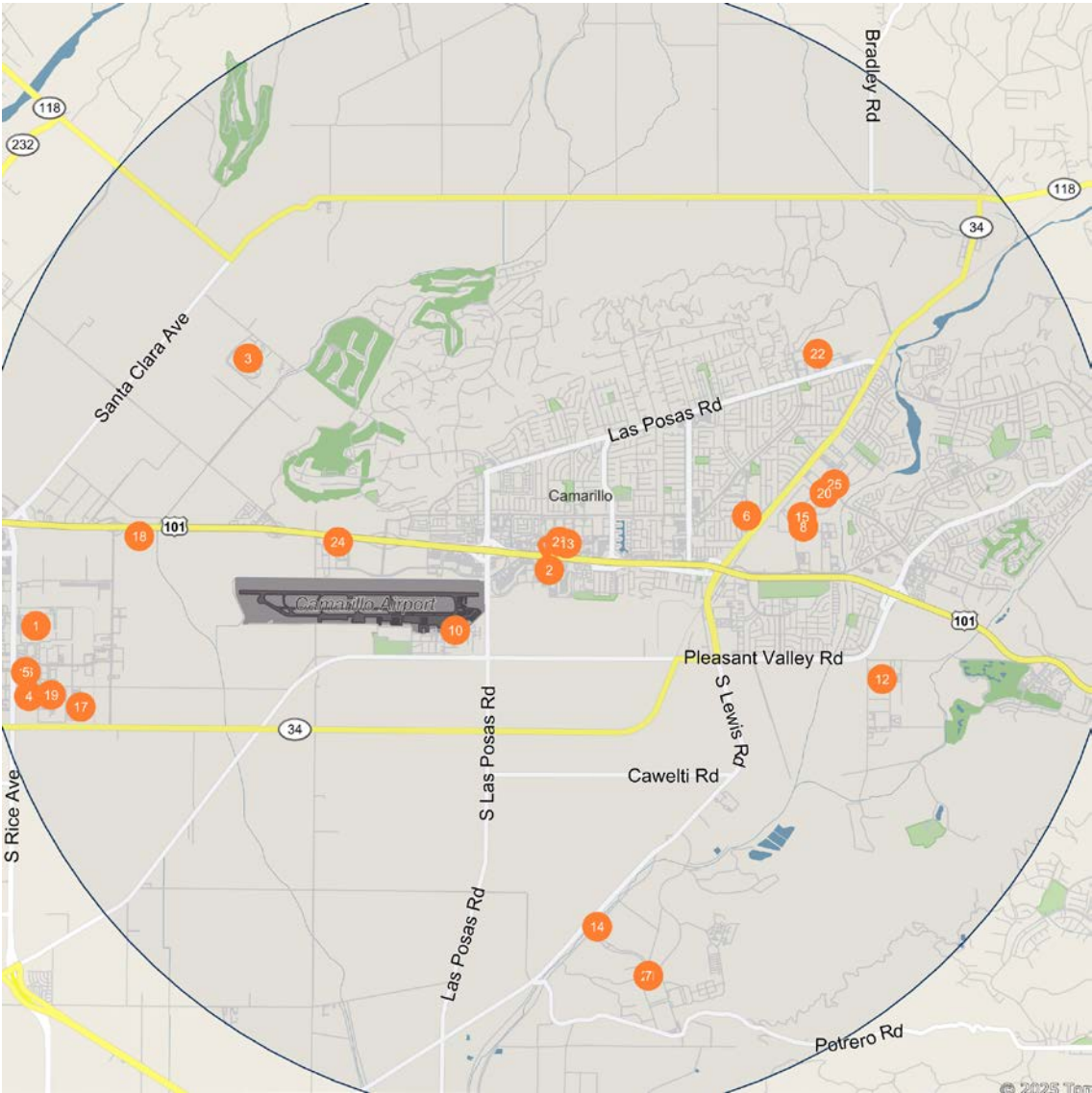
EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S averages. 40.0 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 10.5 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 16.4 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.3 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 23.4 percent in the selected area compared with the 19.6 percent in the U.S.

MAJOR
EMPLOYERS



Major Employers		Employees
1	Procter & Gamble Paper Pdts Co-Procter & Gamble	2,318
2	Hub Distributing Inc-Levis Outlet	1,610
3	Juvenile Justice Division Cal-Ventura Yuth Crrectional Fcilty	897
4	Sunrise Growers Inc-Oxnard 2 Warehouse	617
5	Seminis Vegetable Seeds Inc-Seminis	600
6	Pleasant Valley School Dst-El Descanso	539
7	Califrnia State Univ Chnnel Is-	523
8	Conectiv Sup Chain Solutions-Conectiv	500
9	Conectiv Scs Memphis Inc-Conectiv	500
10	County of Ventura-Ventura County Fire Department	498
11	N S C Channel Islands Inc-HealthSouth	428
12	Hi-Temp Insulation Inc-	410
13	Cushman & Wakefield Cal Inc-	409
14	Califrnia Dept Dvlpmntal Svcs-W T C Industries	350
15	Data Exchange Corporation-D E X	300
16	Seminis Inc-	300
17	Sysco Ventura Inc-Sysco	300
18	Santa Rosa Berry Farms LLC-	300
19	Haas Automation Inc-	294
20	Qualicon Diagnostics LLC-	278
21	Califrnia State Univ Chnnel Is-Police Department	266
22	Dignity Health-St Johns Pleasant Valley Hosp	250
23	Applied Enterprise MGT Corp-Aem	250
24	Dial Security Inc-Dial Communications	250
25	Airborne Technologies Inc-Airborne Technologies	232

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