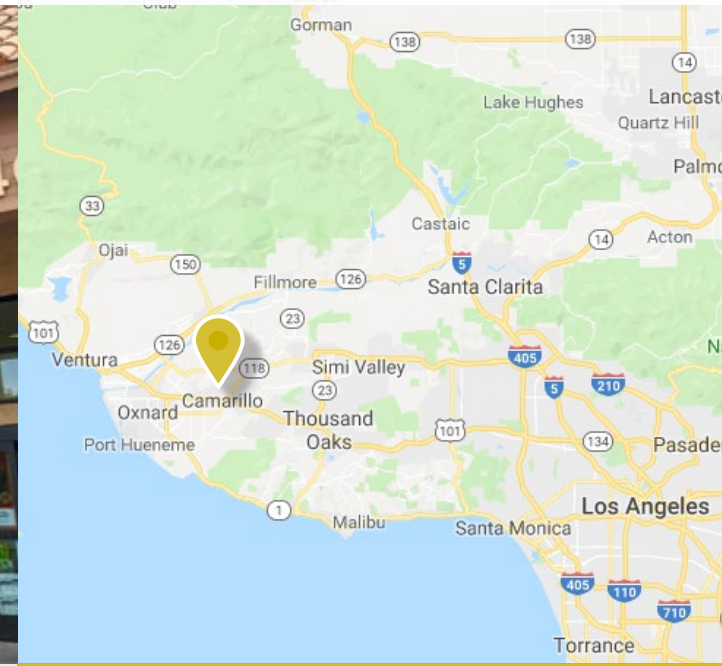


CAMARILLO VILLAGE SQUARE

2350 LAS POSAS RD • CAMILLO CA • 93010

FOR LEASE

Located on the southeast corner Las Posas Rd
& Arneill Rd



Property Highlights

- ±246,733 SF vibrant community shopping center anchored by Sprouts, Ross, Rite Aid and PetSmart
- Located in the heart of Camarillo, CA along Las Posas Road, providing convenient access to East and West Camarillo
- Easy access from US 101 Fwy on Arneill Road
- Highly affluent demographic with Avg HHI \$165,189 within 5 mile radius of property
- Regional anchors including Sprouts and Big 5 draw customers from all over Camarillo

■ **Spaces Available: ±2,439 SF – ±8,800 SF**

Join these neighboring merchants



Rob Devericks

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FOR LEASE · CAMARILLO VILLAGE SQUARE

2350 Las Posas Rd., Camarillo, CA 93010
SEC Las Posas Rd. & Arneill Rd.

Vacancies

UNIT #	SIZE (SF)	RENT
2450 H	8,800	\$1.50/SF NNN**
2390 G	3,800	\$2.50/SF NNN**
2360 A	2,439	\$2.45/SF NNN**

**NNN cost is \$1.24/SF plus a promotional fee of \$0.05/SF for shopping center marketing.



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Vacancies

Building	Suite	Tenant	Size (SF)	Rent	Building	Suite	Tenant	Size (SF)	Rent
1656	1656A	Orange Theory Fitness	3,092		2460	2460A-E	Camarillo Dance Collective	6,837	
1656	1656B	JohnHart Real Estate	1,400		2500	2500A	Ric's Restaurant	4,741	
1656	1656C	European Wax Center	1,456		2500	2500B	Modern Nail Spa	741	
2350	2350	KFC	2,035		2500	2500C	Firehouse Subs	1,171	
2360	2360A	VACANT	2,439	\$2.45 NNN	2500	2500D	Supercuts	1,198	
2360	2360B	The Heated Room	1,204		2500	2500E	Mika Sushi	1,598	
2360	2360C	Los Palos Cleaners	1,376		2500	2500F	Panda Express	2,010	
2360	2360D	9 Round Kickboxing	1,416		2508	2508A	Wingstop	1,400	
2360	2360E	StretchLab	1,598		2508	2508B	Japanese Ramen	1,198	
2360	2360F	Club Pilates	1,584		2508	2508C	Blenders in the Grass	1,002	
2360	2360G	Massage Envy	2,696		2508	2508E	Ruby's Fresh Mexican	2,402	
2370	2370A	Bill's Bike Shop, Inc.	2,480		2510	2510F	Zohra Threading	593	
2370	2370B	Active Spine & Sports Care	1,350		2508	2510G	Gracie Barra	1,874	
2380	2380C	Camarillo Vision Center	2,767		2510	2510H	Cig Store	724	
2390	2390C	UPS Store	1,092		2510	2510J	Gracie Barra	2,300	
2390	2390D	Top Notch Barbershop	732		2520	2520A	Ace Hardware	9,600	
2390	2390E	Ameci Pizza & Pasta	1,380		2530	2530E	Petsmart	16,744	
2390	2390F	Verizon	1,647		2550	2550	Ross Dress For Less	23,707	
2390	2390G	VACANT	3,800	\$2.50 NNN	2570	2570A	Sally Beauty Supply	1,430	
2390	2390H	Onyx Bistro	2,200		2570	2570B	Automobile Club of Southern California	6,952	
2390	2390I	Nothing Bundt Cakes	970		2590	2590C	Big 5	16,800	
2390	2390J	Pizza Man Dan's	2,802		2620	2620A	Kaiser Foundation	11,244	
2400	2400A	Sprouts Farmers Market	29,078						
2400	2400B	Rite Aid	14,308						
2440	2440A	Planet Fitness	16,800						
2450	2450H	VACANT	8,800	\$1.50 NNN					

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CAMARILLO

VILLAGE SQUARE

SEC LAS POSAS & ARNEILL ROADS | CAMARILLO CA 93010

Demographics

2025 Estimates	1 Mile	3 Miles	5 Miles
Population:	18,193	69,877	82,713
Average Household Income:	\$141,903	\$160,400	\$165,189
Daytime Population:	10,800	56,536	70,255

Source: Sites USA

Traffic Counts

Las Posas Road (at Arneill Rd):	20,193 ADT
Arneill Road (at Las Posas Rd):	14,184 ADT

Source: Sites USA



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Surrounding Centers & Retailers



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