



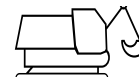
FOR SALE

22,645 SF INDUSTRIAL BUILDING
508 CONSTITUTION AVENUE
CAMARILLO | CA 93012

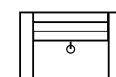
PROPERTY HIGHLIGHTS



22,645 SF
AVAILABLE



M1
ZONING



2
GRADE LEVEL
DOORS



EASY ACCESS
101 HWY

FOR MORE INFORMATION,
PLEASE CONTACT:

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CA DRE License #00912213

DAUM
COMMERCIAL REAL ESTATE SERVICES

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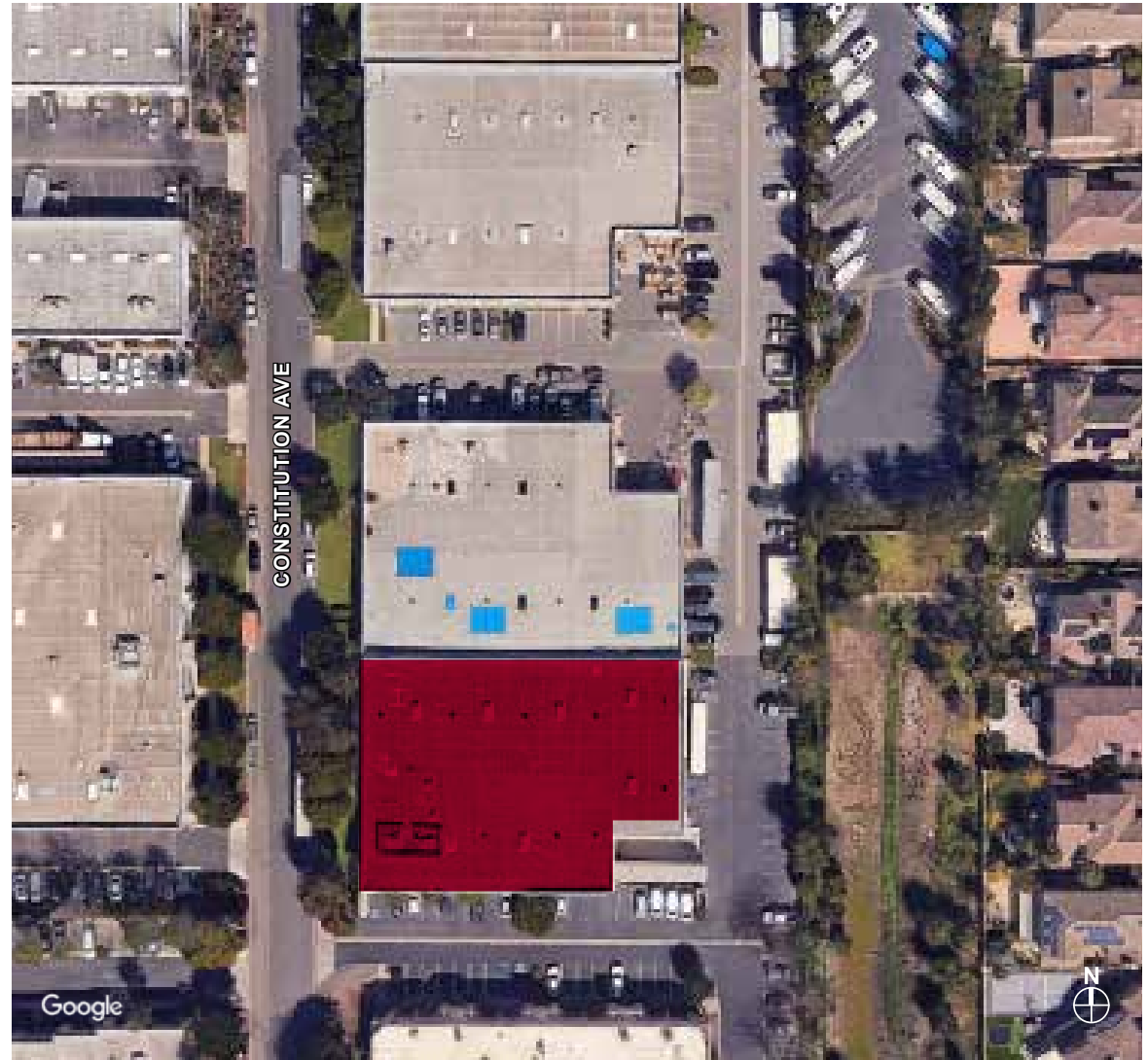
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PROPERTY HIGHLIGHTS:

- ± 22,645 SF Free Standing Industrial Building
- Newly Refurbished/Painted Office, Whse & Restrooms
- ±1,800 SF Shop Offices with Bonus Storage
Mezzanine not included in the square footage
- M1 Zoning
- Grade Level Doors Fenced and Gated
- 17' Clear Height
- 44 Surface Parking Spaces
- 400 Amps, 277/480 Volts, 3 Phase Power
- Location
 - Easy 101 Freeway access
 - Excellent Location on Quiet Cul-De-Sac
 - Inside Pleasant Valley Industrial Park



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PHOTOS



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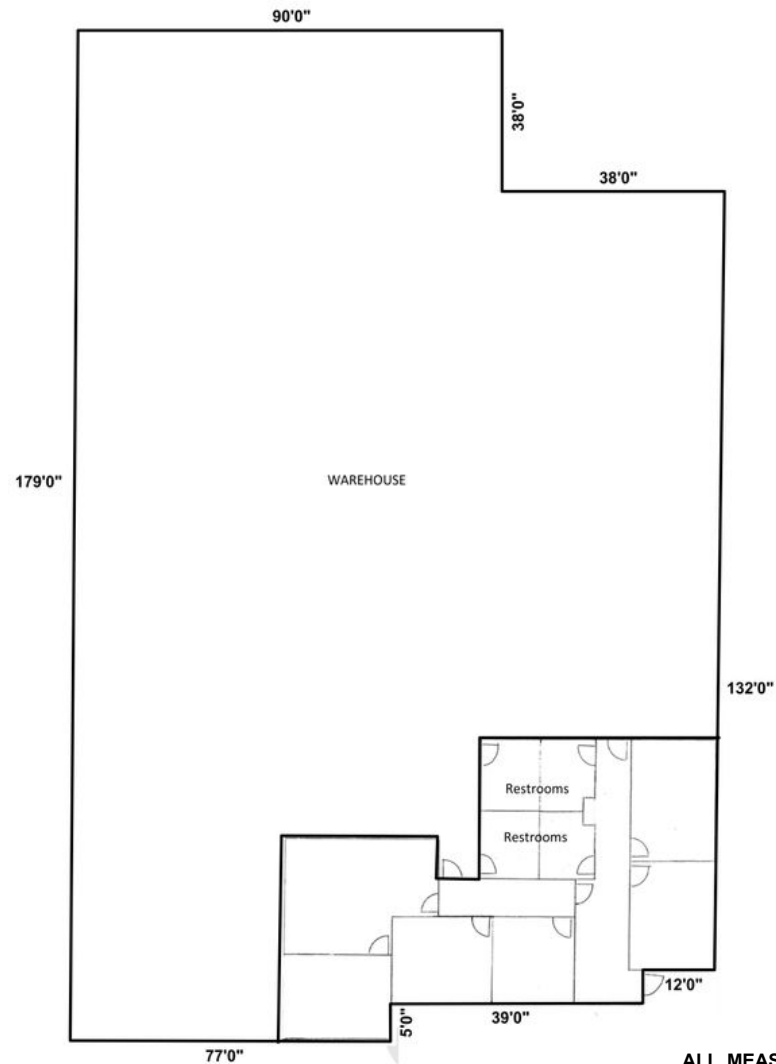
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SITE PLAN



ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE.
MEASUREMENTS ARE INTERIOR MEASUREMENTS. FLOOR PLAN DOES
NOT SHOW ALL IMPROVEMENTS.

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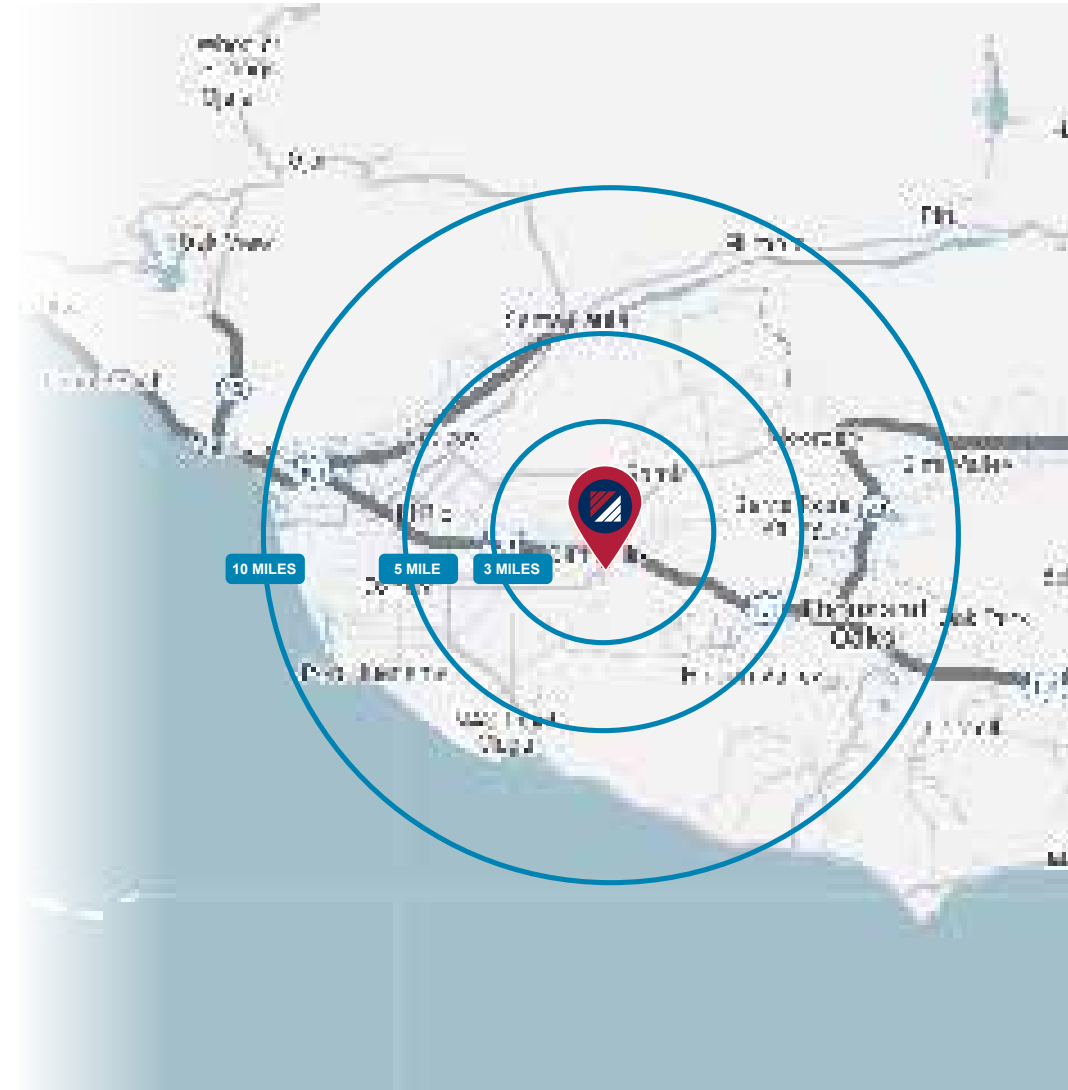
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DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
2020 Population	68,212	95,414	431,039
2024 Population	66,509	93,065	416,651
2029 Population Projection	65,544	91,718	409,865

2023 HOUSEHOLDS BY HH INCOME	3 MILE	5 MILE	10 MILE
\$100,000 - 125,000	3,282	4,506	17,299
\$125,000 - 150,000	2,619	3,335	11,568
\$150,000 - 200,000	3,554	4,935	15,955
\$200,000+	3,596	6,802	18,291
Avg Household Income	\$125,614	\$138,499	\$120,340

HOUSEHOLD	3 MILE	5 MILE	10 MILE
2020 Households	25,167	34,901	132,342
2024 Households	24,472	33,954	127,648
2029 Household Projection	24,094	33,432	125,470
Annual Growth 2020-2024	0.1%	0.2%	0.1%
Annual Growth 2024-2029	-0.3%	-0.3%	-0.3%
Owner Occupied Households	15,422	22,980	77,055
Renter Occupied Households	8,672	10,452	48,415
Avg Household Size	2.6	2.6	3.1

Traffic Counts data derived from CoStar



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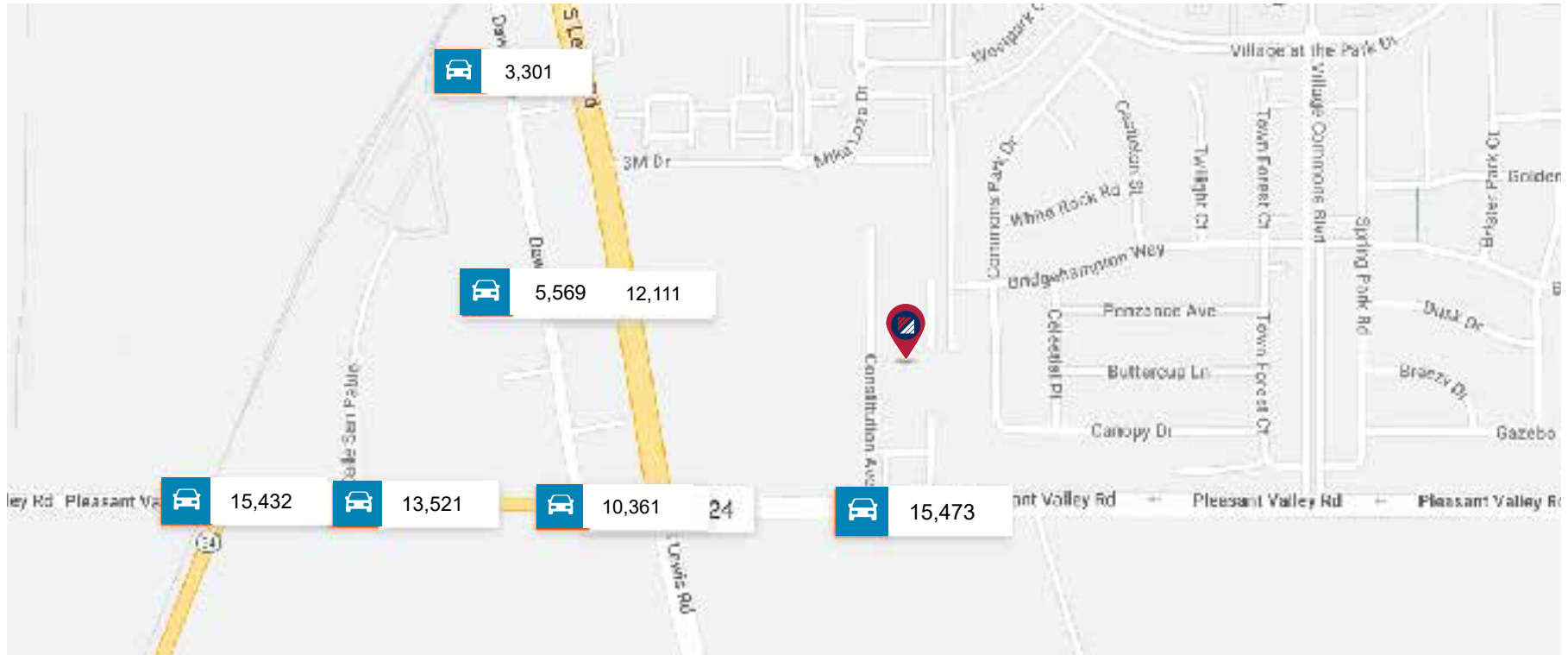
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TRAFFIC COUNT



STREET	CROSS STREET	CROSS STREET DISTANCE	COUNT YEAR	AVG DAILY VOLUME
Pleasant Valley Rd	Constitution Ave W	15,473	2022	0.12 mi
Pleasant Valley Rd	-	10,524	2022	0.23 mi
S Lewis Rd	Pleasant Valley Rd S	12,111	2022	0.24 mi
S Lewis Rd	-	10,361	2022	0.26 mi

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TRADE AREA MAP



Google

PLEASANT VALLEY RD.

PLEASANT VALLEY RD.



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