

INDUSTRIAL LAND FOR SALE
MISSION OAKS BUSINESS PARK
CAMARILLO, CALIFORNIA



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



RARE LAND
PURCHASE OPPORTUNITY



LM-ZONED
LAND



FULLY ENTITLED



CLOSE PROXIMITY TO RETAIL
& RESTAURANTS, AMENITIES



FREEWAY
VISIBILITY

Mission Oaks Business Park | Lot Specifications

| Lot | Size (Acres) | Size (SF) | Sale Price (PSF) | Sale Price (Total) | APN |
|---------------|--------------|----------------|------------------|---------------------|---------------|
| 1 | 4.23 | 184,276 | SOLD | Trojan Storage | 160-0-500-015 |
| 2 | 4.62 | 201,409 | \$35.00 | \$7,049,315 | 160-0-500-045 |
| 3 | 3.94 | 171,561 | SOLD | Kaiser Permanente | 160-0-500-035 |
| 4* | 4.79 | 208,856 | \$35.00 | \$7,309,960 | 160-0-500-025 |
| 15 | 0.57 | 25,009 | \$35.00 | \$875,315 | 160-0-111-315 |
| 16 | 0.72 | 31,448 | \$35.00 | \$1,100,680 | 160-0-111-325 |
| 45 | 1.87 | 81,457 | \$35.00 | \$2,850,995 | 160-0-111-335 |
| Total: | 12.57 | 548,179 | | \$19,186,265 | |



CAMARILLO:

Camarillo's unique blend of rural and suburban qualities is reflected in its prominent industries, which range the gamut between agriculture and aerospace and most everything in between. In the city's booming business districts, you'll find leading-edge biotech firms sharing industrial plots with high-tech manufacturing operations and software companies.

Business friendliness is engrained in the community with Camarillo's low sales tax, low business license fees, and business friendly City Council. It's leadership consistently supports the modification of policies, procedures, and municipal code to adapt to the needs of the business community.

Camarillo is consistently ranked in the top 20 list of the Safest Cities in California. Restaurants and retail commerce flourish across a multitude of attractive shopping plazas. The city has 150 premium outlet stores. The schools are top-grade. The parks are plentiful, generously apportioned, and superbly maintained.

*Subject lot has proposed plans for an ±88,000 SF industrial building





VONS **CVS/pharmacy** **Smart & Final** **Sushi Fresh** **Auto Zone** **AUTO PARTS**

20/20 Best **Firestone** **CHASE** **UnionBank** **metro** **jiffylube** **DOLLAR TREE**

99c ONLY **Bank of America** **Chevron** **Fujiya** **TOPPER'S** **Morgan Stanley** **citibank** **Wendy's** **DUNKIN' DONUTS**

Bank of America **usbank** **ARCO** **SUBWAY** **FedEx** **LA BICHO CONSUMERS**

BURGER KING **Starbucks** **McDonald's** **Pizza Hut** **Domino's** **CVS** **Medicine Shoppe** **BP** **9**

TACO BELL **Shell** **9**

AMERICA'S TIRE

VONS **ANYTIME FITNESS** **CVS pharmacy**

CHASE **SUBWAY** **STARBUCKS COFFEE**

PATRÓN
Mexican Bar & Grill

STARBUCKS COFFEE **ROXY STADIUM 11 THEATER** **McDonald's** **Jack** **SONESTA select**

Bistro 13 **BABA FRESH** **SUPERCUTS** **Mama's Munchies** **THAI PERU RESTAURANT**

YOMAMA SUSHI **Chevron** **K** **Valero**

BURGER BARN **PET HEADQUARTERS** **Fuji**

SMAPPER JACKS **TACO SHACK** **UNIFY** **UPS** **WOLLS PARROT** **SLATE** **Made & Healthy**

Habit Burger Grill **FITNESS 19** **Hertz** **BABA FRESH**

Urbane Cafe **prestapasta** **ihop** **First Citizens Bank**

6 **Denny's** **AVIS** **at&t** **OLIVIOS**

Jack **Latoc** **BLVD BRGR** **twenty 88**

Valero **AXOLOTL** **NONA'S ITALIAN DELI**

Residence Inn Marriott

76 **SUBWAY**

CAMARILLO PREMIUM OUTLETS
Over 160 Retailers ±4.3 Miles from SUBJECT

GAP **FAMOUS Footwear** **A&P** **AÉROPOSTALE** **FOSSIL**

OFF 5TH **NIKE** **Theory**

kate spade **GUESS** **LOFT** **DKNY** **CALVIN KLEIN**

Panera **BROOKS BROTHERS** **REGAL NORTH CINEMAS** **THE NORTH FACE** **Levi's**

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