



FOR LEASE

Anchor, Jr. Anchor, Inline,  
Drive-Thru, & Restaurant Opportunities

Central Plaza

Camarillo, CA 93010

## PROPERTY DETAILS

- Anchored by brand new 63,272 square foot Vons and CVS, Central Plaza is a 180,735 square foot neighborhood center
- Mix of national, regional and local tenants including Chipotle, Nektar Juice Bar, Coffee Bean & Tea Leaf, Subway and Baskin Robbins
- 5,750 daily visits in 2025, a 24% year over year increase\*
- Easy ingress and egress with dedicated turn lanes into the center
- Street visible building and monument signage
- 811 parking spaces
- Extensive remodel underway and scheduled to complete end of Q4 2025

*\*Data sourced from PlacerAI*



01 – Newly constructed 63,272 SF Vons



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02 – Redeveloped Anchor and Inline Frontage

## PROPERTY HIGHLIGHTS

Central Plaza is located in the heart of Camarillo, at the high traffic intersection of Arneill Road and E. Ponderosa Drive, with an average daily traffic of over 18,000 and 16,500 cars per day, respectively. Arneill acts as the primary North-South freeway connection between the affluent Camarillo neighborhoods, while Ponderosa acts as a major thoroughfare for East-West traffic throughout the city of Camarillo. Anchored by Vons and CVS, this center benefits from the high traffic of these daily needs tenants, as well as a mixture of national chain tenants such as Coffee Bean and Tea Leaf, Subway and Baskin Robbins, and local tenants Lucerne Italian Restaurant and many more. New tenants include Chipotle and Nektar Juice Bar.



03 – New Corner Restaurant and Paseo at corner of Arneill and Ponderosa

## DEMOGRAPHIC INFORMATION



### Population

1 mile: 15,893  
3 miles: 68,900  
5 miles: 87,555



### Total Households

1 mile: 5,423  
3 miles: 25,388  
5 miles: 32,143



### Avg. Household Income

1 mile: \$99,916  
3 miles: \$117,459  
5 miles: \$118,476



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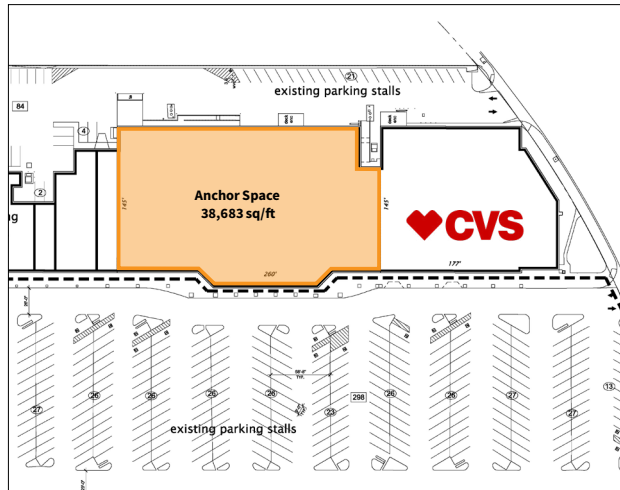
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### ANCHOR SPACE

- 38,683 square feet
- Parking: 4/1000 SF
- Frontage: 260 Feet
- Monument Signage on Arneill
- Rarely available Anchor Location between CVS and newly constructed 63,272 SF Vons



03 – Available Anchor location next to CVS



04 – Excellent visibility for 38,683 SF Anchor User



## SHOPS 1-A

### 830 Arneill Road

- 4,423 sq/ft
- \$3.50 NNN (\$0.50)

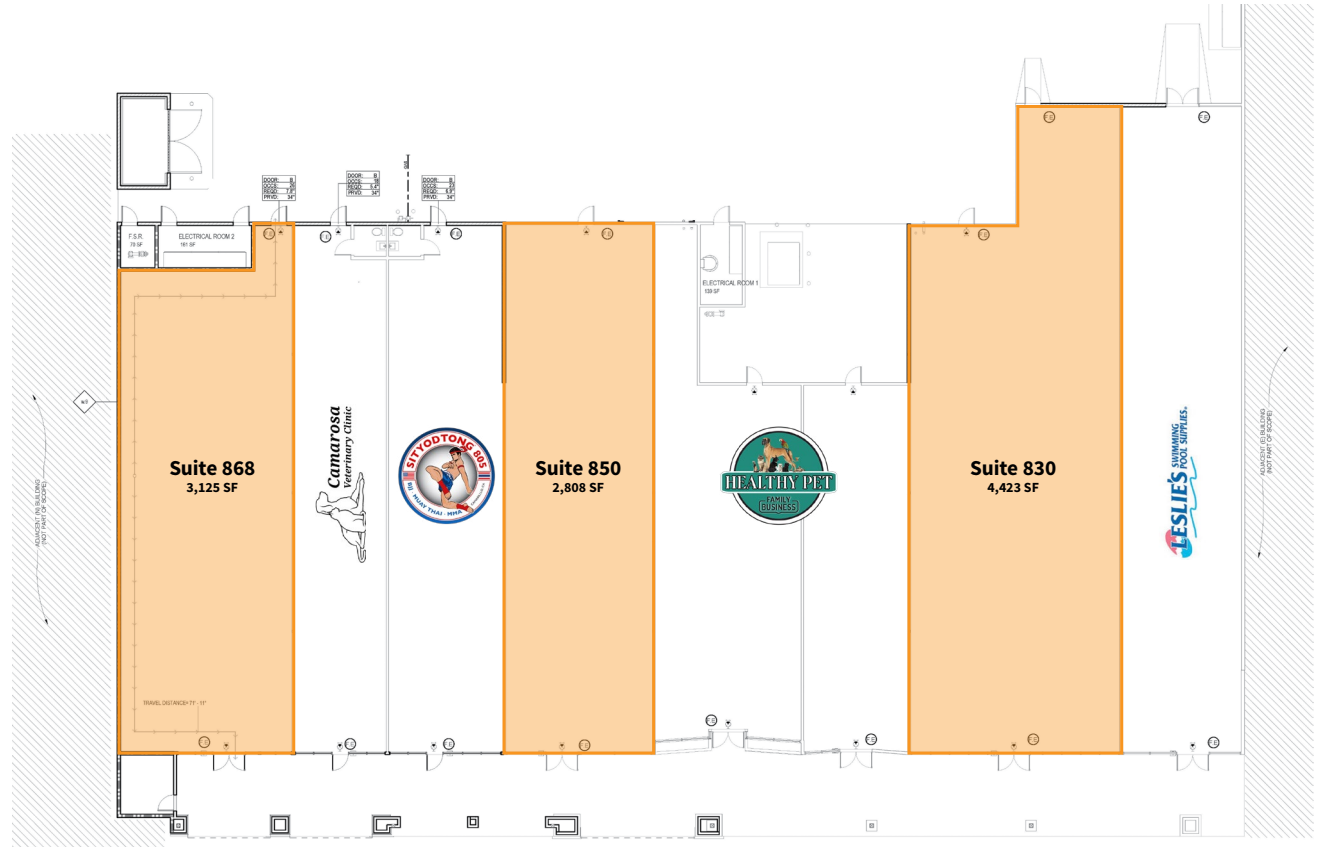
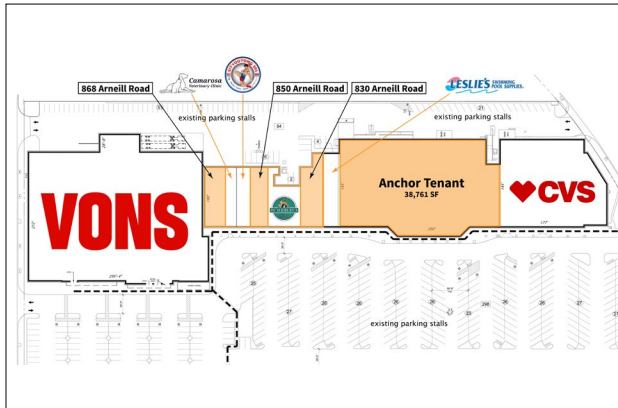
### 850 Arneill Road

- 2,808 sq/sf
- \$3.50 NNN (\$0.50)

### 868 Arneill Road

- 3,125 sq/sf
- \$3.50 NNN (\$0.50)

## SHOPS 1-A SITE PLAN



05 – Available locations between Vons and CVS

## CORNER SHOPS

### Shop 4 Corner Restaurant

- 3,500 sq/ft
- \$4.00 NNN (\$0.55)
- Includes approximately 1,800 sq/ft of dedicated outdoor dining area as well as access to the new common area dining paseo.

### 704 Arneill Road

- 1,213 sq/ft
- \$4.00 NNN (\$0.63)

### 704B Arneill Road

- 1,037 sq/ft
- \$4.00 NNN (\$0.63)

### 734 Arneill Road

- 3,410 sq/ft
- \$4.00 NNN (\$0.63)

### 740 Arneill Road

- 1,410 sq/ft
- \$4.00 NNN (\$0.63)

## CORNER SHOPS SITE PLAN



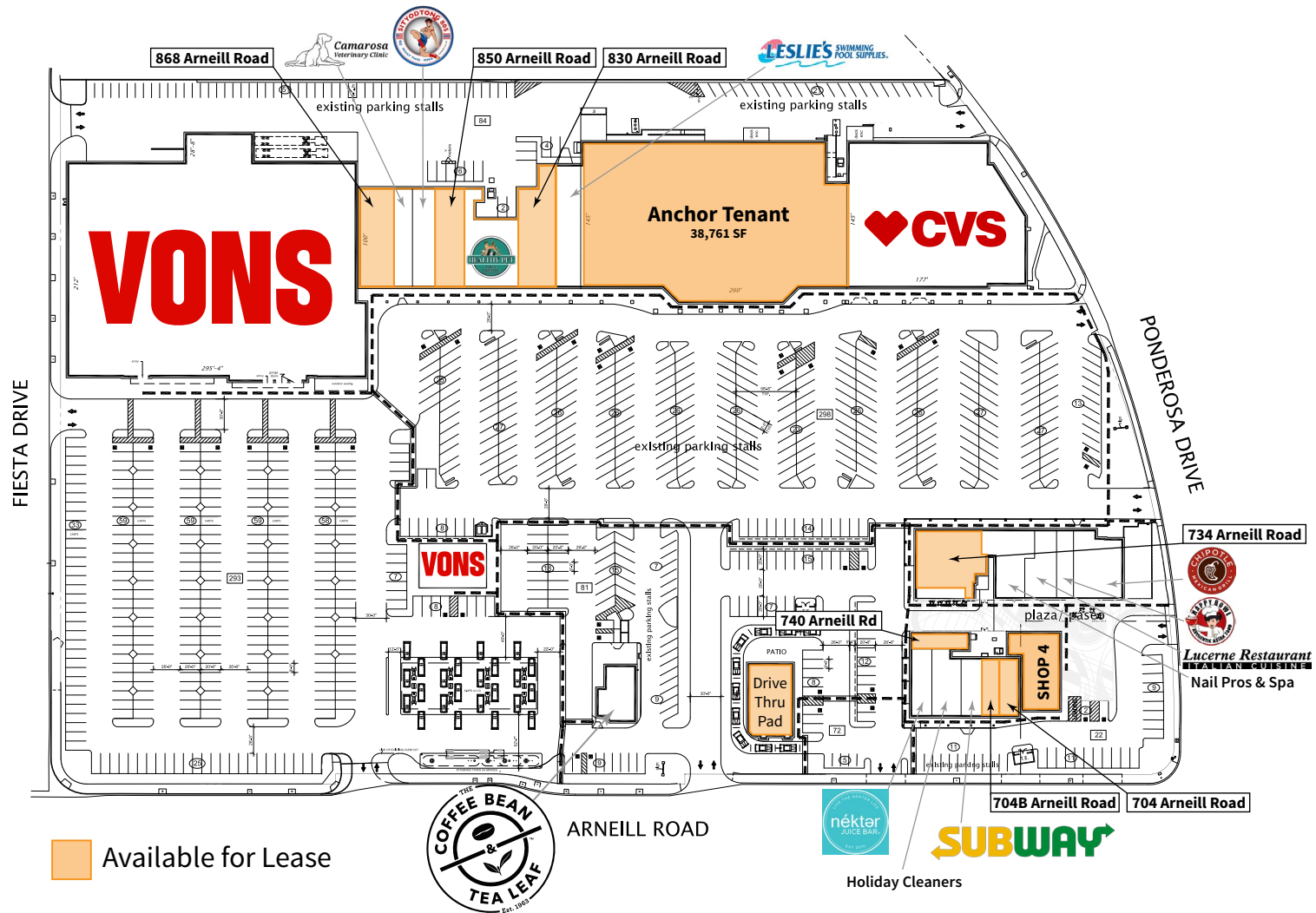
## DRIVE-THRU PAD

- Drive-Thru Pad available for Ground Lease
- 3,500 sq/ft entitled building
- \$225,000 per Year
- High visibility from Arneill Road
- Exterior building signage on all four sides of the building
- 10-Vehicle Car Stacking
- Close proximity to new 63,272 SF Vons and new Vons fuel station
- Median Household Income for Center shoppers is \$114,300
- Roughly 80% of Center visitors visited the Center 10+ times year to date in 2025, showing it's a prime daily needs Centers for the trade area

## DRIVE-THRU RENDERING ELEVATIONS



## CENTER SITE PLAN



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