

For Sale or Lease

809 Calle Plano, Camarillo, CA 93012

Major Price Reduction!



809

809



FEDER & ASSOCIATES
COMMERCIAL REAL ESTATE

SERVICE BEYOND EXPECTATION®

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





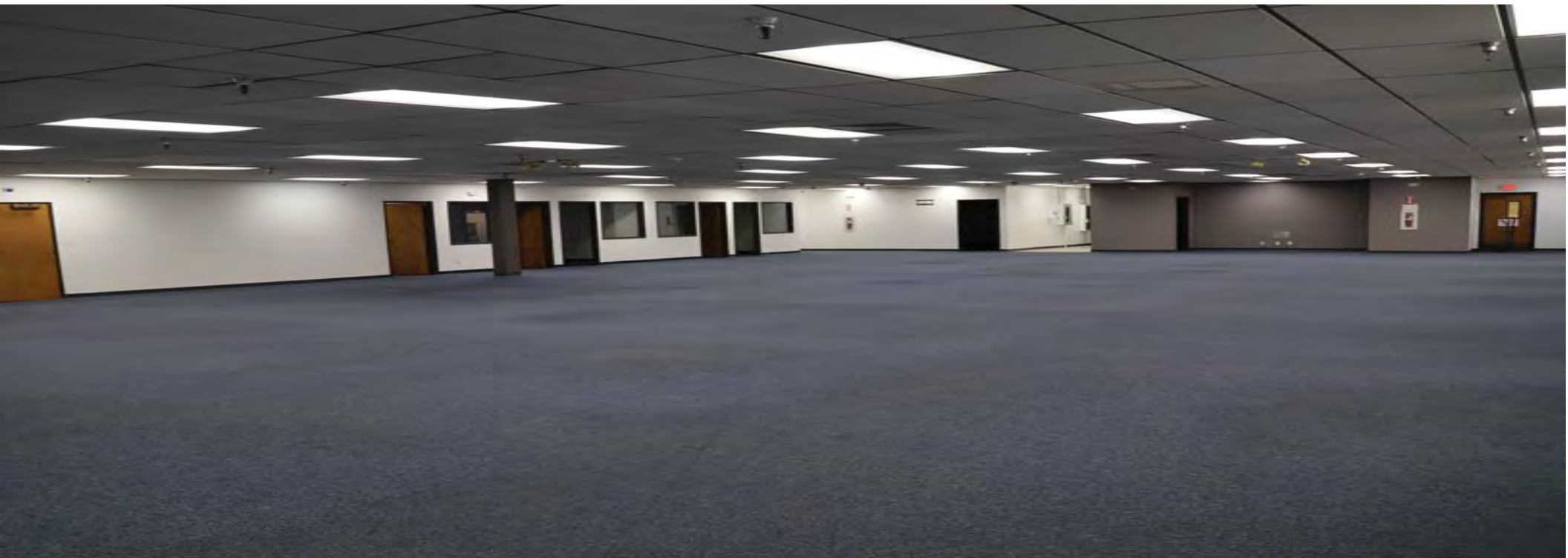




PARKING

NO TRESPASSING

NO PARKING

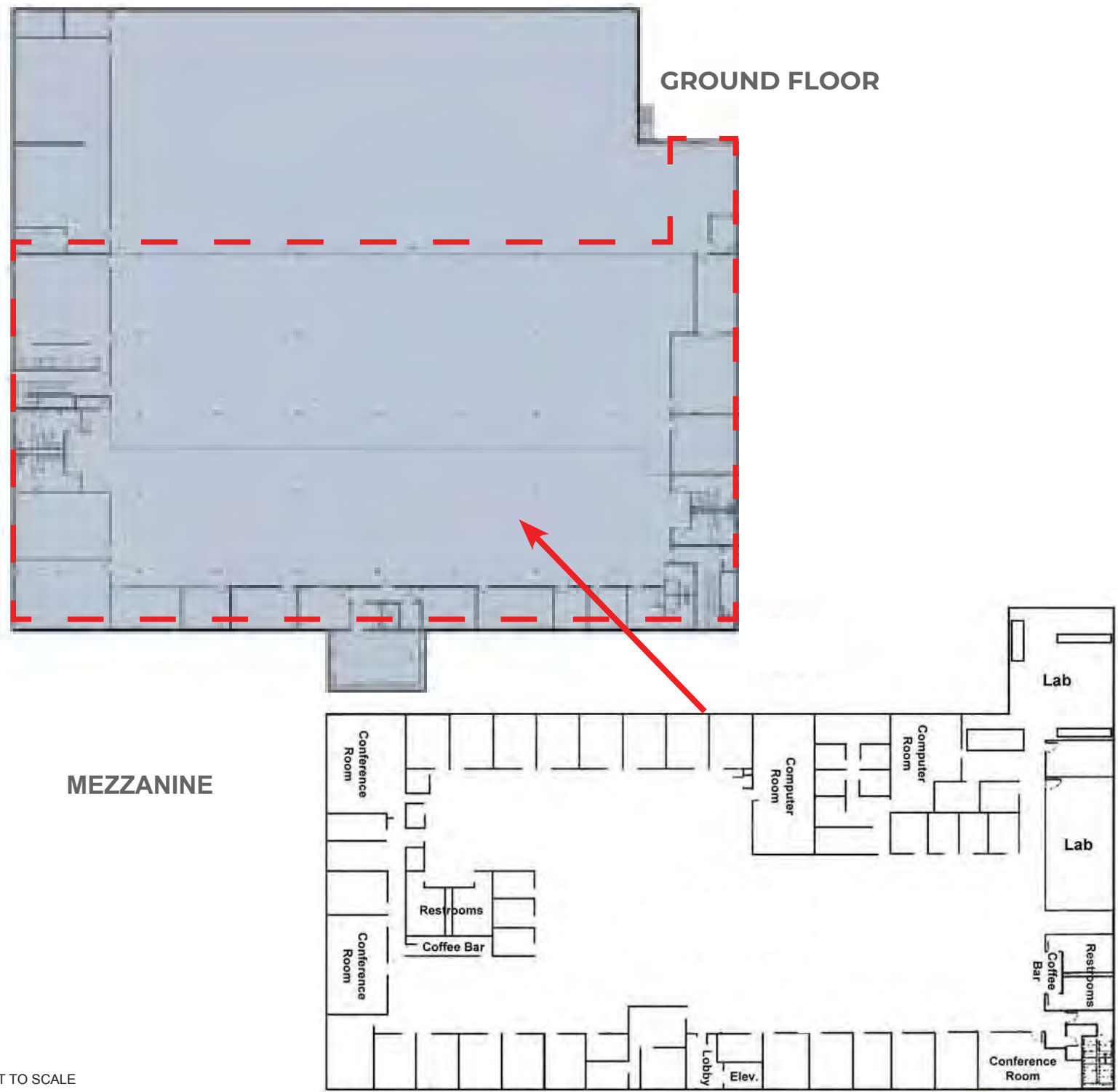




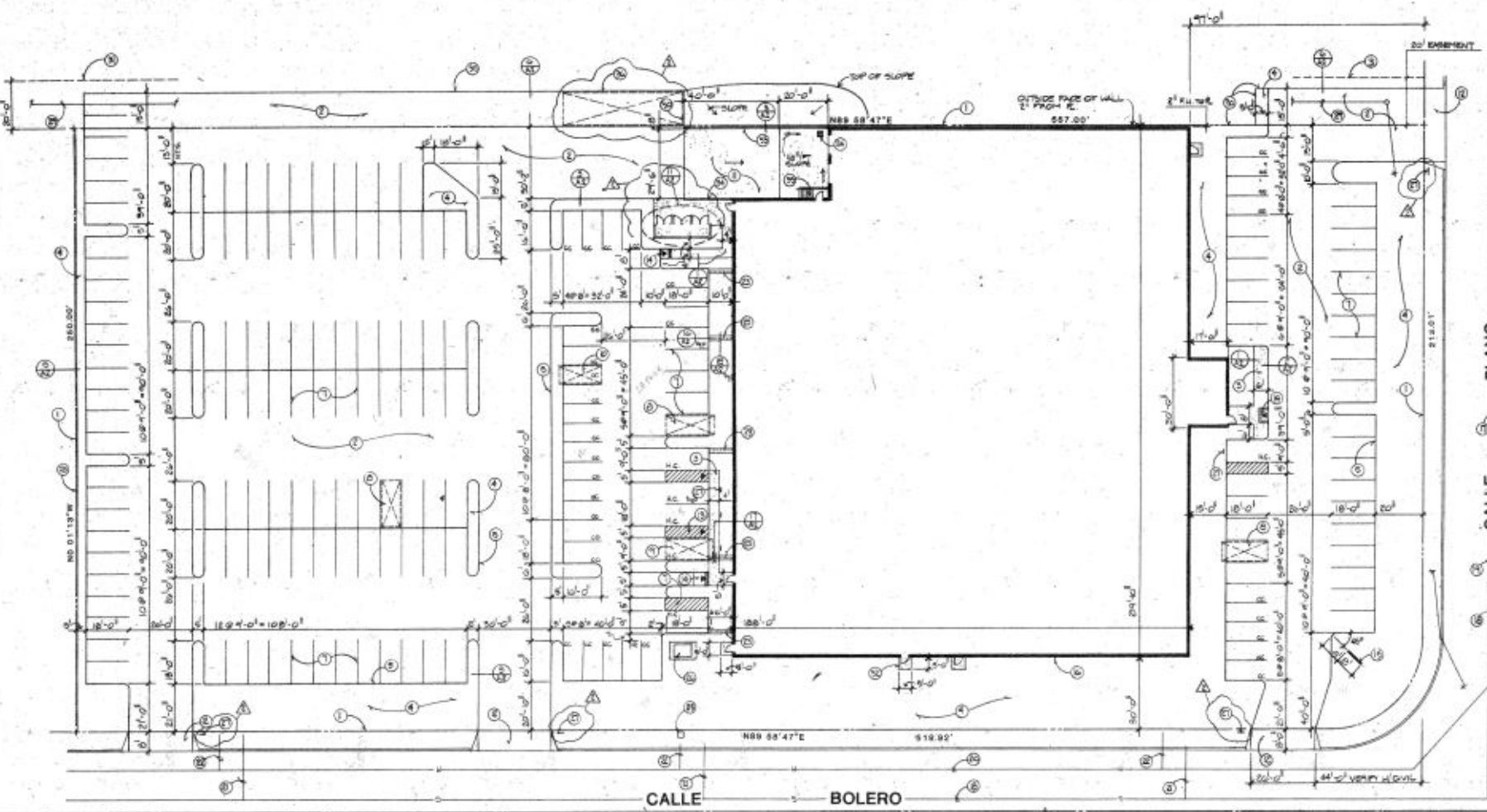








NOT TO SCALE

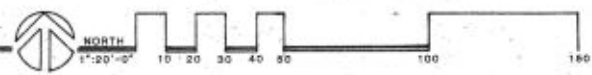


- NOTES**
01. PROPERTY LINE
 02. A.C. PAVING
 03. 4" CONC. SIDEWALK W/WOOD FIN.
 04. LANDSCAPING
 05. CONC. CURB
 06. TRASH ENCL. - SEE DET. 11/A2
 07. 4" W. PAINTED STRIPE
 08. 8'x20' STD. PARKING SPACE (TYP.)
 09. 9'x20' HANDICAPPED PARKING SPACE W/STORAGE PER CALVAB. REG'TS. - SEE DETAIL 7 & 8/A2 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. - 0/4" 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 & STRICT DMS.
 36. LOADING ZONE - PAINT A.C. PAVING TO MEET RIGHTS OF CITY OF SAN ANTONIO.

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.



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