



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

FOR LEASE

Anchor, Prime Corner Restaurant, and Drive-Thru 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
- 15th ranked Vons nationally in Visits (Over 1.2M)*
- 2.4M annual visits, a 37% year over year increase*
- Easy ingress and egress with dedicated turn lanes into the center
- 811 parking spaces
- Extensive remodel underway and scheduled to complete end of Q1 2026

**Data sourced from PlacerAI*



02 – Newly constructed 63,272 SF Vons



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

CROSBY SLAUGHT
805.690.1017 | CROSBY@INVESTECRE.COM
DRE LIC. NO. 01939629

ISAIAH BOLTON
805.690.1021 | ISAIAH@INVESTECRE.COM
DRE LIC. NO. 02136939



03 – Coffee Bean & Tea Leaf with Façade Refresh

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 free-way 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.



04 – Chipotle Now Open and Operating

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

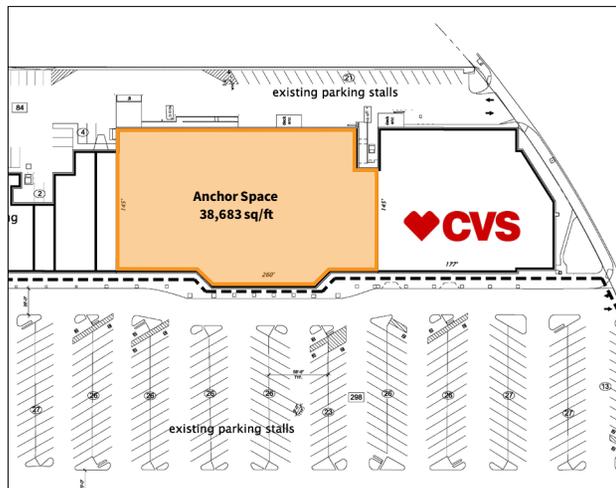


Avg. Household Income

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

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



05 – Available Anchor location next to CVS



06 – Excellent visibility for 38,683 SF Anchor User

SHOPS 4 CORNER RESTAURANT

- 3,500 square feet
- \$4.00 NNN (\$0.55)
- Approximately 1,800 sq/ft of dedicated outdoor patio area
- Access to the new common area dining paseo
- Corner location at 34,500 VPD intersection



07 – Available Corner Restaurant

08 – Includes 1,800 sq/ft outdoor patio

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



CORNER SHOPS

704 Arneill Road

- 1,213 sq/ft
- \$4.00 NNN (\$0.72)

704B Arneill Road

- 866 sq/ft
- \$4.00 NNN (\$0.72)

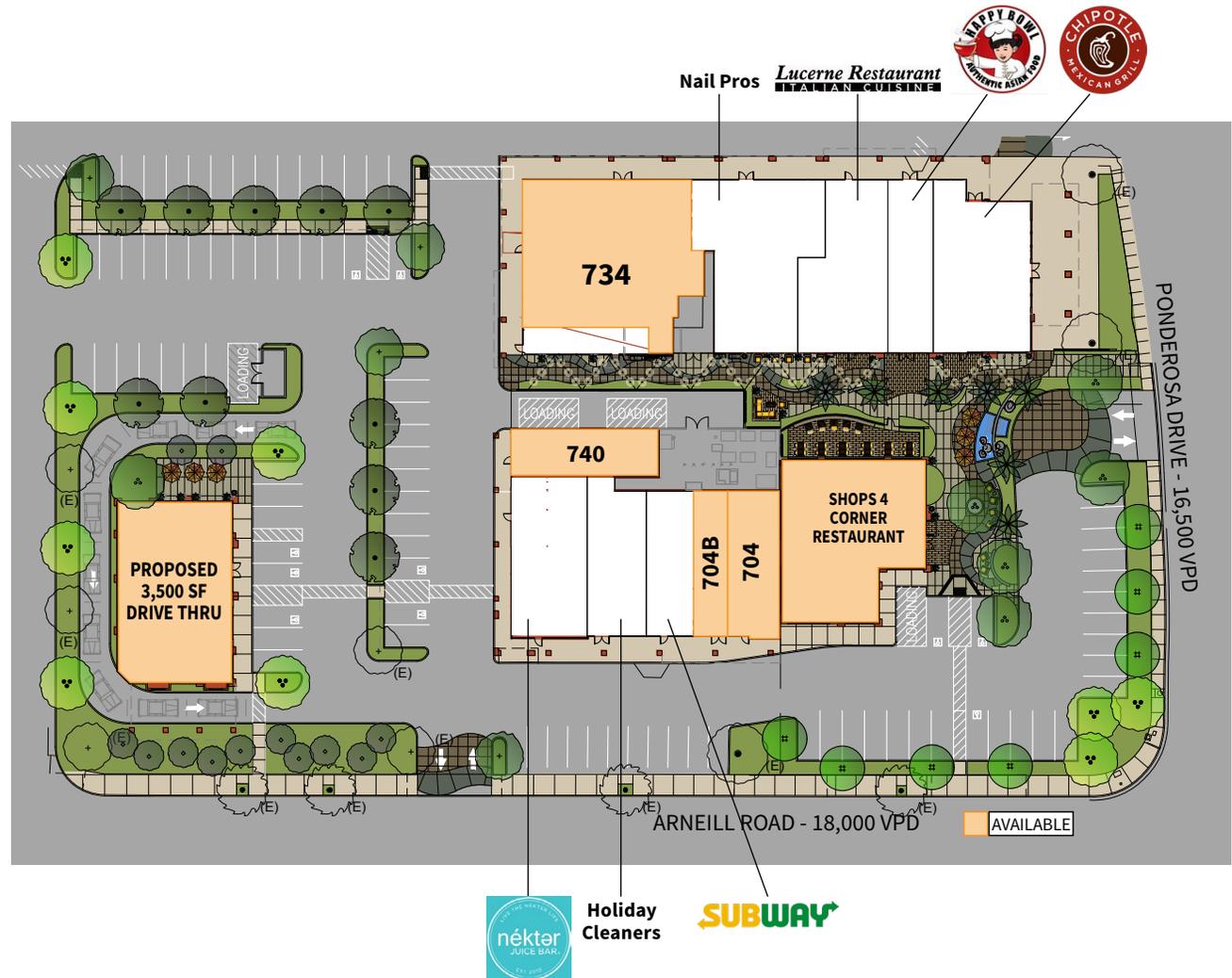
734 Arneill Road

- 3,410 sq/ft
- \$4.00 NNN (\$0.72)

740 Arneill Road

- 1,410 sq/ft
- \$4.00 NNN (\$0.72)

CORNER SHOPS SITE PLAN



SHOPS 1-A

830 Arneill Road

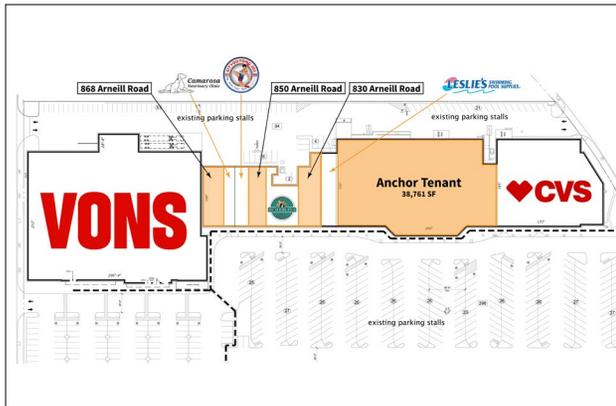
- 4,423 sq/ft
- \$3.50 NNN (\$0.54)

850 Arneill Road

- 2,808 sq/sf
- \$3.50 NNN (\$0.54)

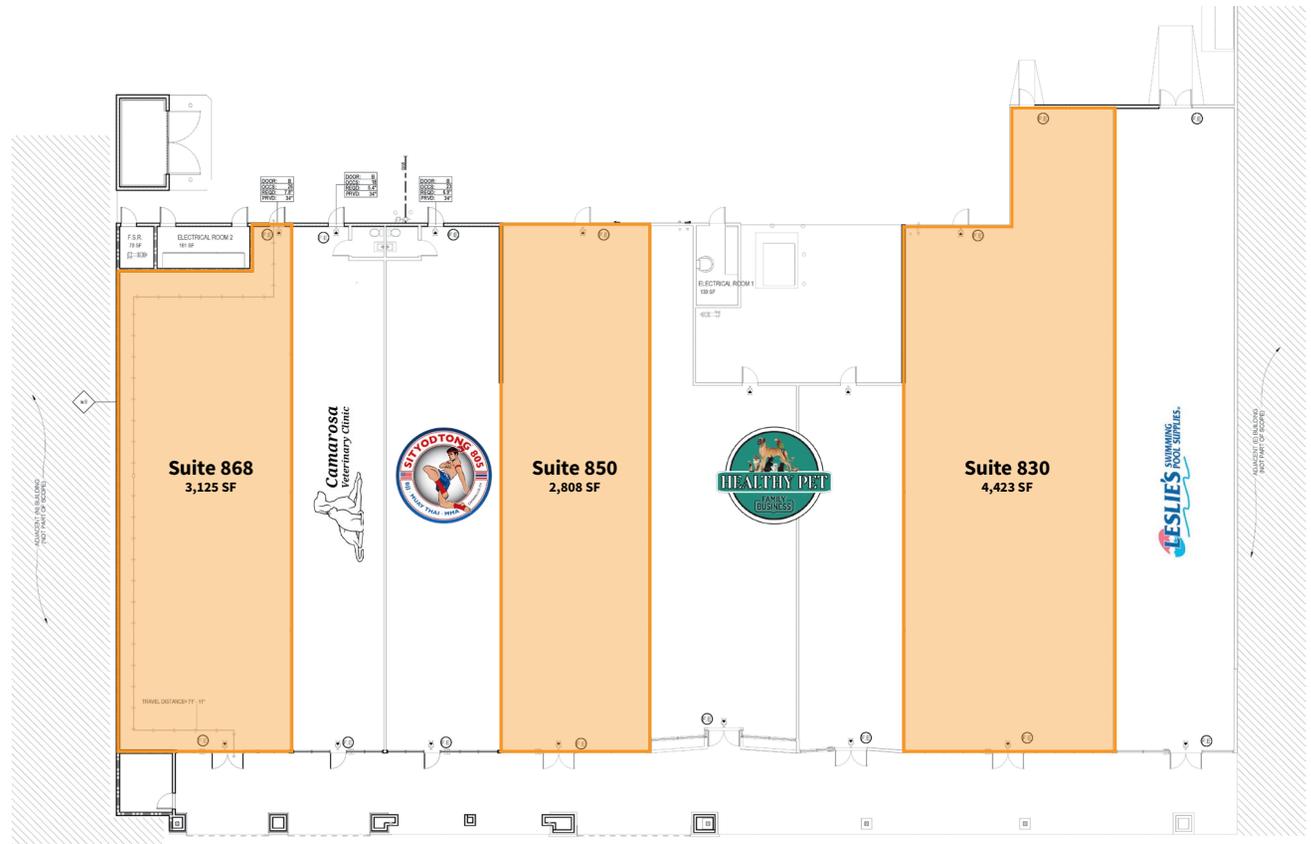
868 Arneill Road

- 3,125 sq/sf
- \$3.50 NNN (\$0.54)



09 – Available locations between Vons and CVS

SHOPS 1-A SITE PLAN



CENTER SITE PLAN

