

2465 VENTURA BLVD  
CAMARILLO CALIFORNIA 93010

## FOR LEASE

Ground floor ±1,675 SF Office/Retail Space  
Available in Old Town Camarillo.



### Property Highlights

- Highly visible opportunity on Ventura 101 Freeway — 134,572 cars per day.
- ±1,675 SF ground floor retail for lease.
- Convenient access to freeway on and off ramps.
- Close proximity to Camarillo Premium Outlets with 10 million visitors annually.
- Closest point in Camarillo to California State University Channel Islands with student population in excess of 5,000.
- Located in Old Town Camarillo, a popular Ventura County destination for dining, shopping and services.



**ROB DEVERICKS**  
805.879.9641  
[rdevericks@radiusgroup.com](mailto:rdevericks@radiusgroup.com)  
CA Lic. 01349816

**DANIEL BAGDAZIAN**  
805.879.9632  
[dbagdazian@radiusgroup.com](mailto:dbagdazian@radiusgroup.com)  
CA Lic. 02132117



2465 VENTURA BLVD  
CAMARILLO CALIFORNIA 93010

FOR LEASE

Ground floor ±1,675 SF Office/Retail Space  
Available in Old Town Camarillo.



## Demographics

| 2025 Estimates            | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------------|-----------|-----------|-----------|
| Average Household Income: | \$129,752 | \$154,064 | \$171,281 |
| Population:               | 15,507    | 67,936    | 89,753    |
| Daytime Population:       | 13,762    | 57,786    | 72,453    |

Source: Sites USA

## Traffic Counts

|                          |             |
|--------------------------|-------------|
| Ventura 101 Freeway:     | 134,572 ADT |
| Ventura Blvd @ Lewis Rd: | 29,144 ADT  |

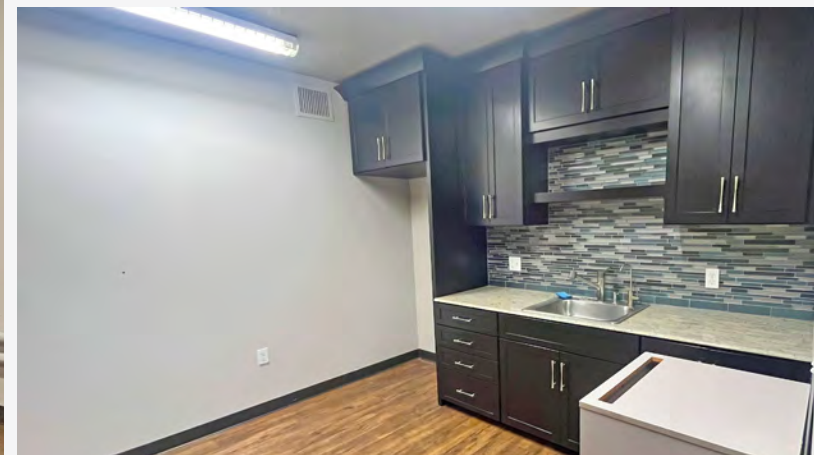
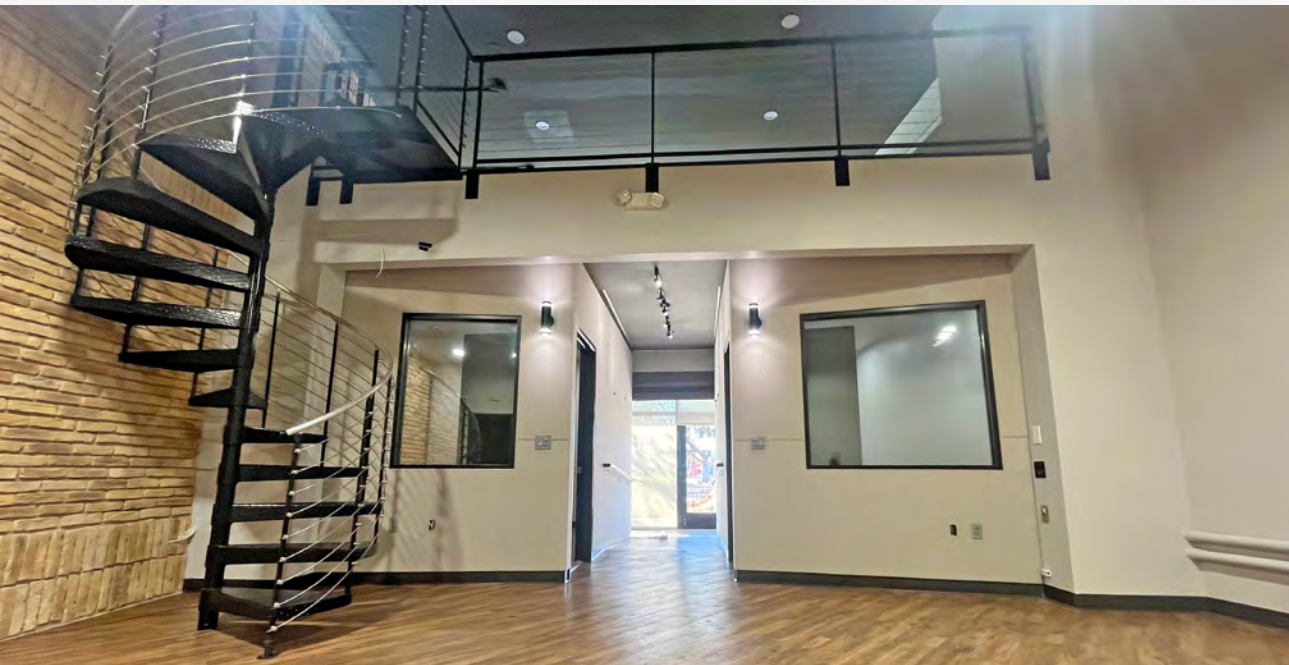
Source: Sites USA

**ROB DEVERICKS**  
805.879.9641  
[rdevericks@radiusgroup.com](mailto:rdevericks@radiusgroup.com)  
CA Lic. 01349816

**DANIEL BAGDAZIAN**  
805.879.9632  
[dbagdazian@radiusgroup.com](mailto:dbagdazian@radiusgroup.com)  
CA Lic. 02132117



2465 VENTURA BLVD  
CAMARILLO CALIFORNIA 93010



**ROB DEVERICKS**  
805.879.9641  
[rdevericks@radiusgroup.com](mailto:rdevericks@radiusgroup.com)  
CA Lic. 01349816

**DANIEL BAGDAZIAN**  
805.879.9632  
[dbagdazian@radiusgroup.com](mailto:dbagdazian@radiusgroup.com)  
CA Lic. 02132117



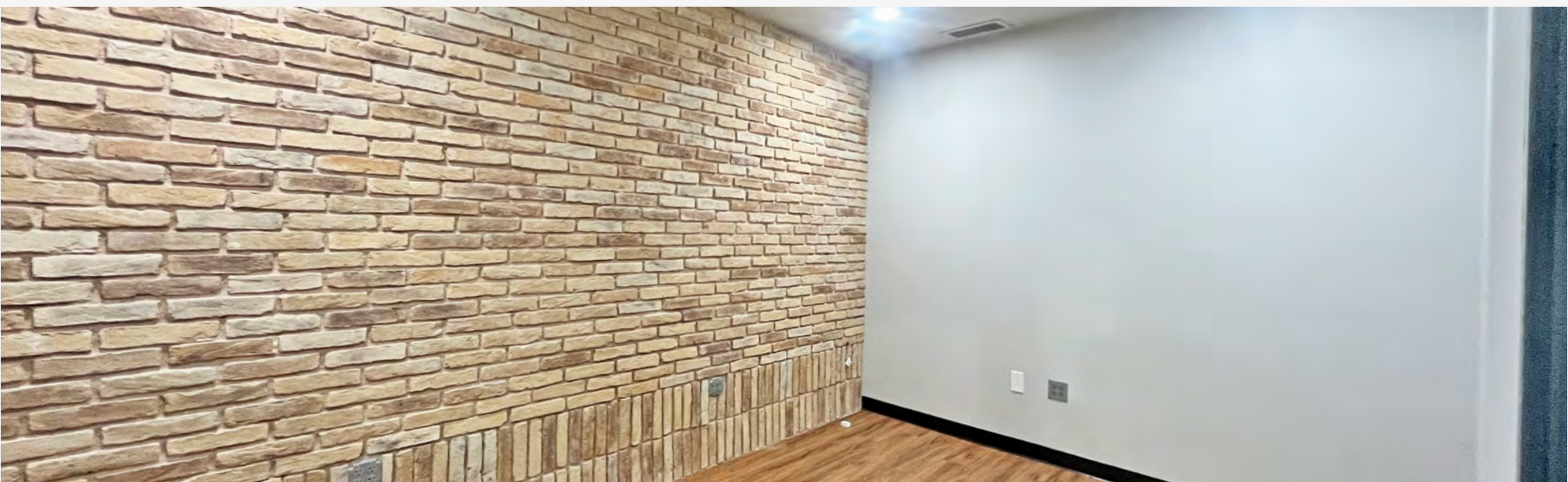
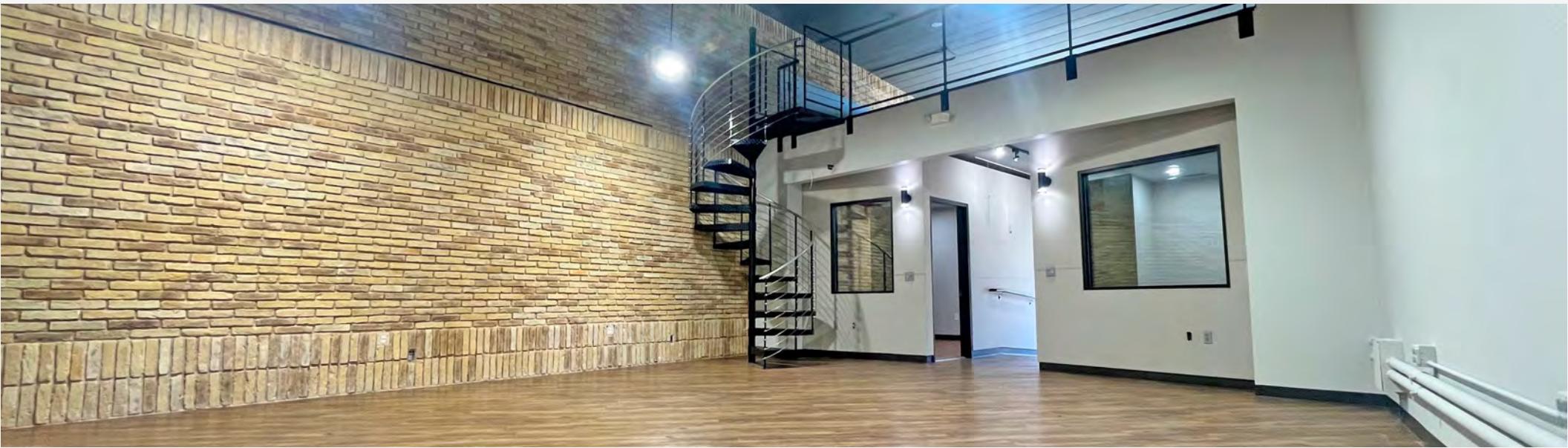
© 3/10/26 Radius Group Commercial Real Estate, Inc. DRE lic. 01334755. All rights reserved. Content and/or images may not be used without permission. The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

[RADIUSGROUP.COM](http://RADIUSGROUP.COM)

2465 VENTURA BLVD  
CAMARILLO CALIFORNIA 93010

## FOR LEASE

Ground floor ±1,675 SF Office/Retail Space  
Available in Old Town Camarillo.



**ROB DEVERICKS**  
805.879.9641  
[rdevericks@radiusgroup.com](mailto:rdevericks@radiusgroup.com)  
CA Lic. 01349816

**DANIEL BAGDAZIAN**  
805.879.9632  
[dbagdazian@radiusgroup.com](mailto:dbagdazian@radiusgroup.com)  
CA Lic. 02132117

