

Creative Office / Flex Space Available for Lease

803 Camarillo Springs Rd., Camarillo, CA 93012



AUSTIN HARRELL (818) 514-0547

austin@illicre.com · DRE#02051633

17547 Ventura Blvd., Ste. 304 · Encino CA 91316 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

- Suite 803A: ±3,841 RSF Creative Office / Flex Space
- Suite 803C: ±2,981 RSF
- 6 Large Offices
- Kitchenette, Secure IT Room, Storage / Warehouse Area, Welcoming Reception / Lobby Area
- Conveniently Located 101 Freeway and Camarillo Springs Rd
- Located in Camarillo Springs Office Park
- High Ceilings, Glass Partitioned Offices, Upgrades Throughout



DEMOS	1 Mile	3 Mile	5 Mile
Population	2,056	48,838	113,505
Avg. HH Income	\$92,161	\$144,885	\$138,011
Daytime Pop	1,772	39,760	92,430
Traffic Count	± 140,585 cars per day (101 FWY)		



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Suite 803A: ±3,841 RSF



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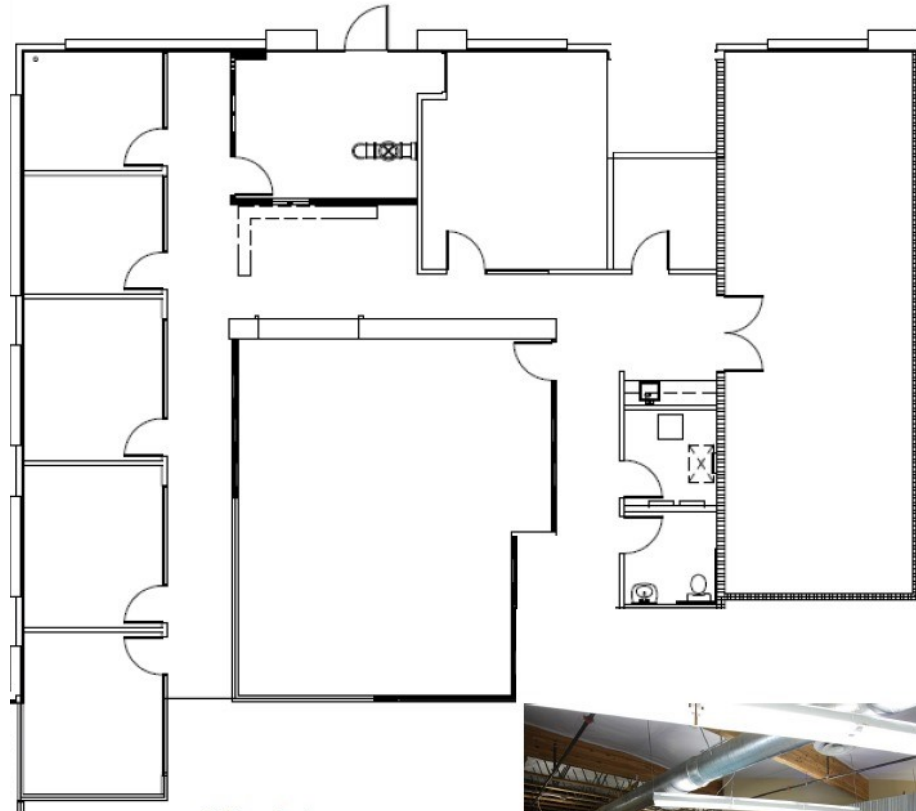
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Suite 803A - Floor Plan



Offered at

\$1.45 RSF

Modified Gross Basis

(Tenant pays their own electricity and
Janitorial)



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Suite 803C: ±2,981 RSF



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AREA AMENITIES

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.

While all population centers have local retailer centers, the agglomeration of outlet stores in Camarillo has historically drawn hundreds of millions of consumers annually from around Southern California, weighting retail employment more heavily in the metro than the national average

The presence of the U.S. Navy at Port Hueneme and Point Mugu, itself a large employer in the metro, has historically supported aerospace, communications, technology, machine tools, and machinery manufacturing industries. As such, the metro has many large employers in these industries, including Lockheed Martin, General Dynamics, Teledyne, Aerovironment, and Haas Automation. In the Conejo Valley, there is a budding biotech cluster that is expanding into office and industrial buildings for R&D and manufacturing capabilities. Biotech giant Amgen owns and operates more than 2 million SF of property and employs 6,000 people in the Thousand Oaks area, but only recently has larger biotech community started to flourish.



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TOP EMPLOYERS



Amgen Inc. is an American multinational biopharmaceutical company headquartered in Thousand Oaks, California. A biotechnology innovator since 1980, Amgen has grown to be one of the world's leading biotechnology companies, has reached millions of patients around the world. Amgen is an industry leader with 19,200 employees and an annual revenue of \$23.8B.



Dole Food Company is an American agricultural multinational corporation headquartered in Westlake Village, California. The company is the largest producer of fruit and vegetables in the world, operating with 74,300 full-time and seasonal employees who are responsible for over 300 products in their distribution.



California Lutheran University was Founded in 1959, California Lutheran University is home to more than 2,804 undergraduate and 1,223 graduate students who come from more than 58 countries and represent a wide variety of faiths. The 225-acre campus is home to a wide array of undergraduate programs, including 41 majors and 43 minors.



Los Robles Hospital & Medical Center is the largest hospital in eastern Ventura County. It is a 321-bed acute care hospital with a level II trauma center. Los Robles Regional Medical Center is a key player in the health care industry.



MannKind Corporation is a biopharmaceutical company focusing on the discovery, development, and commercialization of therapeutic products for diseases such as diabetes and pulmonary arterial.



Atara Biotherapeutics, Inc. is a leading allogeneic T-Cell immunotherapy company pioneering the development of transformative therapies for patients with serious diseases including solid tumors, hematologic cancers and autoimmune diseases.



Sienna Biopharmaceuticals, Inc. is a clinical-stage biopharmaceutical company that discovers, develops, and commercializes topical products for medical dermatology and aesthetics markets in North America.



Teledyne Technologies, Inc. is an American industrial conglomerate who provides geospatial software designed for the hydrographic and marine community. Teledyne Technologies, founded in 1960, is a key player in the industry with 8,970 employees.



The Skurka Aerospace Inc. SAI has provided quality motors and starter generators servicing many applications including aircraft main engines and APU's, power drive units, actuation devices, fuel and hydraulic pump drives, fire control systems, and cryogenics for over 60 years.



COMMERCIAL
REAL ESTATE

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