

807 B CAMARILLO SPRINGS, CAMARILLO CA

High end, single story office condo in business park environment, for Lease or Sale.



COMMERCIAL
REAL ESTATE
SERVICES

Jim Darin

805.497.4557 x224

jimdarin@jimdarin.com

BRE# 01266242

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given, in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements and financial information are approximate.

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Property Info

- Building 5,941 square feet (per assessor)
- Lease for \$10,990 Modified Gross
- Purchase \$1,699,000
- Owner will carry back note
- Work stations included
- Built in 2004
- Parking ratio 4 per thousand
- Excellent window line
- Fee simple ownership
- First offramp down the grade in Camarillo close to the 101 Freeway
- Central Ventura county location
- Mostly owner occupants in park
- Professional work environment
- 6 private offices, meeting room, large bull pen, break area.
- Zoned PO
- APN 234-0-330-075



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Property is highly improved and furnished.



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1 5030 Chesebro Rd - Bldg 5**SOLD****Agoura Hills, CA 91301****Los Angeles County**

Recorded Buyer: **CFLAW1 LLC**
 15233 Ventura Blvd
 Sherman oaks, CA 91403
 True Buyer: **Campbell & Farahani, LLP**

Recorded Seller: **Lotus Assets LLC**
 25590 Prado de Amarillo
 Calabasas, CA 91302
 True Seller: **Sandeep Khanna**

Sale Date: **02/12/2020 (441 days on mkt)**
 Sale Price: **\$2,595,000 - Confirmed**
 Price/SF: **\$352.73**

Bldg Type: **Class B OfficeMedical**
 Year Built/Age: **Built 2008 Age: 12**
 RBA: **7,357 SF**
 Land Area: **0.14 AC (6,098 SF)**
 Zoning: **BP-OR-F**

PrFrma Cap Rate: -

Parcel No: **2061-036-011**

Financing: **Down payment of \$0 (0.0%); \$1,300,000 from Pacific Enterprise Bank\$1,074,000 from Business Finance Capital\$1,042,800 from Security National Life Insurance Company**

Comp ID: **5060259** – Research Status: **Confirmed****2 5234 Chesebro Rd****SOLD****Agoura Hills, CA 91301****Los Angeles County**

Recorded Buyer: **James Haney**
 1730 Arliss Dr
 Cambria, CA 93428
 (805) 927-7029

Recorded Seller: **Chesebro Properties**
 5234 Chesebro Rd
 Agoura Hills, CA 91301
 (661) 299-9196

Recorded Buyer: **Mj Financial Group Llc**
 5234 Chesebro Rd
 Agoura Hills, CA 91301

Recorded Seller: **Chesebro Properties Llc**

True Buyer: **James Haney**
 1730 Arliss Dr
 Cambria, CA 93428
 (805) 927-7029
 James Haney

True Seller: **Chesebro Properties**
 5234 Chesebro Rd
 Agoura Hills, CA 91301
 (661) 299-9196
 Raymond Huffman

Sale Date: **02/20/2020 (485 days on mkt)**
 Sale Price: **\$2,400,000 - Confirmed**
 Price/SF: **\$304.72**

Bldg Type: **Class B Office**
 Year Built/Age: **Built 2004 Age: 16**
 RBA: **7,876 SF**

PrFrma Cap Rate: -

Zoning: **C2**Parcel No: **2052-008-040**Financing: **Down payment of \$600,000 (25.0%); \$1,800,000 from Citibank NA**Comp ID: **5066017** – Research Status: **Confirmed**

3 555 Marin St, Unit 190 - Bella Vista Office Condominiums**SOLD****Thousand Oaks, CA 91360****Ventura County**Recorded Buyer: **Amy Nabi Dds Pc**
394 Lombard St
Thousand Oaks, CARecorded Seller: **Dennis Arutian Dds Inc**Sale Date: **11/22/2019**
Sale Price: **\$625,000**
Price/SF: **\$426.33**Condo Type: **1,466 SF Office Condo**
Year Built/Age: **Built 2009 Age: 10**
RBA: **1,466 SF**
Land Area: **2.60 AC (113,256 SF)**
Zoning: **CO**

PrFrma Cap Rate: -

Parcel No: **525-0-330-235**
Financing: -
Comp ID: **4983894** – Research Status: **Public Record****4 484 Mobil Ave, Unit 6,7,8,30,31,32 - A****SOLD****Camarillo, CA 93010****Ventura County**Recorded Buyer: **Shaikh Family Trust**
525 Brosian Way
Santa Barbara, CA 93109
(805) 563-1344Recorded Seller: **HR Churchill**
484 Mobil Ave
Camarillo, CA 93010

Recorded Buyer: -

Recorded Seller: **William L Mason**
6544 Lada Ave
Camarillo, CA 93012
(805) 443-1106True Buyer: **Shaikh Family Trust**
525 Brosian Way
Santa Barbara, CA 93109
(805) 563-1344
Ayesha ShaikhTrue Seller: **William L Mason**
6544 Lada Ave
Camarillo, CA 93012
(805) 443-1106
William MasonSale Date: **06/28/2019 (353 days on mkt)**
Sale Price: **\$1,000,000 - Confirmed**
Price/SF: **\$333.33**Condo Type: **3,000 SF Office Condo**
Year Built/Age: **Built 1979 Age: 40**
RBA: **3,000 SF**

PrFrma Cap Rate: -

Actual Cap Rate: **4.93%**Zoning: **CPD**
Sale Conditions: **1031 Exchange**Parcel No: **165-0-440-065, 165-0-440-075, 165-0-440-085, 165-0-440-305, 165-0-440-315 [Partial List]**
Financing: **Down payment of \$1,000,000 (100.0%)**
Comp ID: **4858067** – Research Status: **Confirmed**

Westlake Village, CA 91361

Ventura County

Recorded Buyer: **BRB 2020 LLC**
3314 W Sierra Dr
Westlake Village, CA 91362

Recorded Seller: **Red 32 Real Estate LLC**
2629 Townsgate Rd
Westlake Village, CA 91361



Sale Date: **04/20/2020 (832 days on mkt)**
Sale Price: **\$1,159,245 - Confirmed**
Price/SF: **\$465.00**

Condo Type: **2,493 SF Office Condo**
Year Built/Age: **Built 2007 Age: 13**
RBA: **2,493 SF**
Land Area: **1.60 AC (69,696 SF)**
Zoning: **M1**

PrFrma Cap Rate: -

Parcel No: **698-0-030-215**

Financing: **\$482,000 from The Mortgage Capital Development Corp \$467,000 from CIT Bank N.A. \$600,000 from CIT Bank N.A.**

Comp ID: **5119755** – Research Status: **Confirmed**