

2nd Floor Office Space For Sublease

809 Calle Plano, Camarillo CA 93012



THE SPACE

Location	809 Calle Plano, Camarillo, CA, 93012
COUNTY	Los Angeles
APN	234-O-164-115
Square Feet	25,080
Rent PSF (Monthly)	\$0.50
Lease Type	MG

PROPERTY FEATURES

AVAILABLE SF	25,080
YEAR BUILT	1983
SUBLEASE EXPIRATION	4/22/2023
PARKING RATIO	2.80/1,000

HIGHLIGHTS

- Second Floor High Image Offices
- Close Proximity to 101 Fwy On & Off Ramps
- 2.8/1000 Free Parking
- Elevator Served
- Perimeter Offices and Central Bullpen



Camarillo

- The Camarillo/Point Mugu Submarket in Ventura is a midsized submarket that contains around 2.7 million SF of office space. The vacancy rate has fallen significantly over the past year, and at 7.4%, the rate was well below the 10-year average as of 2022Q1.

The submarket posted 90,000 SF of net absorption over the past year, but on average, annual absorption has been essentially flat over the past five years. Rents grew by 2.5% over the past 12 months, somewhat above the 2.1% average annual gain over the past decade.

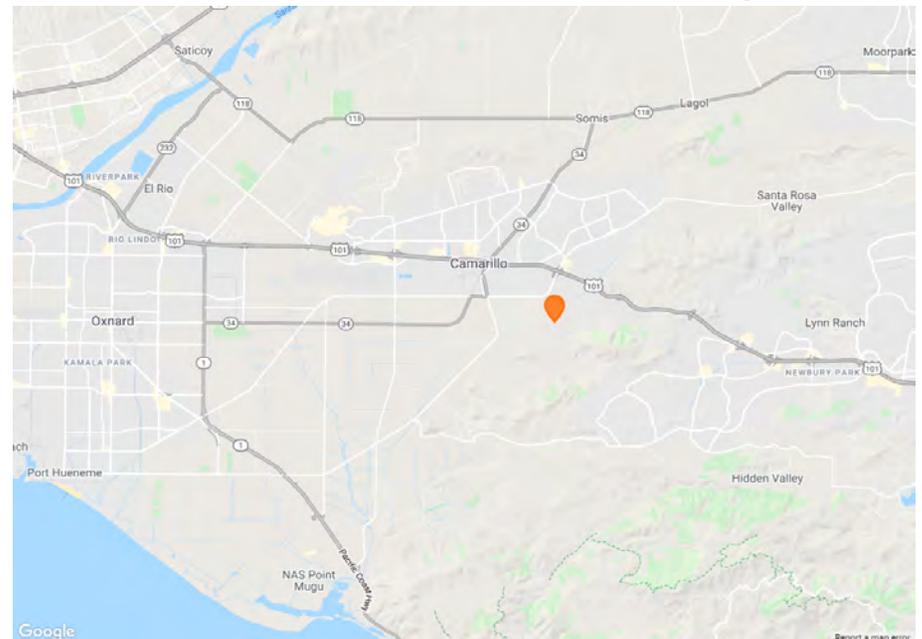
There are no supply-side pressures on vacancy or rent in the near term, as nothing is under construction. Moreover, the recent trend would suggest that the inventory is likely to shrink moving forward, if anything. The office stock has contracted over the past 10 years by virtue of demolition activity. Not a single new project has delivered over that time.

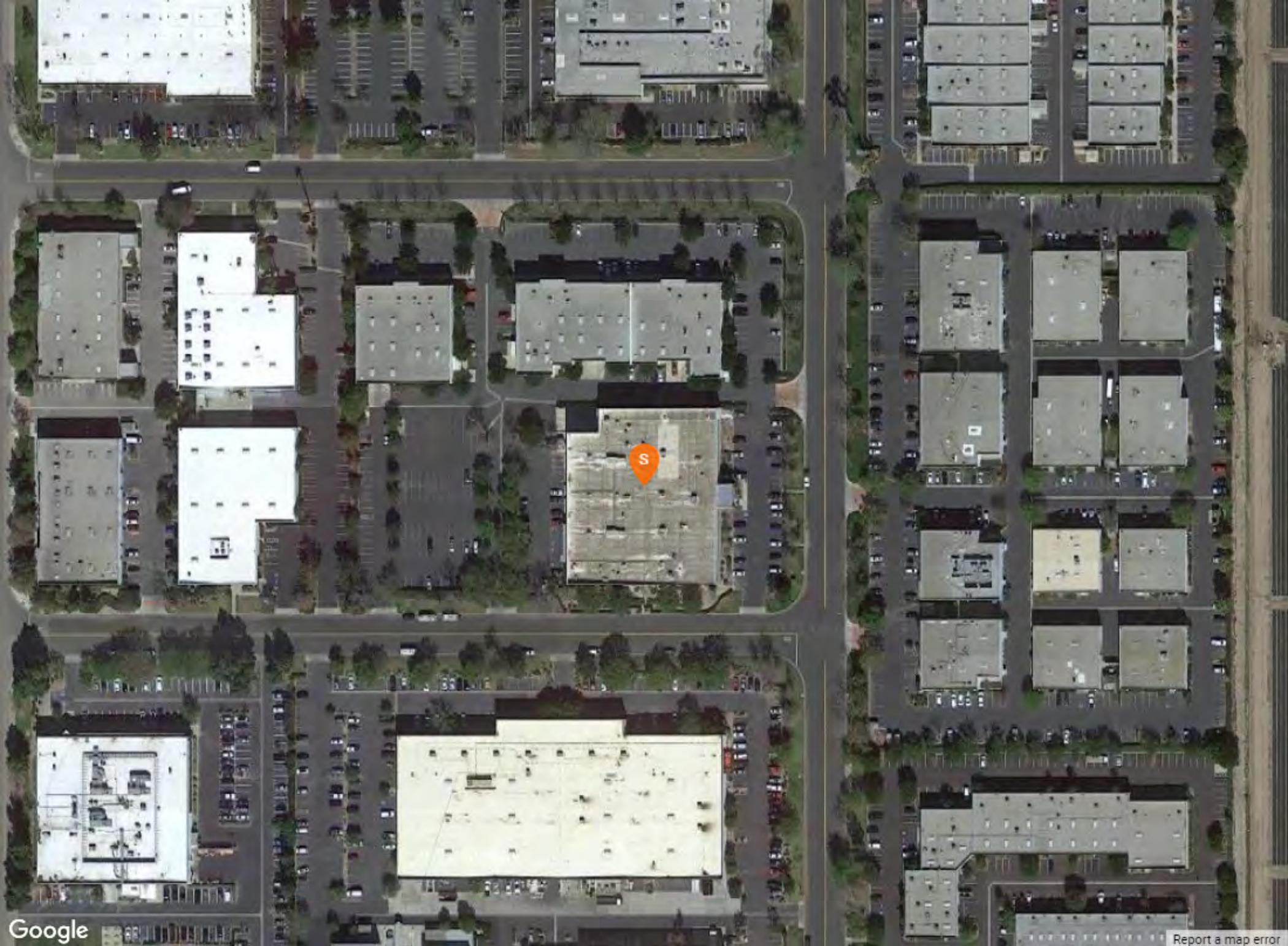
Office properties traded with regularity last year, consistent with the generally high level of activity over the past three years.

Locator Map



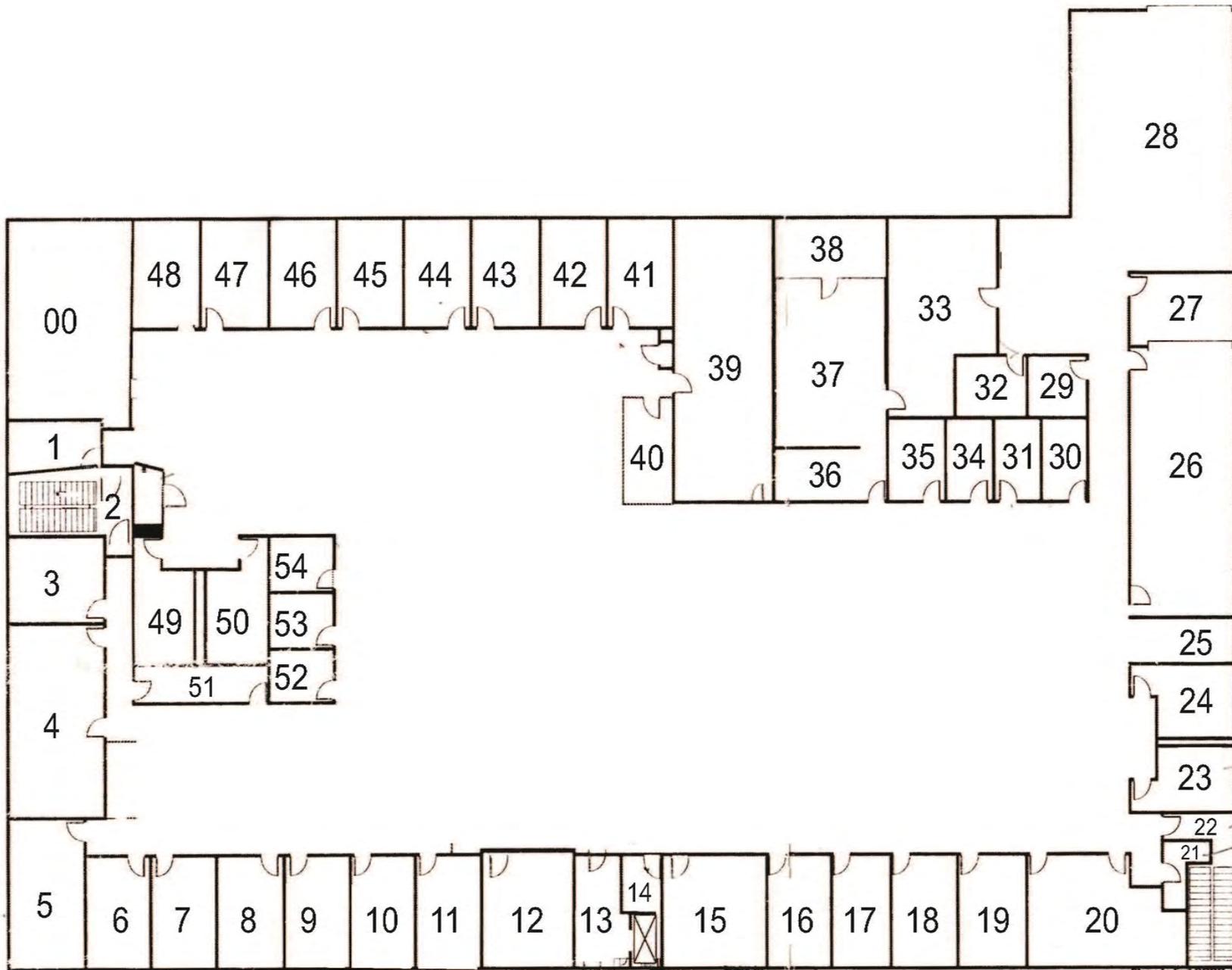
Regional Map





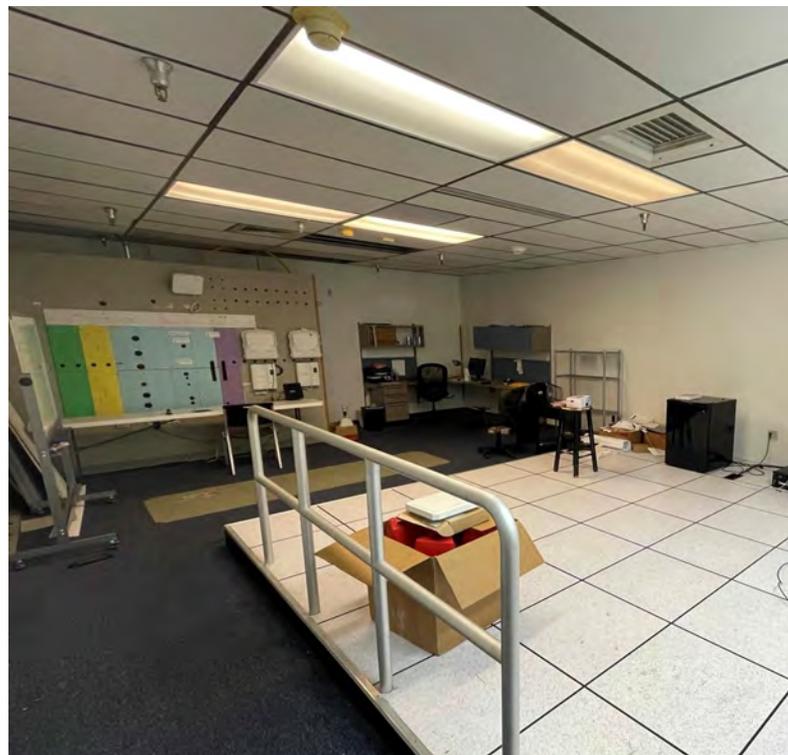
Google

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FRONT ENTRANCE





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