



broker *Becker*

Contact | Call for a Tour: Jeff Becker 805.653-6794 ext. 201 | jbecker@beckergroup.com

*Freeway Frontage Prime
Retail/Office Suites for Sale*



1365–1371 Del Norte Road Camarillo • California

Real Estate Investments | Property Management
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Office Address | 40 South Ash Street Ventura, CA 93001 Mailing Address | Post Office Box 23277, Ventura, CA 93002
Telephone | 805.653.6794 Facsimile | 805.653.6795 License | 01213236 Web | www.beckergroup.com

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Prime Retail/Office Building For SALE

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Camarillo • California

\$ 3,250,000 [5.5% cap rate]

- 11,734 sf Prime Freeway Visible Retail/Office Bldg
- Existing Tenancy: Suite 1367 Leased to 05.31.24
+ Suite 1365 Leased to 09.30.22
- Potential Upside on Lease Rate @ Renewal
- Lot Size 11,884 sf | APN# 148-0-020-225
- Common Parking + Condo Association
- Major Building Signage/Freeway Visible
- Abundant Parking/Ratio > 3/1,000 sf
- Desirable location off Central Avenue and 101 Fwy



*Close to Camarillo's Premium Outlet Shopping Malls,
the new Springville Planned Community and Retail Center,
California State University Channel Islands [CSUCI],
Pt. Magu Naval Base, Camarillo Airport + More*

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aerial map



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1365–1371 Del Norte Road
general information

General Information

<i>Description</i>	11,734 Sq. Ft. Retail Office
<i>Selling Price</i>	\$ 3,250,000 \$ 277 psf
<i>Land Area</i>	11,884 Sq. Ft.
<i>Year Constructed</i>	1971
<i>Parking</i>	03/1,000 sf
<i>Occupancy %</i>	50%

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proforma

Financial Proforma

Potential Gross Income	204,078.00
Less 10 % Vacancy Reserve	<u>20,407.00</u>
Effective Gross Income	183,671.00
Less Expenses (*)	<u>[60,525.00]</u>
Net Income before Dept Service (NOI)	\$183,671.00

(*) Expenses

Real Estate Taxes (prop 13)	40,625.00
HOA Dues	5,040.00
Common Area Maintenance	1,500.00
Utilities	4,000.00
Insurance	4,500.00
Management	<u>4,860.00</u>
Total Expenses	\$60,525.00

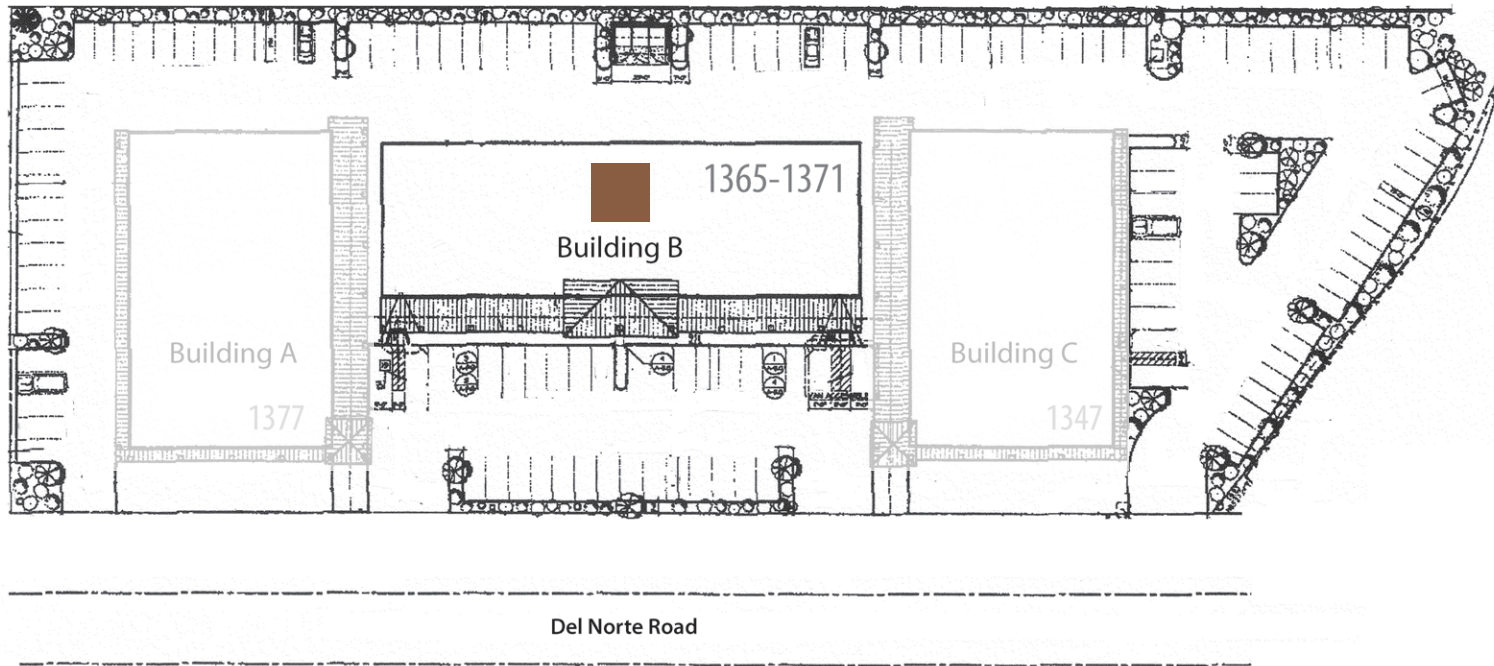
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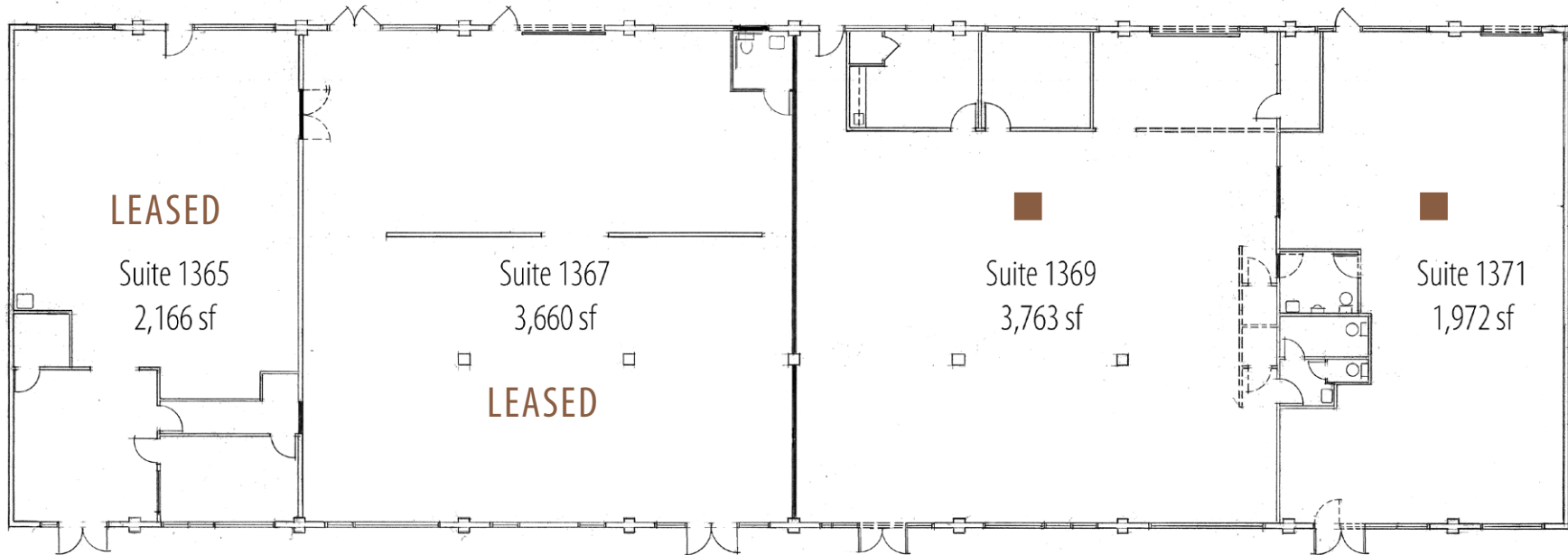
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site plan



■ > AVAILABLE



FLOOR PLAN
3/16" = 1'-0"

BUILDING AREA	
NET	11,400 SF
GROSS	11,734 SF



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interior images



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