

# OFFICE FOR SUBLEASE

4880 Adohr Lane

Camarillo, CA 93012

RE/MAX

COMMERCIAL



Primary Type:	Industrial Building
Total Space	20,946 ASF (Per Assessor)
Lot Size:	48,352 ASF (Per Assessor)
Year Built:	1980 (Per Assessor)
Office Terms:	\$3,570.00 Per Month
Zoning:	ML

## Available Space(s)

Structure	Size	Minimum Divisible	Maximum Contiguous	Cost Per SF	Date Available	Lease Type	Cross Streets
Industrial	2,856	2,856	2,856	\$1.25	Execution of Lease	Modified Gross + J	Pancho & Adohr

## Property Description:

The entire building is 20,946 ASF with 3,978 ASF of total office space. The warehouse and part of the office area is occupied by UNITS of Ventura (Mobile Storage Container Company). Sublessor is making available 2,856 ASF of completely built-out office space for Lease. There are 12 offices, 2 ADA restrooms, a conference room, reception area and small kitchenette for employees. The Master Sublease expires on January 31, 2025. For more information, please contact the Listing Broker.

## Location:

The building is conveniently located within the industrial area just off of Pleasant Valley Road and south of the 101 Freeway off ramps. The property is situated adjacent to agricultural fields for excellent visibility with easy egress and ingress, for vehicles and delivery trucks. The location is minutes away from Camarillo Old Town Boulevard, banking, restaurants, and shopping. It is centrally located within Ventura County.

## Highlights:

Built-out Offices

Close to Shopping, Restaurants & Med Services

Quick Access to the 101 FWY

Immediately Available for Occupancy

All information provided herein is deemed reliable, but not guaranteed. Buyer should verify all data independently for accuracy.

**Carl B. Alaniz**

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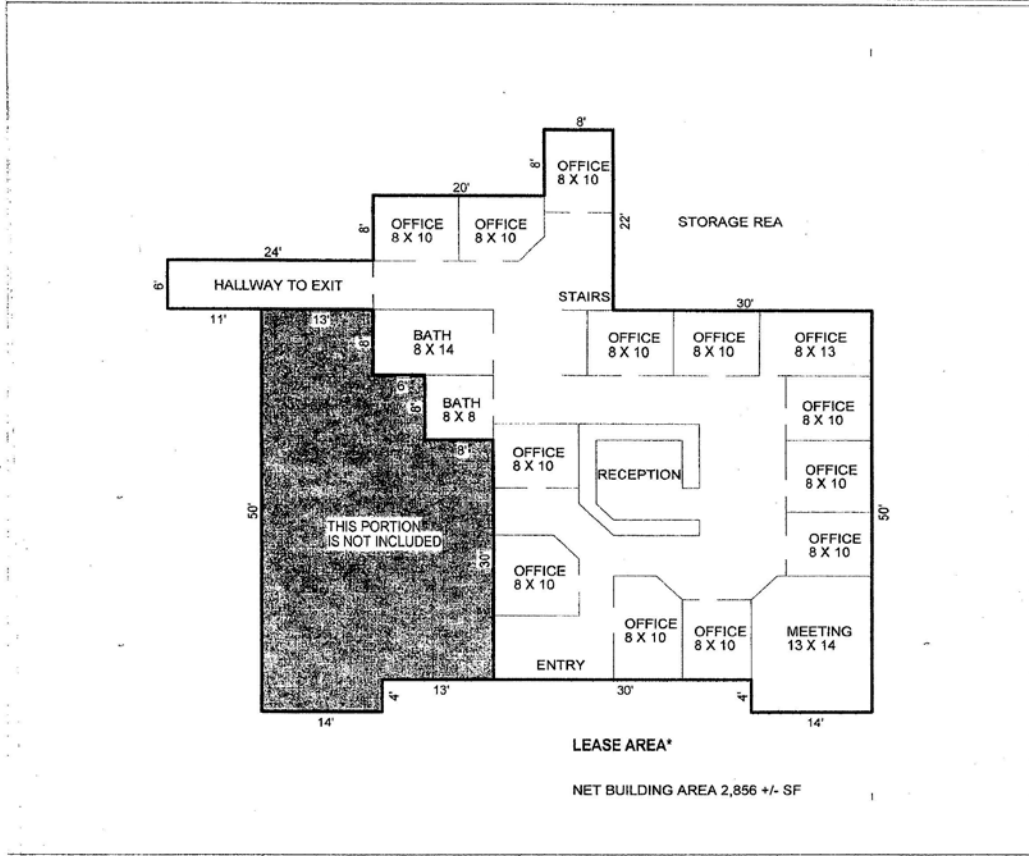


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### SKETCH ADDENDUM

File No.: 12004880

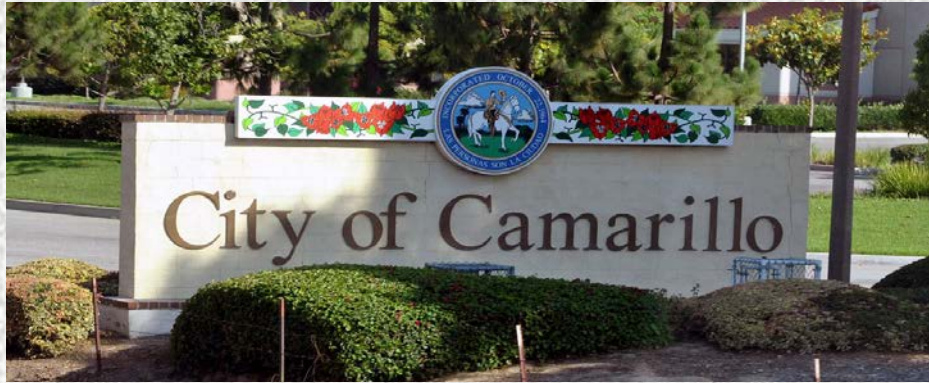
Applicant \_\_\_\_\_  
 Property Address 4880 ADOHR LN  
 City CAMARILLO County VENTURA State CA Zip Code 93012  
 Client \_\_\_\_\_  
 Remarks \_\_\_\_\_



LEASE AREA*	THIS PORTION IS NOT INCLUDED	* Total N.B.A. 2856 SF
8 x 8 = 64	13 x 50 = 650	
8 x 28 = 224	1 x 42 = 42	
6 x 52 = 312	5 x 38 = 190	
8 x 58 = 464	8 x 30 = 240	
8 x 52 = 416	Subtotal 1122 SF	
30 x 44 = 1320	Total* 2856 SF	
4 x 14 = 56	* Total G.B.A. 3978 SF	
Subtotal* 2856 SF		

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**Camarillo** is a city in [Ventura County](#) in the [U.S. state of California](#). As of the [2010 United States Census](#), the population was 65,201, an increase of 8,117 from the 57,084 counted in the [2000 Census](#). The [Ventura Freeway \(U.S. Route 101\)](#) is the city's primary thoroughfare. Camarillo is named for [Adolfo](#) and [Juan Camarillo](#), two of the few [Californios](#) (pre-1848 California natives of Hispanic ancestry) to preserve the city's heritage after the arrival of Anglo settlers. The [railroad coast route](#) came through in 1898 and built a station here. Adolfo Camarillo eventually employed 700 workers growing mainly lima beans. Walnuts and citrus were also grown on the ranch. Adolfo bred [Camarillo White Horses](#) in the 1920s through the 1960s and was well known for riding them, dressed in colorful Spanish attire, in parades such as the Fiesta of Santa Barbara.

The city grew slowly prior to [World War II](#) but the war effort saw the construction of the [Oxnard Army Air Field](#) (later [Oxnard Air Force Base](#) in 1951, now [Camarillo Airport](#)) to the west of town. The community also grew as the new base along with nearby [Naval Air Station Point Mugu](#) and a [Seabee base at Port Hueneme](#) brought many workers and their families to the area. The grounds of [Camarillo State Hospital](#), which opened in 1936 south of town, are now the campus of [California State University, Channel Islands](#).

An hour north of Los Angeles, Camarillo is nestled at the base of the Conejo foothills surrounded by verdant green fields and cool ocean breezes. With more than 300 days of sunshine a year, enjoy Camarillo al fresco. From outdoor shopping and concerts, to delicious dining and fun events, Camarillo has it all. With small town charm and a rich history, it is the place for romantic weddings and corporate venues. Visit the historical sites and museums during the day, and walk along Old Town for dinner and drinks at night. A great getaway for everyone, Camarillo is the ideal place to Come for the Sun, Stay for the Fun.

