

PROPOSED RETAIL DEVELOPMENT - FOR LEASE

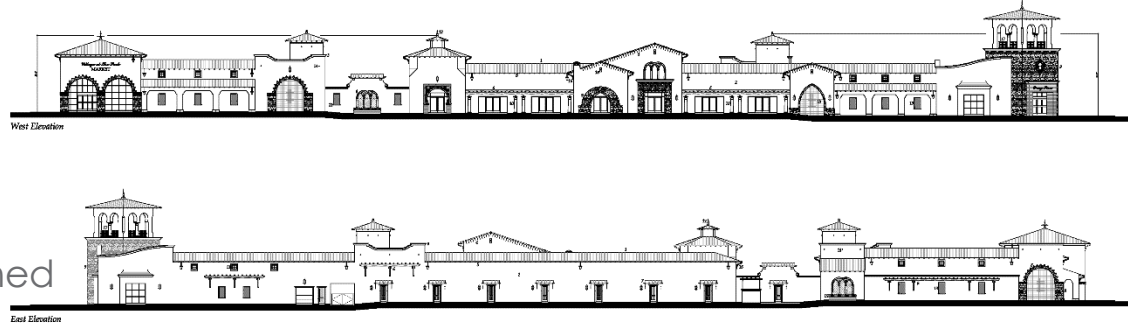
VILLAGE GATEWAY

SEC VILLAGE AT THE PARK & 101 FREEWAY, CAMARILLO, CALIFORNIA

PROPERTY FEATURES & HIGHLIGHTS

- + ±42,630 SF proposed retail development
- + Anchor and retail space available
- + Visible to the US 101 Freeway
- + Located in the newly constructed master-planned community of Village at the Park
- + Adjacent to Pleasant Valley Fields, Residence Inn Hotel, YMCA and elementary school.

Estimated Delivery 3Q2026!



Demographics (2025 Est) Source: Esri

| | 1-Mile | 3-Mile | 5-Mile |
|--------------------------|-----------|-----------|-----------|
| Residential Population | 11,603 | 65,524 | 100,150 |
| Daytime Population | 15,125 | 67,597 | 99,167 |
| Average Household Income | \$159,075 | \$151,771 | \$169,644 |

Traffic Counts

| | |
|-------------------|--------------|
| US 101 @ Route 34 | 136,000 AADT |
|-------------------|--------------|



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PROPOSED SITE PLAN



AVAILABILITY

- + Lot 1 – 1.94 Acres; Planned 6,500 SF retail building
- + Lot 2 – 1.95 Acres; Planned 13,500 SF retail building
- + Lot 4 – 1.15 Acres; Planned 5,000 SF retail building
- + Lot 6 – 0.38 Acres; Planned 3,000 SF retail building

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