



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



HIGH TRAFFIC RETAIL/RESTAURANT/MEDICAL IN PRIME CAMARILLO

4900-4992 Verdugo Way, Camarillo, CA 93012



AUSTIN HARRELL
(818) 514-0547 | austin@illicre.com
DRE#02051633

JAMES HEERDEGEN
(818) 697-9379 | james@illicre.com
DRE#02197482

KENNETH SIMONS
(818) 650-1606 | ken@illicre.com
DRE#00625646



RETAIL SPACES AVAILABLE
CAMARILLO

EXCLUSIVELY LISTED BY

AUSTIN HARRELL

SENIOR ASSOCIATE

(818) 514-0547 | austin@illicre.com

DRE#02051633

JAMES HEERDEGEN

ASSOCIATE

(818) 697-9379 | james@illicre.com

DRE#02197482

KENNETH SIMONS

VICE PRESIDENT

(818) 650-1606 | ken@illicre.com

DRE#00625646



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 foot-age 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.

5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL SPACES AVAILABLE
CAMARILLO

PROPERTY FEATURES

4900-4992 Verdugo Way, Camarillo, CA 93012



APPROX. 1,240-2,170 SF

RETAIL SPACES AVAILABLE

- ✓ Excellent curb appeal
- ✓ Great visibility and signage
- ✓ Perfect for banks, restaurants, ice cream, beauty, and fitness
- ✓ Ample parking
- ✓ National and regional tenancy

AREA AMENITIES

- ✓ High traffic signalized intersection
- ✓ Easy access to 101 Freeway
- ✓ High-income demographic
- ✓ Across the street from Adolfo Camarillo High School, the Roxy Stadium 11 Movie Theater, and next door to the 130-room Sonesta Select Hotel
- ✓ Surrounded by high-density residential

RENTAL RATES

- ✓ Suite 10B - ±2,170 SF @ \$2.15/sf + \$1.25 NNN
- ✓ Suite 10D - ±2,116 SF @ \$2.15/sf + \$1.25 NNN
- ✓ Suite 9D - ±1,240 SF @ \$2.35/sf + \$1.25 NNN
- ✓ Suite 9K - ±1,564 SF @ \$2.35/sf + \$1.25 NNN

— DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	Population	10,655	58,031	105,831
	Avg. HH Income	\$131,480	\$131,268	\$139,509
	Daytime Pop	8,714	48,014	87,324
	Traffic Count	± 55,593 CPD AT INTERSECTION		

SITE PLAN

4900-4992 Verdugo Way, Camarillo, CA 93012



UNIT	TENANT	RENT RATE
10A	CHEERS MARKET & LIQUOR	
10B	AVAILABLE ±2,170 SF	\$2.15/SF/MO + \$1.25 NNN
10D	AVAILABLE ±2,116 SF	\$2.15/SF/MO + \$1.25 NNN
10F	OPTOMETRY	
10G-I	OLD NEW YORK DELI & BAKERY	
10J	MAKE IT HEALTHY	
10K/L	TWO TREES PT OFFICE	
10M	THE CURRY LEAF RESTAURANT	
9A	UNIFY FINANCIAL CREDIT UNION	
9C	SMOKERS PALACE	
9D	AVAILABLE ±1,240 SF	\$2.35/SF/MO + \$1.25 NNN
9E	CONCENTRA URGENT CARE	
9F	CHOICE CHIROPRACTIC	
9G	CALLING ALL PAWS	
9J	PET HQ VET CLINIC	
9K	AVAILABLE ±1,564 SF	\$2.35/SF/MO + \$1.25 NNN
9M	BISTRO 13	
4860	MCDONALDS	
4900	MISSION OAKS DENTAL	
4900	YOMAMA SUSHI	
4850	SLATE RESTAURANT	
4850	SNAPPER JACKS TACO SHACK	

Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE





**COMMERCIAL
REAL ESTATE**

AUSTIN HARRELL
SENIOR ASSOCIATE

(818) 514-0547 | austin@illicre.com
DRE#02051633

JAMES HEERDEGEN
ASSOCIATE

(818) 697-9379 | james@illicre.com
DRE#02197482

KENNETH SIMONS
VICE PRESIDENT

(818) 650-1606 | ken@illicre.com
DRE#00625646



5990 SEPULVEDA BLVD., STE. 600 | SHERMAN OAKS, CA 91411 | 818.501.2212/PHONE | 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 foot-age 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.