

2306 LAS POSAS ROAD

CAMARILLO
CA 93010

BIG 5
SPORTING GOODS

ROSS
DRESS FOR LESS

PETSMART

ACE
The helpful place.

Planet fitness
The #1 fitness franchise

RITE AID

SPROUTS
FARMERS MARKET

WING STOP

PANDA EXPRESS
GOURMET CHINESE FOOD

SUPERCUTS

CREAMERY BAKE GARDEN

The UPS Store

**Pizza
Danz**

Orangetheory
FITNESS

LAS POSAS ROAD

**2306 LAS
POSAS RD C**



STARBUCKS COFFEE

LISA SHIELDS
805.879.9639
lsbields@radiusgroup.com

CA LIC. 01742786

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FOR SUBLEASE

Prominent corner pad/building
located at the southeast corner
of Las Posas Rd. & Arneill Rd.

 **RADIUS®**
Commercial Real Estate

RADIUS GROUP.COM

±3,072SF CORNER MEDICAL/RETAIL SPACE

2306 LAS POSAS RD • UNIT C • CAMARILLO, CA • 93010



Property Highlights

- 2nd Generation Urgent Care space available now. Space is located on an end cap pad position adjacent to Starbucks, with access along Las Posas Road.
- Pad is near the Sprouts grocery anchored shopping center, Camarillo Village Square.
- Every interior detail has been carefully considered to support the unique needs of an urgent care facility. Layout includes 5 exam rooms, imaging room (X-ray available w/sublease), lab space, break room, two ADA restrooms (one is DOT certified), and reception. The space is optimized for medical care.

Nearby Tenants:



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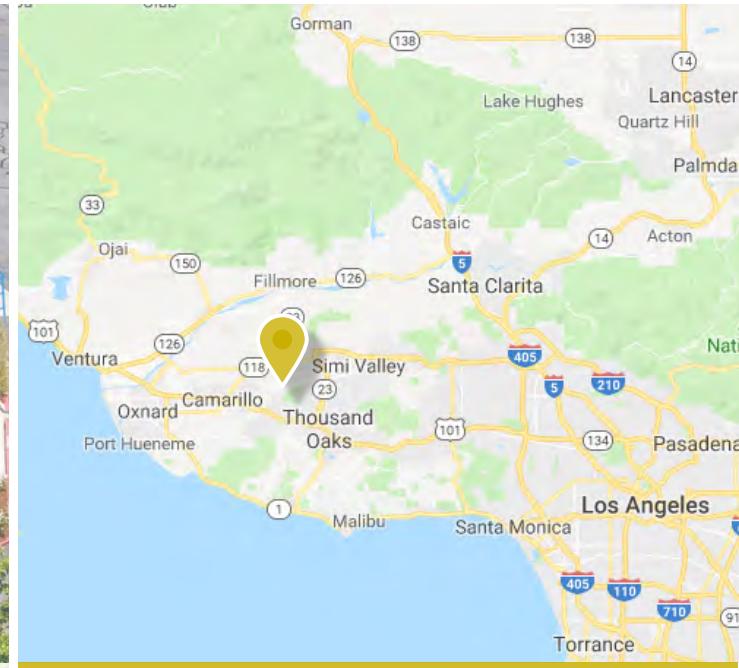
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Opportunity Highlights

Type	2nd Generation Urgent Care/Retail
Reduced Sublease Rate	\$2.75/SF + NNN Per SF
Available	Now
Term	Through 9/30/2030
Parking	Four (4) Exclusive Spaces + In-common
HVAC	Yes
Restrooms	Two (2) ADA



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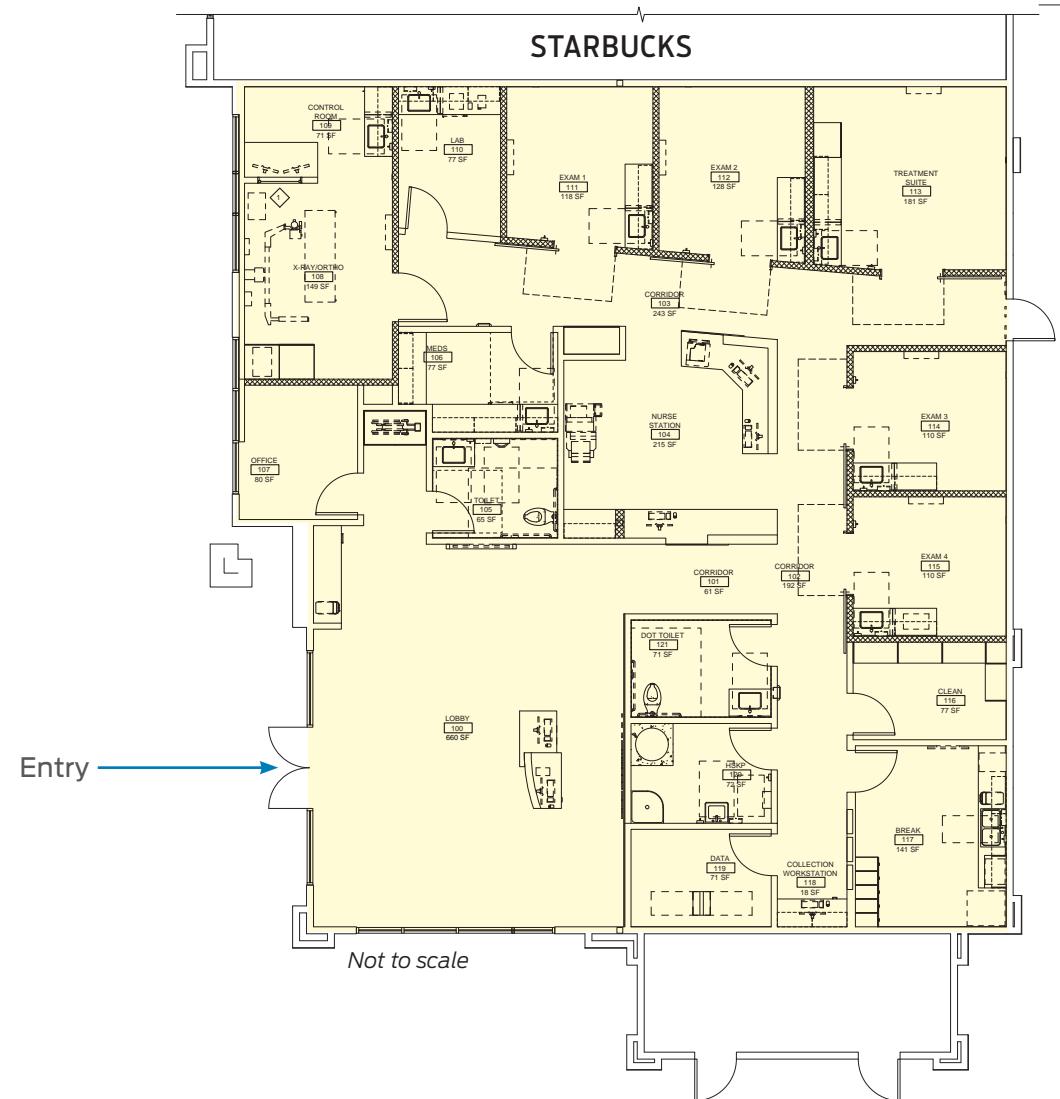
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SUITE C | FLOORPLAN



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