



## FOR LEASE

9,425 sq/ft Jr. Anchor Retail & 3,000 to 5,000  
sq/ft Retail between Michaels & HomeGoods

Camarillo Town Center

Camarillo, CA 93010

## PROPERTY DETAILS

- 346,183 square foot regional power center anchored by Target, Ross and Walmart
- High volume regional power center
- Exceptional visibility and traffic counts at the 101 Freeway and Las Posas Road intersection
- 288,000 average daily highway traffic
- Building signage visible from freeway



WWW.INVESTECRE.COM | 200 E. CARRILLO STREET, SUITE 200 | SANTA BARBARA, CALIFORNIA 93101

**CROSBY SLAUGHT**  
805.690.1017 | [CROSBY@INVESTECRE.COM](mailto:CROSBY@INVESTECRE.COM)  
DRE LIC. NO. 01939629

**ISAIAH BOLTON**  
805.690.1021 | [ISAIAH@INVESTECRE.COM](mailto:ISAIAH@INVESTECRE.COM)  
DRE LIC. NO. 02136939





01 – Suite 347 Signage



02 – North west view of Suite 347

## PROPERTY 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, HomeGoods, Michael's, Petco, BevMo, and a host of restaurant options as well.

## DEMOGRAPHIC INFORMATION (CENSUS 2022)

### 1 mile

- Population: 11,696
- Median Age: 33
- Households: 4,331
- Avg. Income: \$117,594

### 3 miles

- Population: 44,976
- Median Age: 37
- Households: 15,534
- Avg. Income: \$139,809

### 5 miles

- Population: 93,768
- Median Age: 37
- Households: 31,363
- Avg. Income: \$144,072



**INVESTEC**  
REAL ESTATE COMPANIES

WWW.INVESTECRE.COM | 200 E. CARRILLO STREET, SUITE 200 | SANTA BARBARA, CALIFORNIA 93101

**CROSBY SLAUGHT**  
805.690.1017 | [CROSBY@INVESTECRE.COM](mailto:CROSBY@INVESTECRE.COM)  
DRE LIC. NO. 01939629

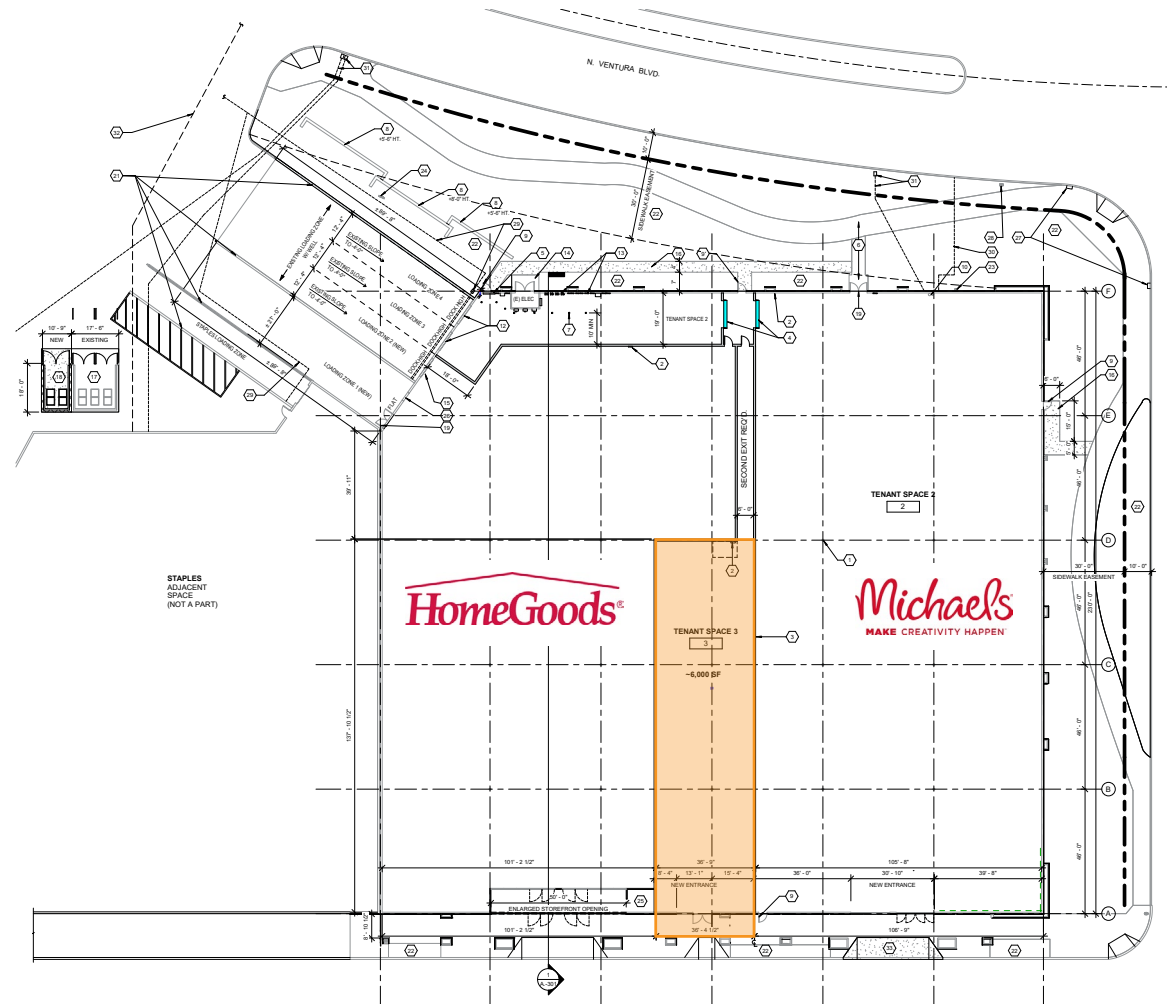
**ISAIAH BOLTON**  
805.690.1021 | [ISAIAH@INVESTECRE.COM](mailto:ISAIAH@INVESTECRE.COM)  
DRE LIC. NO. 02136939

## SUITE 347

- 3,000 to 5,000 square feet
- Rental rate: \$2.25 NNN
- NNN: \$0.56
- Located between HomeGoods and Michaels
- 36 feet of frontage
- Dock high loading



## FLOOR PLAN: SUITE 347 – 3,000 TO 5,000 SQ/FT



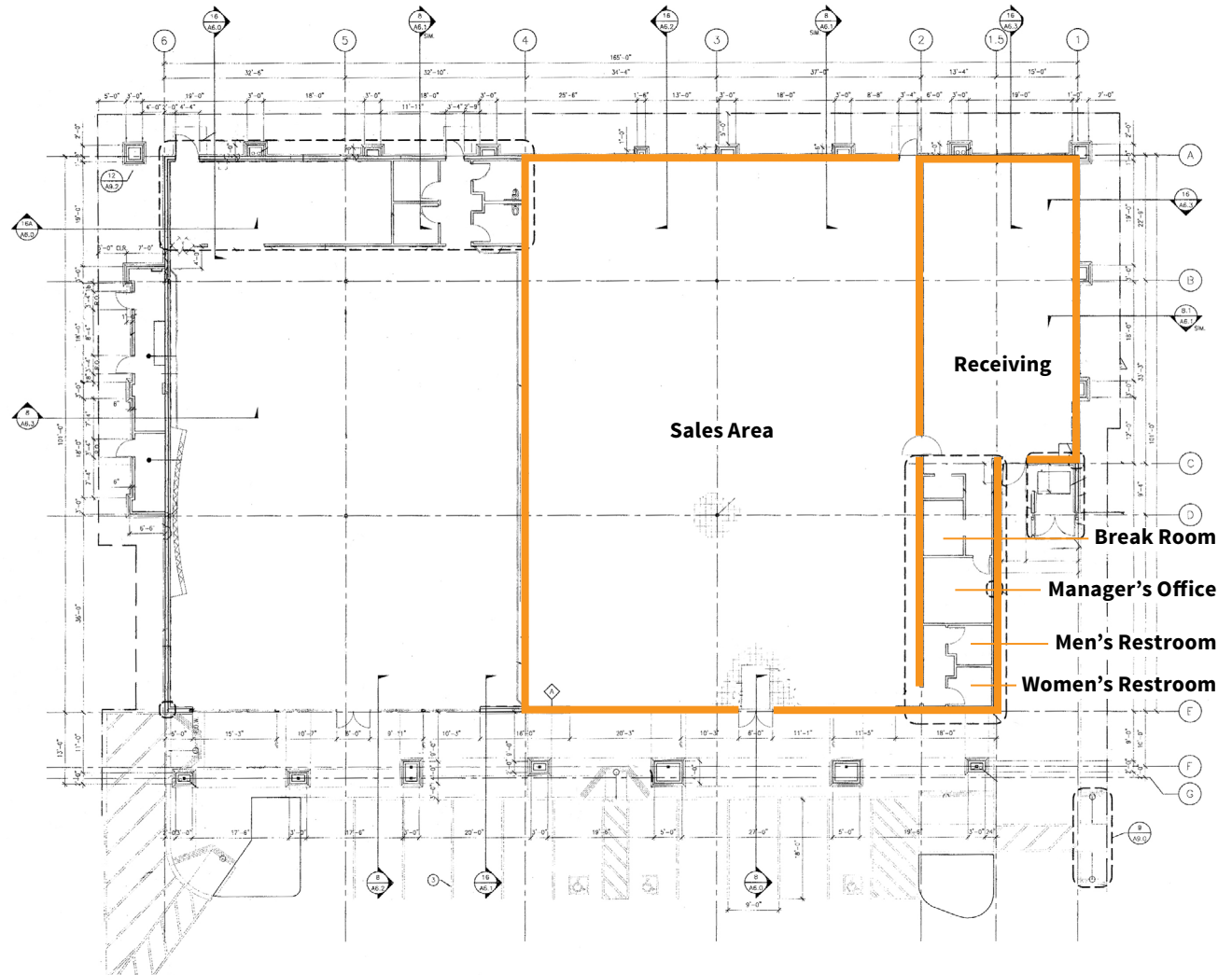
03 – Location of Suite 347 highlighted in orange

## SUITE 135B

- 9,425 square feet
- Rental rate: \$2.00 NNN
- NNN: \$0.85
- Rarely available Junior Anchor space, with visibility from 101 offramp and Las Posas Road. Direct ingress and egress off of Las Posas and Ventura Blvd.



## FLOORPLAN





## CAMARILLO TOWN CENTER SITE PLAN

