



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



PRICE REDUCED: RETAIL/OFFICE SPACE AVAILABLE

2401 Ventura Blvd., Camarillo, CA 93010



**COMMERCIAL
REAL ESTATE**

KENNETH SIMONS
(818) 650-1606 | ken@illicre.com
DRE#00625646

AUSTIN HARRELL
(818) 514-0547 | austin@illicre.com
DRE#02051633



RETAIL/OFFICE SPACE
CAMARILLO, CA

PROPERTY FEATURES

2401 Ventura Blvd., Camarillo, CA 93010



APPROX. 1,150 SF

RETAIL/OFFICE SPACE AVAILABLE

- ✓ Freeway adjacent property
- ✓ Convenient 101 freeway ingress and egress
- ✓ Storefront retail/office space with Ventura Blvd. exposure
- ✓ Excellent signage opportunity
- ✓ Space adjacent to State Farm Insurance Office
- ✓ Unit includes kitchenette and restroom

AREA AMENITIES

- ✓ Situated in charming Old Town Camarillo
- ✓ Prime spot for shoppers & pedestrians on Ventura Blvd.
- ✓ Highly visible property from the 101 freeway
- ✓ Approximately one mile from Camarillo Premium Outlets
- ✓ Approximately one mile from Palace 12 & IMAX Theatre
- ✓ Just blocks from the Camarillo Farmers Market
- ✓ Average household income over \$124K within two miles

RATE

UNIT 2401 | ±1,150 SF | \$2.70 PSF MG

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	14,523	65,678	86,342
 Avg. HH Income	\$117,306	\$128,908	\$135,737
 Daytime Pop	13,383	59,908	79,395
 Traffic Count	± 33,459 CPD ON VENTURA BLVD & ARNEILL RD		

RETAIL/OFFICE SPACE
CAMARILLO, CA

EXTERIOR PHOTOS

2401 Ventura Blvd., Camarillo, CA 93010



RETAIL/OFFICE SPACE
CAMARILLO, CA

INTERIOR PHOTOS

2401 Ventura Blvd., Camarillo, CA 93010





AIRPORT
Camarillo
flight instruction



AERIAL MAP



COMMERCIAL
REAL ESTATE

KENNETH SIMONS

VICE PRESIDENT

(818) 650-1606 | ken@illicre.com

DRE#00625646

AUSTIN HARRELL

SENIOR ASSOCIATE

(818) 514-0547 | austin@illicre.com

DRE#02051633



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | www.illicre.com | DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.