

Camarillo, CA

36,536 SF Prime Retail Space for Sublease



Carmen Plaza

453 Carmen Dr, Camarillo, CA 93010

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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All measurements and other facts shown are approximate, and should be independently verified by you and may not be relied upon as a precise representation by this office.



Project Highlights

- Situated along the 101 Fwy in the upscale city of Camarillo
- Located in a highly successful community center anchored by Trader Joes
- Highly visible pylon signage along Carmen Dr
- Over 2.6 million customers visit the center annually (Placer AI)

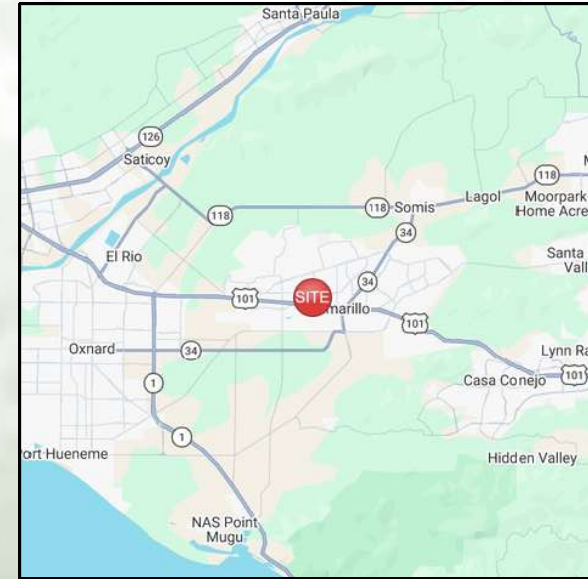


Demographics

(2025 Estimates)	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	16,641	61,918	86,519
Avg. HH Income	\$122,657	\$159,478	\$164,120
Daytime Population	9,055	33,566	45,493



Project Location



Traffic Counts

- Carmen Dr - 13,900 ADT
- E Daily Dr - 12,900 ADT
- Paseo Camarillo - 5,500 ADT

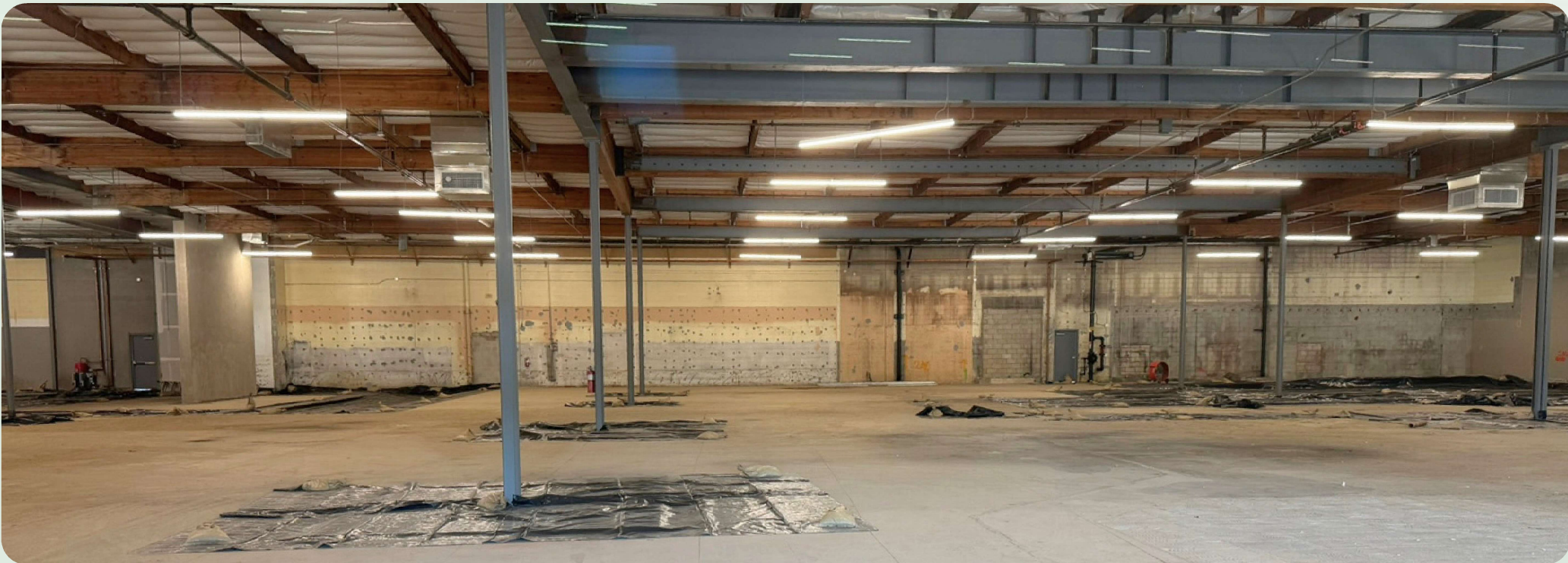
Site Plan



Exterior Photos



Interior Photos



Market Aerial



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