



4790

OF LIGHTING



IPA
COMMERCIAL
REAL ESTATE SERVICES

FOR
SALE | **9,541 SF**
BUSINESS CONDO

4790 CALLE
CARGA
CAMARILLO, CA



OFFERING SUMMARY

Mike Wax, SIOR, of IPA Commercial, is pleased to present the opportunity to acquire 4790 Calle Carga, Camarillo, CA ("the Property"). Built in 2007, this high image industrial condo end unit is situated in the Carga Business Center, a Class A business park in the affluent city of Camarillo. The Property is well located within short proximity to major transportation arteries, the Point Mugu Naval Base, The Port of Hueneme, Cal State Channel Islands, and a dense, skilled workforce. Perfect for showroom or creative office uses, the Property benefits from attractive architecture, 24 foot clear height, highly improved office space, and stunning mountain views.

Priced well below replacement cost and at a significant discount to similar buildings in the surrounding Conejo and San Fernando Valleys, Calle Carga offers an owner-user the opportunity to build equity in a highly supply-constrained market, while taking advantage of owner-user financing.

INVESTMENT OVERVIEW

 **PRICE**
\$3,000,000

 **PRICE PER SF**
\$315

 **YEAR BUILT**
2007

 **BUILDING AREA**
9,541 SF

 **PARKING**
26 SPACES

 **LOADING**
ONE 12' X 14' GROUND LEVEL DOOR





PROPERTY HIGHLIGHTS

HIGH IMAGE BUILDING PERFECT FOR HQ OR SHOWROOM

Calle Carga is a modern industrial building within a professional business park that caters to the high end industrial user that takes pride in their image. Highly improved office and warehouse space is ideal for showroom, event space, or luxury car storage.

BUSINESS FRIENDLY ENVIRONMENT

Businesses in Camarillo have a significantly lower cost of doing business than in nearby Los Angeles County. Businesses save with much lower Sales and Business Taxes, and no tax on utility usage, and no minimum wage ordinance.

TAKE ADVANTAGE OF OWNER-USER FINANCING

Own versus Rent with as little as 10% down while taking advantage of SBA financing for owner users. Build equity, utilize tax incentives, and control your destiny versus renting amid rapidly rising lease rates.

DESIRABLE LOCATION

The desirable Camarillo market benefits from an unmatched combination of ground and sea transportation access, abundant retail amenities, and affordability. The growing community of Camarillo lies at the northernly end of the 101 Tech Corridor, with numerous corporate neighbors. A dense workforce population within Ventura County is complemented by numerous executive housing options including Santa Rosa Valley, Dos Vientos, North Ranch, Lake Sherwood, and Malibu.





PROPERTY DETAILS



CORNER UNIT WITH
MOUNTAIN VIEWS



GALLEY/
KITCHENETTE



WELL APPOINTED
OFFICES



DOUBLE DOOR
LOBBY ENTRANCE



FLEXIBLE
FLOOR PLAN



EXCELLENT
WINDOW LINE



LED LIGHTING
THROUGHOUT



FULLY
SPRINKLERED



6 PRIVATE
OFFICES



BUILT IN
2007



LARGE
BULLPEN AREA



LM
ZONING



2 CONFERENCE
ROOMS



POWER - 220 AMPS,
277-480V 3 PHASE
4 WIRE



CARGA BUSINESS CENTER OVERVIEW



CONSISTS OF SEVEN STATE-OF-THE-ART
INDUSTRIAL/FLEX CONDOS TOTALING 53,724 SF



EASY ACCESS TO VENTURA FREEWAY
(US 101) AND RETAIL AMENITIES



MASTER-PLANNED BUSINESS CENTER
SITS ON APPROXIMATELY 3.2 ACRES



CONVENIENT LOCATION MIDWAY BETWEEN
LOS ANGELES AND SANTA BARBARA



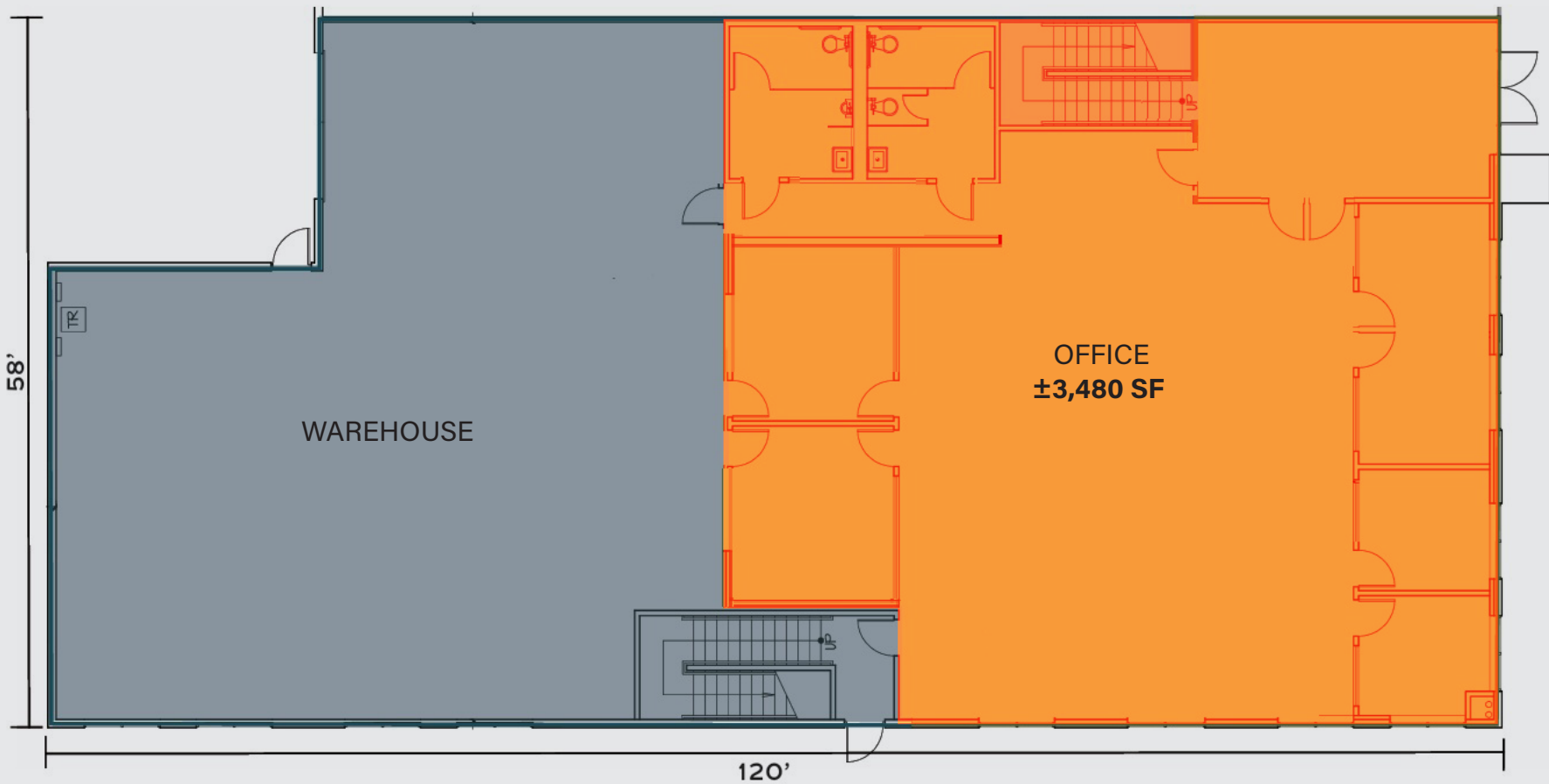
ON THE WEST SIDE OF THE
SANTA MONICA MOUNTAINS





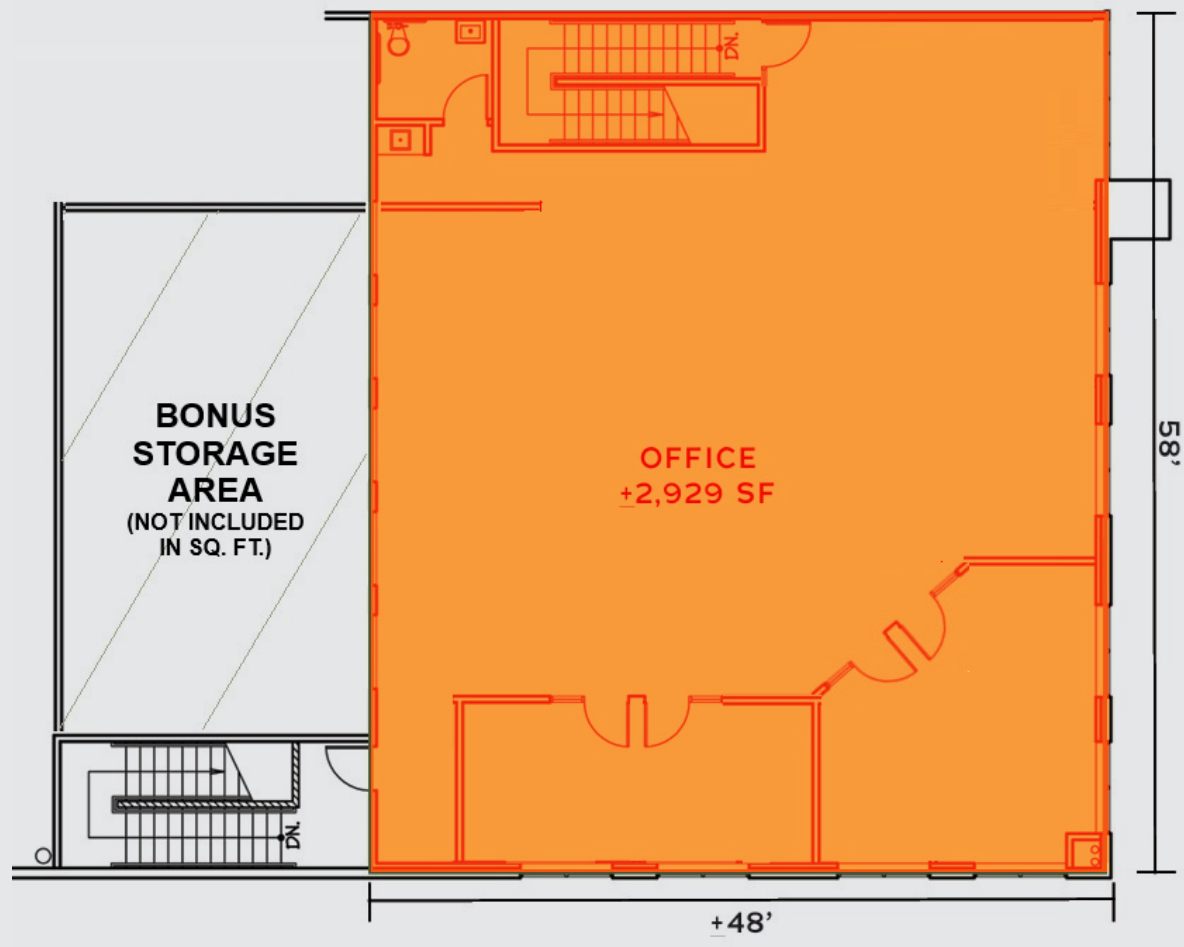
FLOOR PLAN

FIRST FLOOR



FLOOR PLAN

MEZZANINE LEVEL





AREA OVERVIEW



QUALITY OF LIFE

Camarillo is a thriving community of over 66,000 residents in the heart of Ventura County. Situated on the Oxnard Plain just nine miles from the Pacific Ocean, Camarillo offers an appealing mixture of rural and suburban lifestyles. With more than 300 sunny days annually and an average temperature in the low 70s, Camarillo's climate is hard to beat.



LOCAL AMENITIES

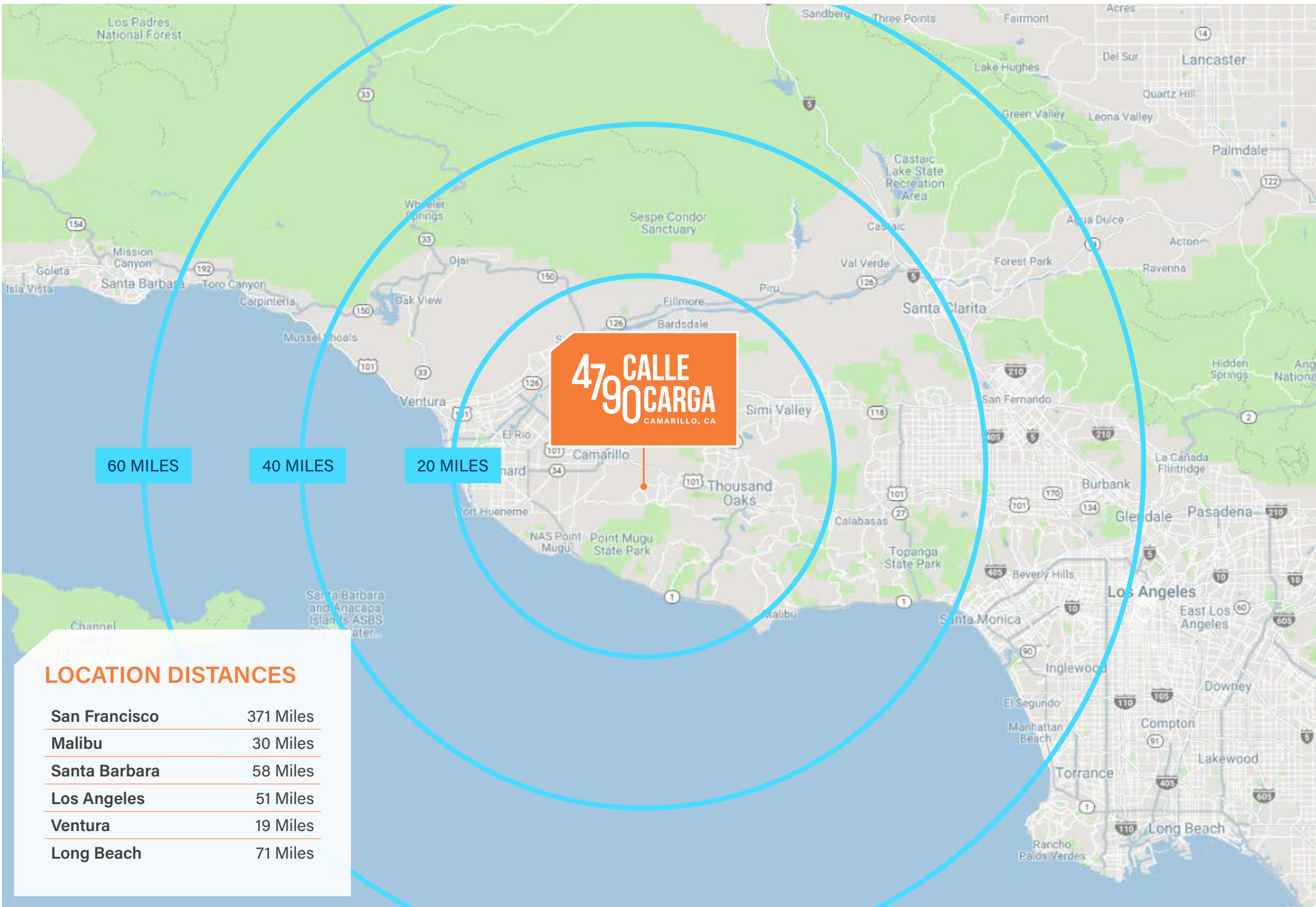
Consistently ranked as one of the safest communities in Ventura County, Camarillo's location midway between Los Angeles and Santa Barbara is ideal for families who want to take advantage of the region's amenities while living in an affordable, prospering community. Camarillo is home to gorgeous public and private golf courses, including Spanish Hills Country Club, Sterling Hills, and Camarillo Springs. Complete with its very own Airport, and Cal State University (CSUCI), Camarillo is commonly known as one of the best places to Live, Work, and Play!



BUSINESS FRIENDLY

Camarillo enjoys a reputation as a preferred location for tech, retail, and specialty businesses. Camarillo is also famous for the Camarillo Premium Outlets. The Outlets contain 160 retailers and draw thousands of shoppers to the area each year. The City boasts a highly educated workforce, modern industrial buildings, and strong relationships with local business leaders and other government agencies.

REGIONAL MAP





FOR MORE INFORMATION,
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CAMARILLO, CA