



351 W. Ventura Blvd, Camarillo

# TWO SUITES FOR LEASE



**Anchor Space:** Rarely available  
55,345 square foot space

- High volume regional power center
- Exceptional visibility and traffic counts at the 101 Freeway and Las Posas Road intersection (288,000 ADT)
- Building Signage visible from freeway, monument signage available for anchor space

**Suite 309A**  
 SQ Footage: 2,880 sf  
 Rental Rate: \$3.25  
 NNN: \$0.67  
 Available: Now  
 To Show: Contact Listing Agent

**CROSBY SLAUGHT**  
 DRE Lic. No. 01939629  
 805.690.1017  
 crosby@investecre.com

## Camarillo Town Center

### HIGHLIGHTS

Camarillo Town Center is located at the high traffic intersection of Highway 101 and Las Posas Road, with an average daily highway traffic count of 288,000 vehicles. Located immediately adjacent to the Camarillo Premium Outlet mall, this regional power center is the dominant center in Camarillo boasting a tenant mix that includes Target, Walmart Neighborhood Market, Ross, Staples, Pier One, Petco, BevMo, and a host of restaurant options as well.

### PROPERTY ADDRESS

351 W. Ventura Blvd  
 M-1  
 Camarillo, CA  
 93010

200 E. Carrillo Street, #200  
 Santa Barbara, CA 93101  
 www.investecre.com





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## Camarillo Town Center

Rarely available anchor space available, this former Sports Authority location features 55,345 square feet of retail space in the trade area's dominant power center. The space is supported by dual loading docks at the rear of the building and ample parking. The space could potentially be divided to accommodate multiple tenants, please call listing agent for details and potential demising options.



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Camarillo Premium Outlets

315 Brand New Residentail Homes Under Contruction

BeyMo!

Pier 1 Imports

PETCO

TARGET

ROSS

Camarillo Town Center

Walmart Neighborhood Market

STAPLES

Site

Evolution

THE HOME DEPOT



### DEMOGRAPHIC INFORMATION

#### 1 Mile

Population:	7,307
Median Age:	36
Households:	2,714
Average Income:	\$107,450

#### 3 Mile

Population:	36,537
Median Age:	42
Households:	13,193
Average Income:	\$107,004

#### 5 Mile

Population:	88,621
Median Age:	37
Households:	28,615
Average Income:	\$107,932



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