



2800

BARRY STREET

CAMARILLO | CALIFORNIA



Amtrak/Metrolink Station



N. LEWIS RD

BARRY ST

**FOR SALE**

**±9,000 SF BUILDING ON 2.52 AC SITE**

Centrally Located to Industrial, Office Retail and Residential

FOR MORE INFORMATION CONTACT:

Michael Wurtzel

P: 805.384.8843 | C: 213.705.6454  
E: mwurtzel@daumcommercial.com  
CA License #01916821

Shaun Bieniek

P: 805.384.8885 | C: 805.304.9533  
E: sbieniek@daumcommercial.com  
CA License #01374562



www.daumcommercial.com  
ONCOR INTERNATIONAL

# 2800 BARRY STREET

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Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

# DEMOGRAPHICS

ESTIMATED AREA	1 MILE	3 MILE	5 MILE
AVG HH INCOME	\$108,078	\$112,253	\$120,015
POPULATION	15,422	188,990	242,052
AVERAGE AGE	38.70	40.80	40.90
OWNER OCCUPIED HOUSING	64.27%	68.66%	70.72%
RENTER OCCUPIED HOUSING	35.73%	31.34%	29.28%
<b>CONSUMER SPENDING (2016 Annual in \$000s)</b>			
VEHICLE PURCHASES	\$18,828	\$89,106	\$118,472
HEALTH CARE	\$8,675	\$43,648	\$57,854
FOOD AWAY FROM HOME	\$18,052	\$87,359	\$114,993
<b>TRAFFIC COUNTS</b>	<b>ADV</b>	<b>YEAR</b>	<b>TYPE</b>
N LEWIS ROAD & BARRY ST	21,122	89,106	118,472

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SOUTH VIEW



NORTH VIEW



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2800 BARRY STREET  
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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

## BUILDING & SITE FEATURES

- ±9,000 Sq. Ft. Building and Out-Buildings
- 2.52 Acre Site
- M-1 Zoning
- Excellent Visibility on Lewis Road
- Centrally Located to Industrial, Office, Retail and Residential
- One (1) 14'x16' Drive In Loading Door
- Fenced Paved Yard
- Walking Distance to Metro/Amtrak Transit Station, Old Town Camarillo
- **SALE PRICE:** \$3,100,000 (\$28.24/SF)

### **RESTRICTED USE COVENANT**

Property will have a restrictive use covenant for resale of building materials.



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