

FOR LEASE

RETAIL SPACE AVAILABLE IN CAMARILLO



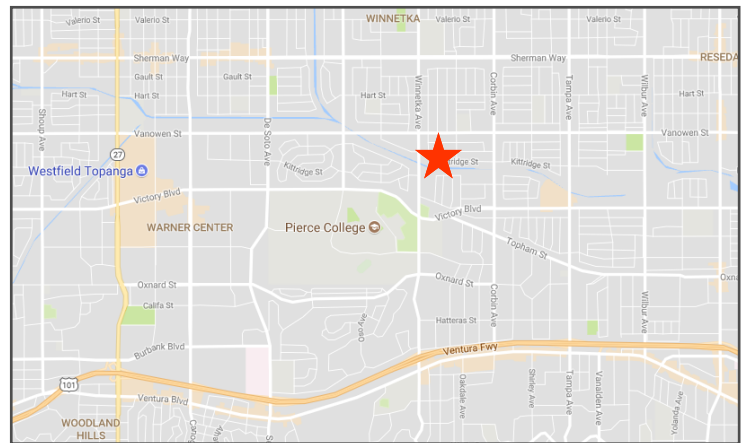
NEIGHBORING RETAILERS



2121 PICKWICK DR | CAMARILLO, CA 93010

FEATURES + AMENITIES

- SPACES AVAILABLE: ±785 SF AND ±785 SF
- DENTAL OFFICE AVAILABLE ±2,100 SF
- FIRST CLASS RETAIL AND OFFICE
- SUPERB TENANT MIX AND ABUNDANT PARKING
- STRONG DEMOGRAPHICS
- NEXT TO US POST OFFICE
- EASY ACCESS TO 101 FWY



EXCLUSIVELY REPRESENTED BY

DAVID LEVCOVITCH

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DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	17,190	65,054	85,076
AVG HH INCOME	\$100,869	\$116,497	\$119,943

SITE PLAN

2121 PICKWICK DR. | CAMARILLO, CA 93010



PONDEROSA DR.



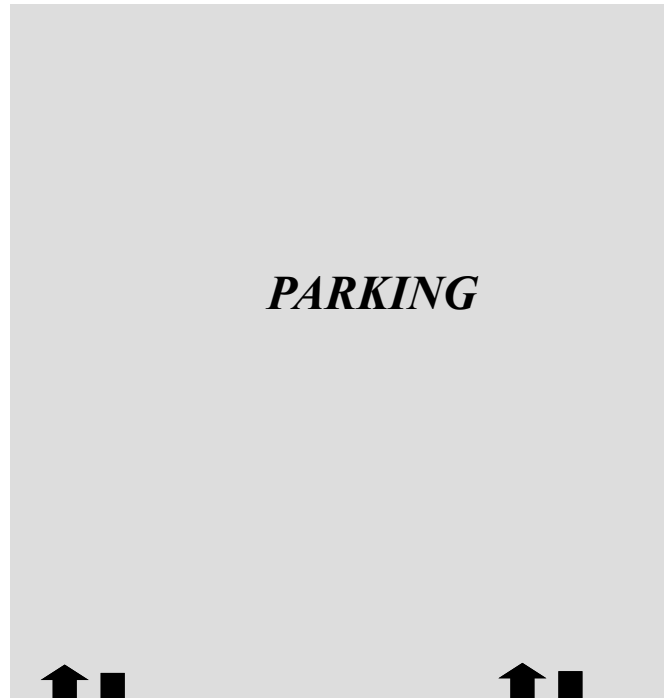
MOVE THE SIGN FROM THE LOCKSMITH STORE AT 2108 TO 2120-

FITNESS CENTER 2100	 2104	INSURANCE 2108	WILD CHERRY YOGURT 2112
AVAILABLE ±2,100 SF BRIDAL SHOP 2121			
SUSHI 2115			
PRODUCE MARKET 2111-2113			
HAIR SALON 2109			
AVAILABLE DENTAL OFFICE ±1,173 SF 2107			
BEAUTY SALON 2105			
URGENT CARE 2103			

WATER STORE 2116	AVAILABLE ±785 SF 2124	AVAILABLE ±785 SF 2124	GROOMING 2128
NAIL SALON 2125	TOBACCO 2127	SHOE REPAIR 2129-2131	

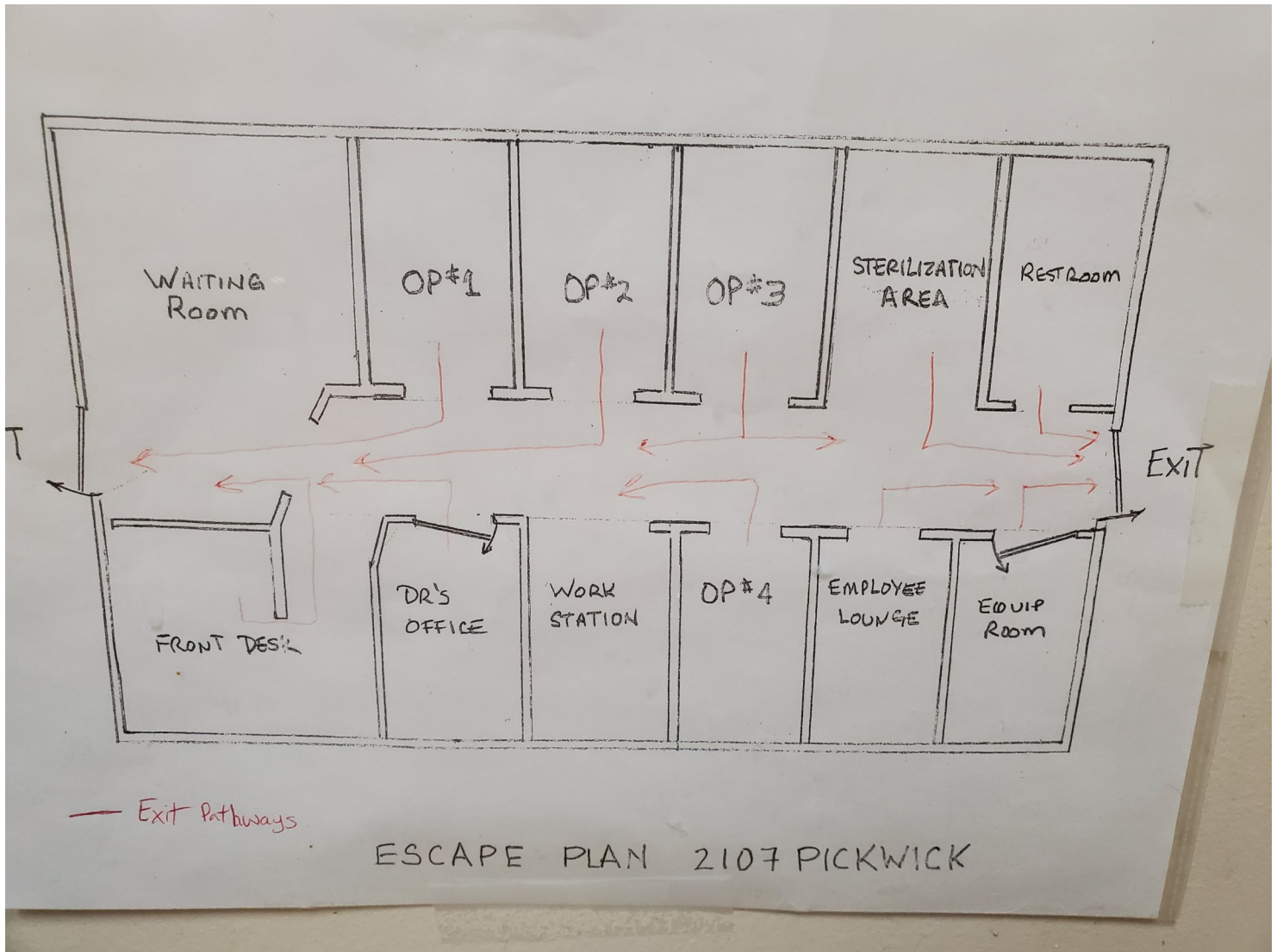
NOT A PART

MOBIL AVE.



PICKWICK DR.

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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	17,810	66,207	86,664
2019 Estimate	17,190	65,054	85,076
2010 Census	14,555	61,473	79,959
Growth 2019-2024	3.61%	1.77%	1.87%
Growth 2010-2019	18.10%	5.83%	6.40%
2019 Population Hispanic Origin	6,544	18,427	23,041
2019 Population by Race:			
White	14,227	52,539	69,502
Black	436	1,500	1,883
Am. Indian & Alaskan	346	847	1,036
Asian	1,403	7,321	9,097
Hawaiian & Pacific Island	44	166	197
Other	734	2,682	3,362
U.S. Armed Forces:	134	336	371
Households:			
2024 Projection	6,472	24,254	31,658
2019 Estimate	6,246	23,836	31,122
2010 Census	5,285	22,539	29,495
Growth 2019 - 2024	3.62%	1.75%	1.72%
Growth 2010 - 2019	18.18%	5.75%	5.52%
Owner Occupied	3,431	15,988	21,404
Renter Occupied	2,815	7,848	9,719
2019 Avg Household Income	\$100,869	\$116,497	\$119,943
2019 Med Household Income	\$83,353	\$95,745	\$96,805
2019 Households by Household Inc:			
<\$25,000	875	2,638	3,250
\$25,000 - \$50,000	814	3,022	4,031
\$50,000 - \$75,000	1,148	3,694	4,707
\$75,000 - \$100,000	853	3,088	4,098
\$100,000 - \$125,000	920	3,512	4,509
\$125,000 - \$150,000	490	1,997	2,411
\$150,000 - \$200,000	637	2,746	3,528
\$200,000+	507	3,136	4,591

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