

For Sale or Lease

809 Calle Plano, Camarillo, CA 93012

Major Price Reduction!



FEDER & ASSOCIATES
COMMERCIAL REAL ESTATE

OFFERING MEMORANDUM

PEAK
COMMERCIAL

OFFERING SUMMARY

ADDRESS	809 Calle Plano Camarillo CA 93012
COUNTY	Ventura County
BUILDING SF	65,240 SF
LAND ACRES	3.20
LAND SF	139,392 SF
YEAR BUILT	1983
APN	234-0-164-115
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

SALE PRICE	\$11,580,100
LEASE PRICE	\$40,015.60/MO/NNN
PRICE PSF (SALE)	\$177.50/SF
PRICE PSF (LEASE)	\$0.69/SF/NNN
NET CHARGES	\$0.19 SF/MO

Highlights

- Newly Refreshed!
- Excellent Corner Location
- High Image Industrial/R&D Building w/ Excellent 2nd Floor Offices
- Close Proximity to 101 Freeway On & Off Ramps
- Large 3.20 Acre Parcel
- Newly Resurfaced & Striped Parking Lot
- Newly Painted Building & Landscaping
- Newly Sealed & Polished Concrete Flooring
- New Lighting!

PROPERTY FEATURES

NET RENTABLE AREA (SF)	65,240
LAND SF	139,392
LAND ACRES	3.20
YEAR BUILT	1983
# OF PARCELS	1
ZONING TYPE	ML
BUILDING CLASS	B
LOCATION CLASS	Suburban
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	183
PARKING RATIO	2.80/1,000
CLEAR HEIGHT	25'
DOCKS	2 ext
OFFICE SF	25,080
OFFICE TO WAREHOUSE RATIO	38.4%

MECHANICAL

FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	1,500 Amps/277-480 2 Phase/4 Wire

Available: Vacant



Report a map error







PARKING

NO TRESPASSING

NO PARKING

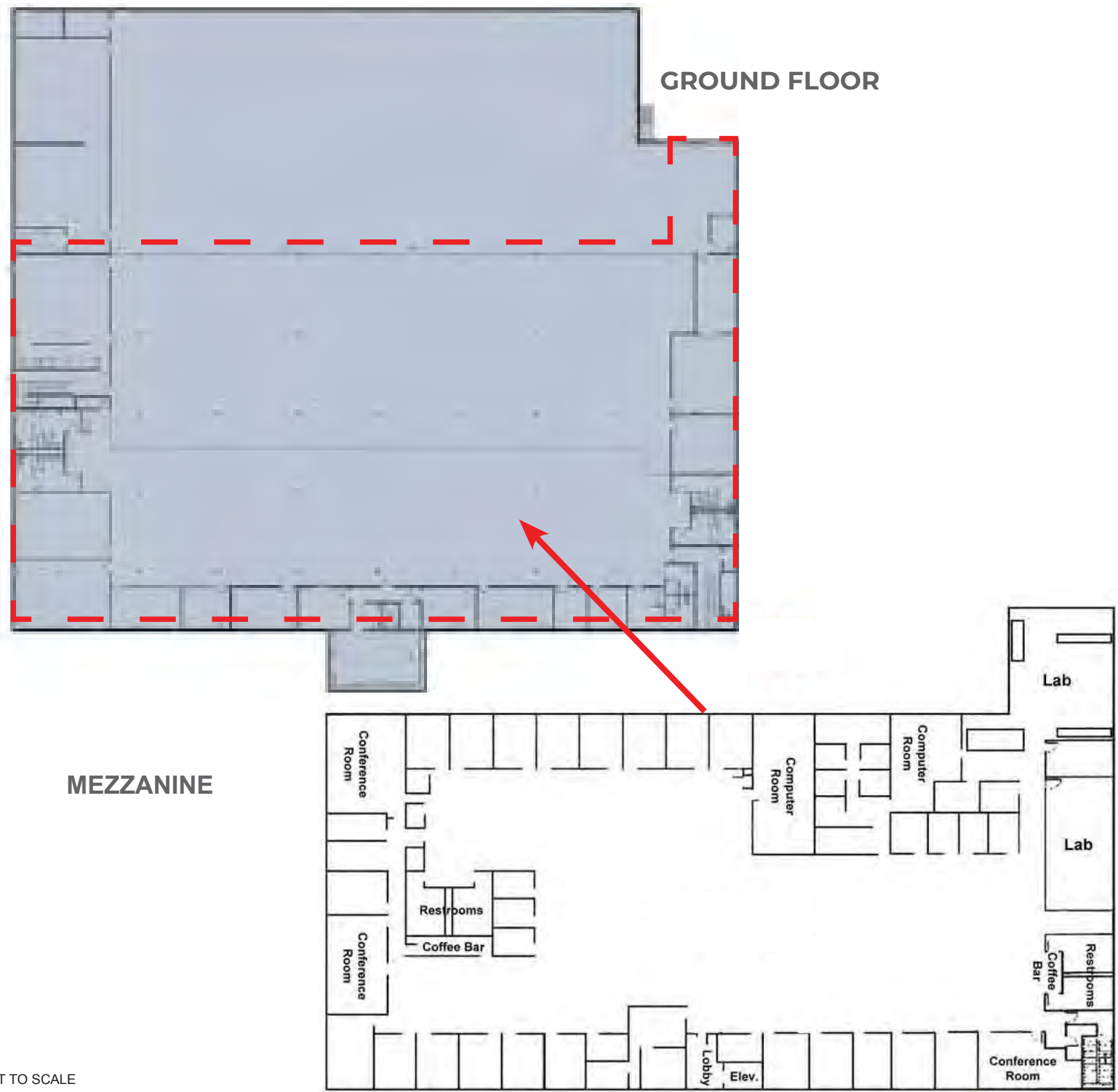




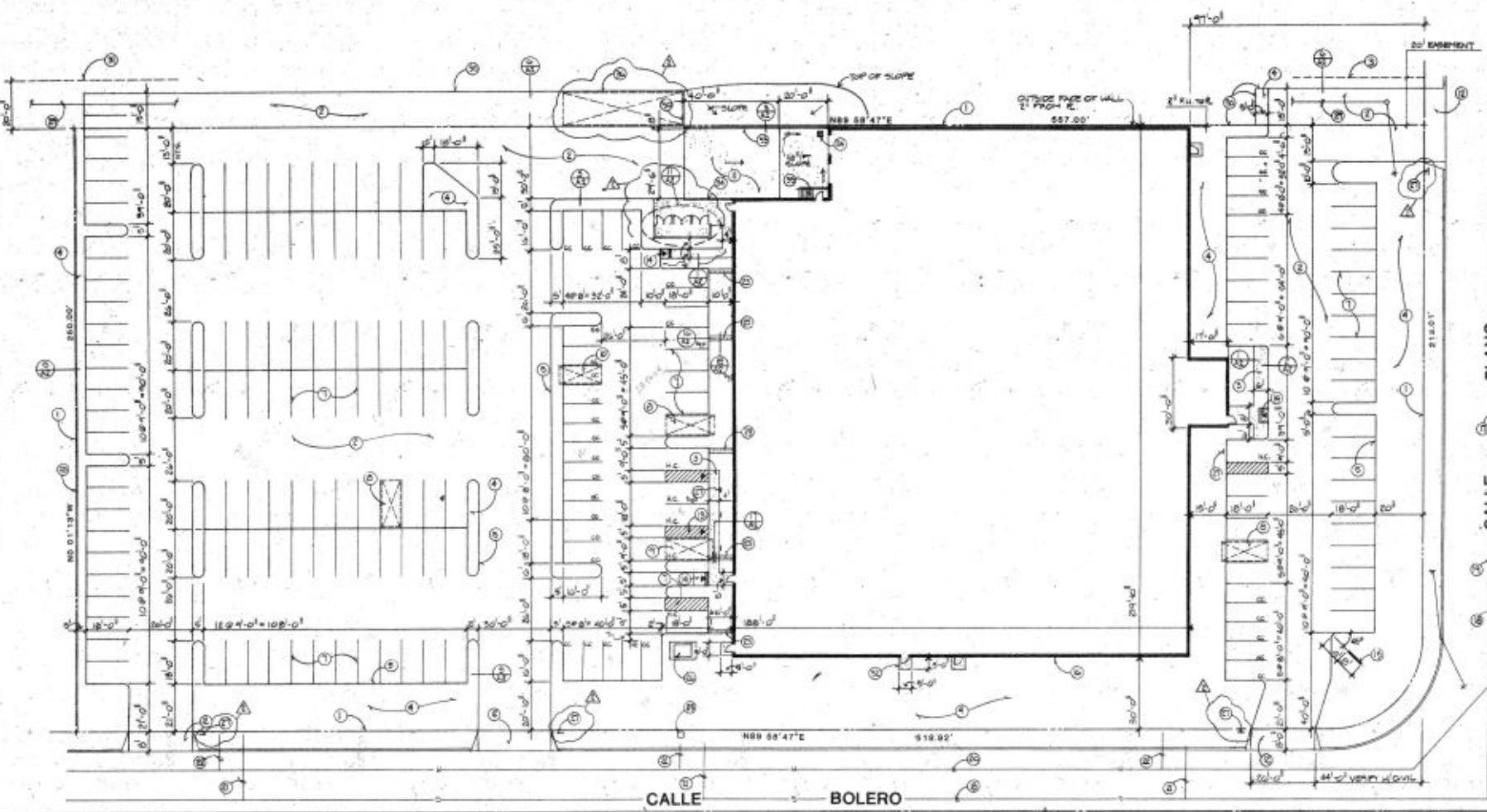








NOT TO SCALE



NOTES

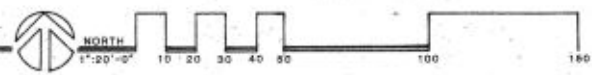
01. PROPERTY LINE
02. A.C. PAVING
03. 4" CONC. SIDEWALK W/WOOD FIN.
04. LANDSCAPING
05. CONC. CURB
06. TRASH ENCL. - SEE DET. 11/A2
07. 4" W. PAINTED STRIPE
08. 8'x20' STD. PARKING SPACE (TYP.)
09. 9'x20' HANDICAPPED PARKING SPACE
W/STORAGE PER CALVAB. REG'TS. -
SEE DETAIL 7 & 8/A2 FOR STORAGE.
10. 8'x16' COMPACT CAR PARKING SPACE
W/STORAGE (TYP.)
11. TRUCKWELL: 5" CONC. SLAB; HEAVY
ROOM FINISH W/RS: @ 18" O.C. -
D/4" AGG. BASE.
12. CONC. DRIVE APPROACH
13. HANDICAPPED RAMP - 1:15 SLOPE
MAX. W/PAINTED STRIPING (TYP.)
14. HANDICAPPED RAMP - SEE DET. 4/A2
15. MONUMENT SIGN - SEE DET. 9/A2
16. OUTLINE OF BLDG.
17. CENTERLINE OF STREET
18. (E) SEWER
19. (E) SEWER
20. (E) WATER MAIN
21. SEWER LATERAL
22. WATER LATERAL
23. CONC. GUTTER TO CURB
24. DRAIN - SEE CIVIL DMS.
25. 1-1/2" Ø M.R. FOR IRRIGATION
ELECT. TRANSFORMER PAD
27. HANDICAP SIGN - SEE DET. 8/A2
28. 6" CURB
29. (E) 24" STORM LINE
30. REDWOOD HEADER
31. EASEMENT LINE
32. 6" CONC. STOOP (TYP.)
33. 6" H. x 6" W. CONC. CURB. FILL
LENGTH OF TRUCKWELL.
34. CONC. RETAINING WALL
35. CONC. STAIRS - SEE DET. 15/A2 &
STRUCT. DMS.
36. LOADING ZONE - PAINT A.C. PAVING
TO MEET RIGHTS OF CITY OF
SANTA MONICA.

CALLE PLANO

GENERAL NOTES

- A. ALL HANDICAPPED SIGNAGE TO BE PER
CALVAB. ARCHITECTURAL BARRIER
LAWS.

SITE PLAN



Camarillo Overview

Camarillo is a thriving community of 70,000 people in the heart of Ventura County - and a terrific business location. Located along U.S. Highway 101, Camarillo is midway between Los Angeles and Santa Barbara.

Situated in the Pleasant Valley, and just nine miles from the ocean, Camarillo offers an appealing mix of rural and suburban lifestyles, with some of the best climate anywhere. The average temperature is in the low 70's, with over 300 days of sunshine annually.

A number of prominent and cutting-edge companies can be found in Camarillo, including Advanced Motion Controls, Semtech, Artisan Vehicle Systems, Saalex Solutions, GeoLinks, Meissner Filtration, Salem Media, SunAir Jets, and Hi-Temp Insulation, to name a few.

If you're looking for a great location to do business, you've come to the right place. The City of Camarillo is a remarkable business and residential community with much to offer. Nestled in a coastal plain between the beach and mountains, Camarillo offers year-round sunshine in a family friendly and safe environment, with top-class amenities, global industries, great businesses, and an educated workforce to support them.



809 Calle Plano

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Peak Commercial and it should not be made available to any other person or entity without the written consent of Peak Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Peak Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Peak Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Peak Commercial has not verified, and will not verify, any of the information contained herein, nor has Peak Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Ron Feder

Senior Managing Director
(818) 222-0404
rfeder@rjfeder.com
DRE#00983855

Joseph Dahan

Commercial Agent
(424) 457-4049
josephdahanre@gmail.com
DRE#02121212

PEAK
COMMERCIAL



FEDER & ASSOCIATES
COMMERCIAL REAL ESTATE