Becker Group

broker eAlert

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

Freeway Frontage Prime Retail/Office Building for Sale

1369 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.beckergrp.com

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Prime Retail/Office Building For SALE

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Camarillo • California

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

- 9,718 sf Prime Freeway Visible Retail/ Office Building
- Existing Tenancy Leased through 12.31.18
- Potential Upside on Lease Rate @ Renewal
- Lot Size 11,884 sf | APN# 148-0-020-225
- 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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General Information

Description	9,718 Sq. Ft. Retail | Office
Selling Price	$ 3,250,000 | $ 334 psf
Land Area	11,884 Sq. Ft.
Year Constructed	1971
Parking	03/1,000 sf
Occupancy %	100%/ Current Lease Term Expires 12.31.18

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proforma

Financial Proforma

Potential Gross Income	204,078.00
Less 10 % Vacancy Reserve	20,407.00
Effective Gross Income	183,671.00
Less Expenses (*)	[60,525.00]
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	4,860.00
Total Expenses	**$60,525.00**

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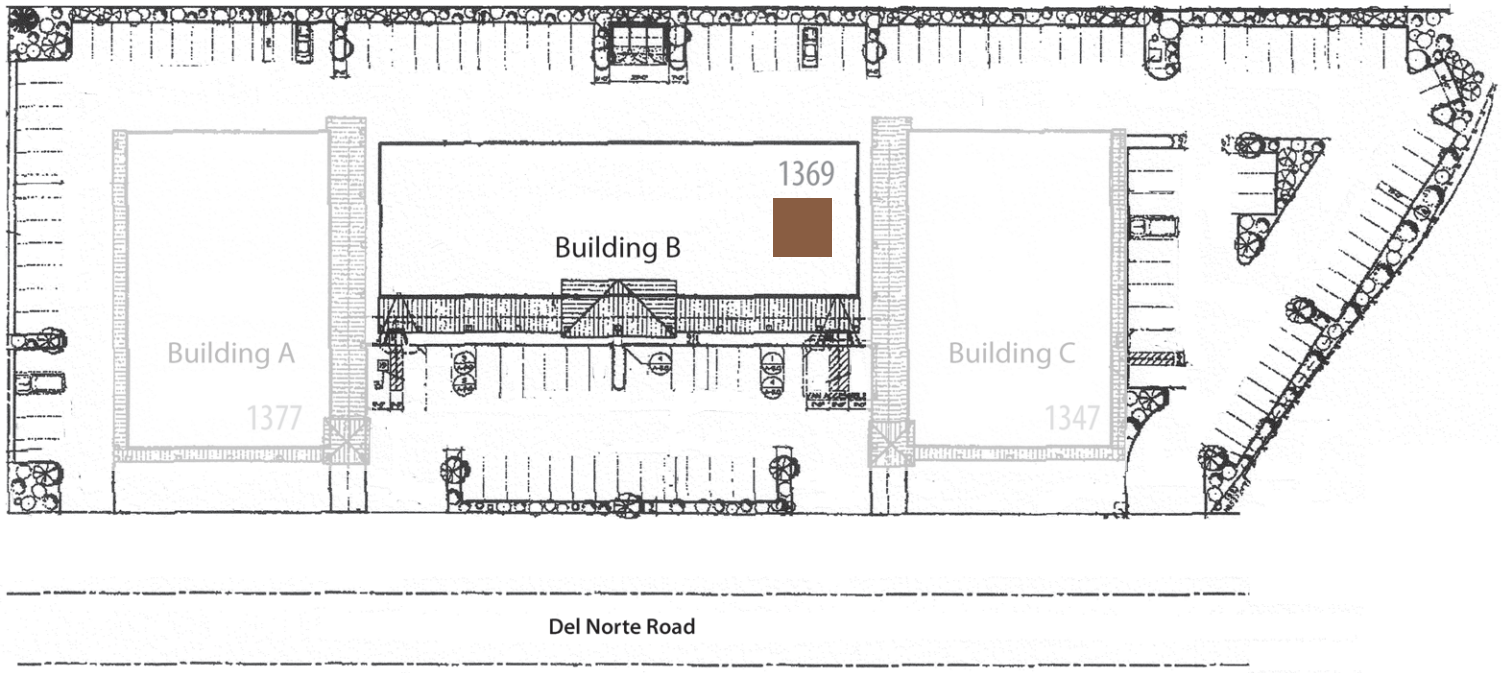
site plan



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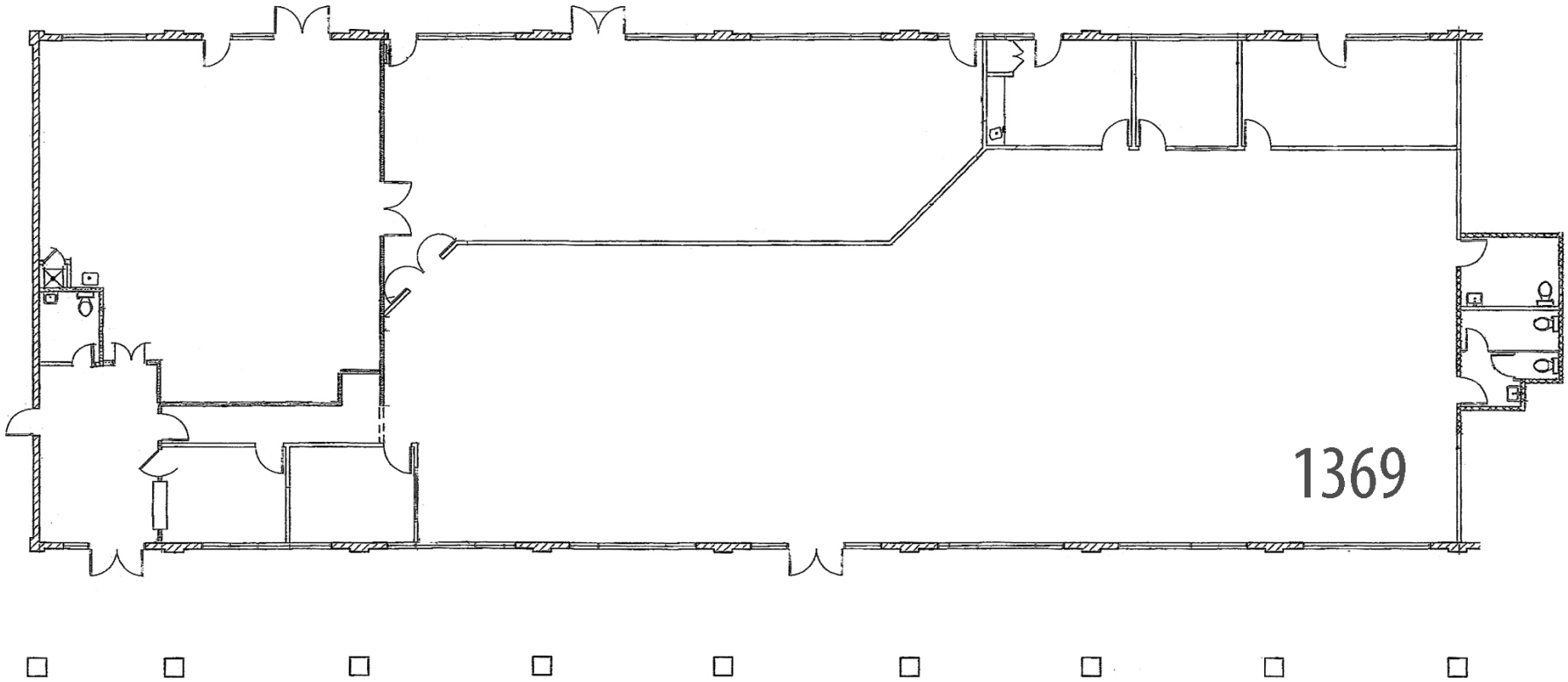
floor plan



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interior images

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