



# For Sale *or* Lease

## Free Standing Auto Service Facility



55 W DAILY DRIVE  
CAMARILLO,  
CA 93010



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This Memorandum contains select information

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**CBRE**



# Investment Summary

55 W DAILY DRIVE, CAMARILLO, CA 93010

## ASKING PRICE

\$2,500,000

## LEASE RATE

\$12,000/mo NNN

## BUILDING SIZE

±4,268 Sq. Ft.

## LAND AREA

±0.39 AC

## YEAR BUILT

2006

## PARKING

~9 Stalls

## # OF BAYS

2

## TRAFFIC COUNTS

57,000 CPD  
(at intersection)





# Investment Highlights

**Exceptional Location** - Jiffy Lube is situated just off the Las Posas Road 101 Freeway On-Ramp/Off-Ramp and the highly trafficked intersection of Daily Drive.

**Immediate Lease or Purchase Opportunity** - The property is operating under a month-to-month lease, which is cancelable by either Landlord or Tenant with 30-day notice. This allows for an operator/owner-user to simultaneously purchase the property and run a business, or a new business to occupy the space.

**Significant Rental Upside** - With the month-to-month lease, investors can benefit from immediate potential to increase the rent to a market rate.

**Turn-Key Auto Service Station** - There are currently two (2) bays with below grade service area, office space, and on-site parking available.





# Investment Highlights (cont.)

**Exceptional Traffic and Street Frontage** - Traffic counts at the intersection exceed 57,000 cars per day with over 121 feet of frontage along Daily Drive.

**Established Retail & Automotive Synergy** - The property is adjacent to a Mobil Gas Station and Mountain View Tire, and across the street from national tenants including McDonald's, Carl's Jr., Chase Bank, Ralphs, Starbucks, Wells Fargo, and others. Other nearby tenants include Target, BevMo!, Dignity Health, and more.

**Excellent Walkability and Dynamic Neighborhood Access** - The property is within close proximity to the Camarillo Outlets, multiple new construction mixed-use complexes, and highly desirable housing markets.

**Strong Ventura County Demographics** - The property is ideally situated in the heart of a dense, infill trade area featuring over 12,700 residents and average household incomes exceeding \$141,243 within a 1-mile radius and over 47,700 residents and average household incomes exceeding \$153,608 within a 3-mile radius.



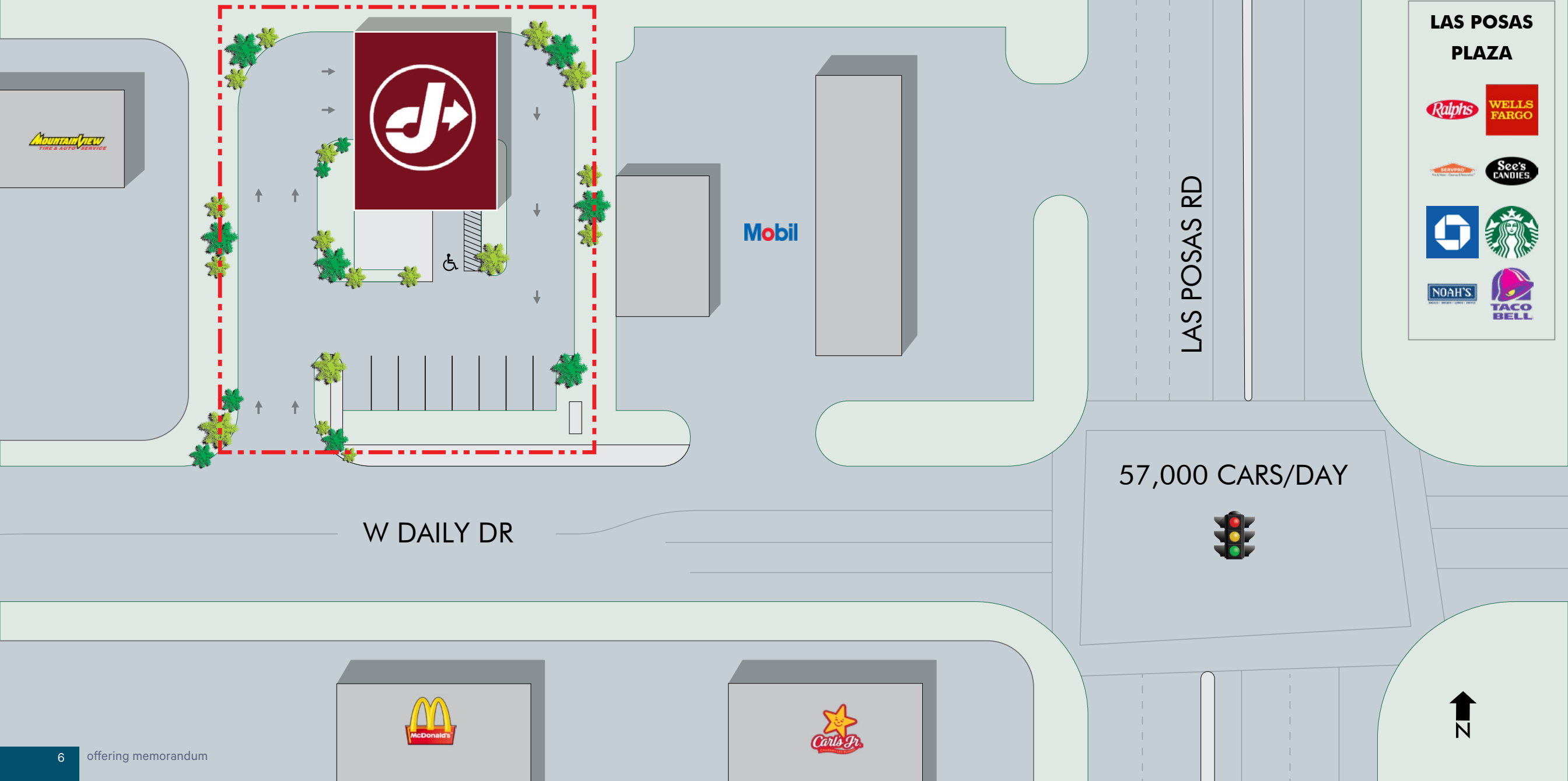
# Site Plan

**BUILDING SIZE**  
±4,268 Sq. Ft.









**LAND AREA**  
±0.39 AC

**YEAR BUILT**  
2006

**APN**  
157-0-050-275



**LAS POSAS PLAZA**

-  
-  
-  
-  



# Major Nearby Retailers



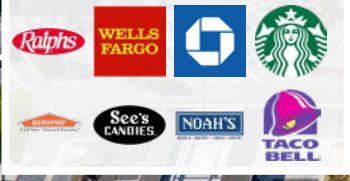
## CAMARILLO PREMIUM OUTLET



## CAMARILLO TOWN CENTER

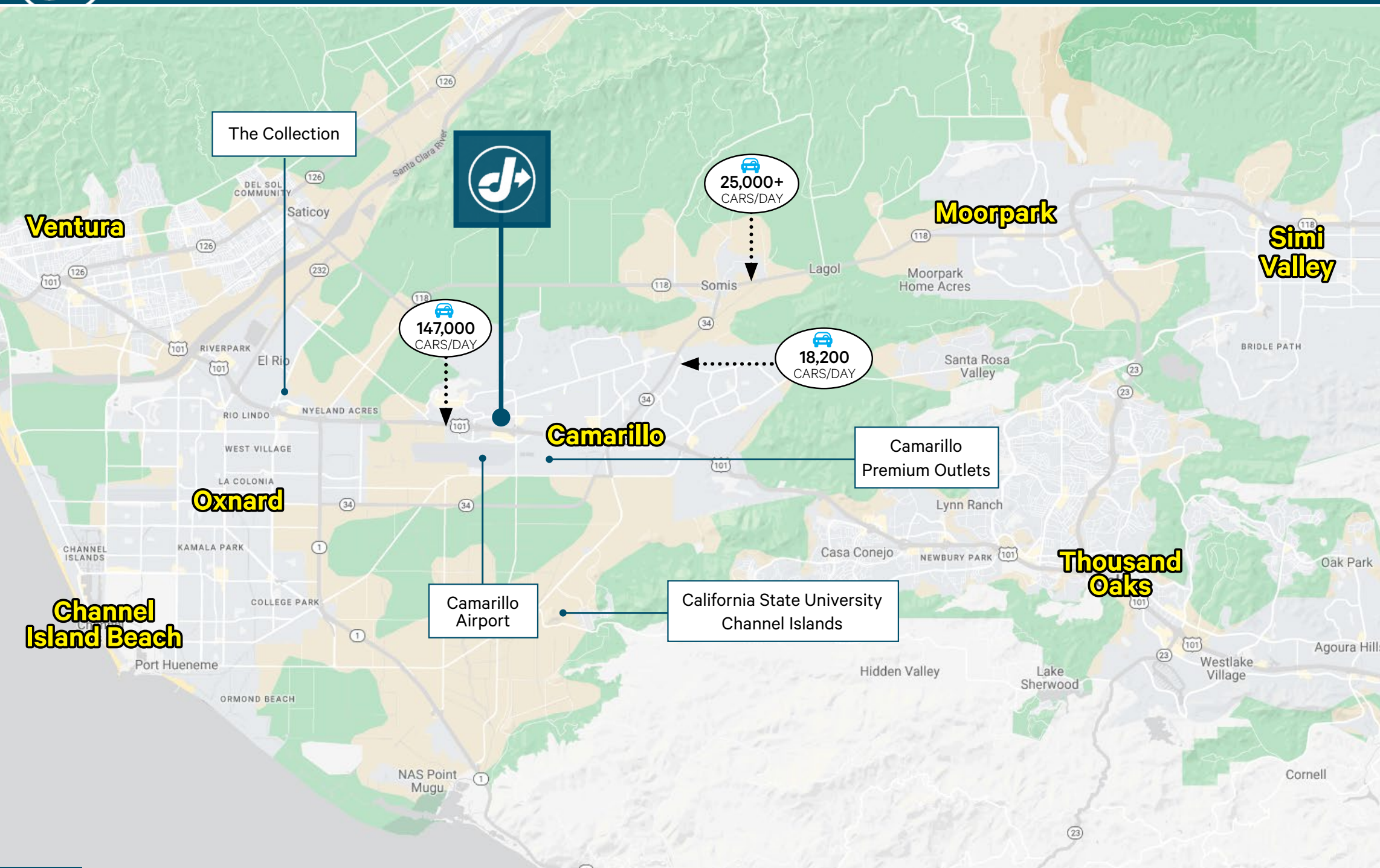


## LAS POSAS PLAZA



# Regional Map

5-MILES CONSUMER  
HOUSEHOLD EXPENDITURES  
SNAP SHOT



FOOD AND ALCOHOL  
**\$490M**



APPAREL  
EXPENDITURES  
**\$96M**



HOME  
EXPENDITURES  
**\$1.7B**



TRANSPORTATION  
**\$426M**



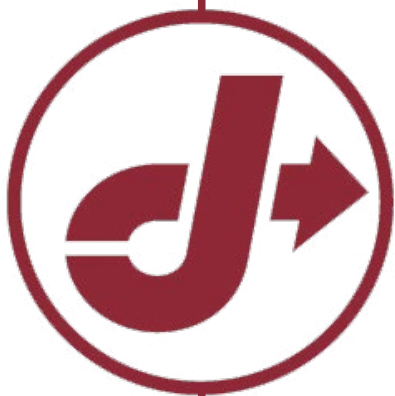
ENTERTAINMENT  
**\$298M**



HEALTH CARE  
**\$296M**



# Tenant Overview



## JIFFY LUBE


Founded 45 years ago, Jiffy Lube serves approximately 19 million customers each year at more than 2,000 franchised service centers across North America. Jiffy Lube pioneered the fast oil change industry in 1979 by establishing the first drive-through service bay, providing customers with fast, professional service for their vehicles. The company continues to lead the industry with the evolution of its business model, Jiffy Lube Multicare, which offers oil changes, brakes, batteries, and tires as well as other services consumers want and need. Headquartered in Houston, Jiffy Lube is a wholly owned, indirect subsidiary of Shell USA, Inc.

## CORPORATE OVERVIEW

 **TYPE**  
Subsidiary

 **YEAR FOUNDED**  
1979

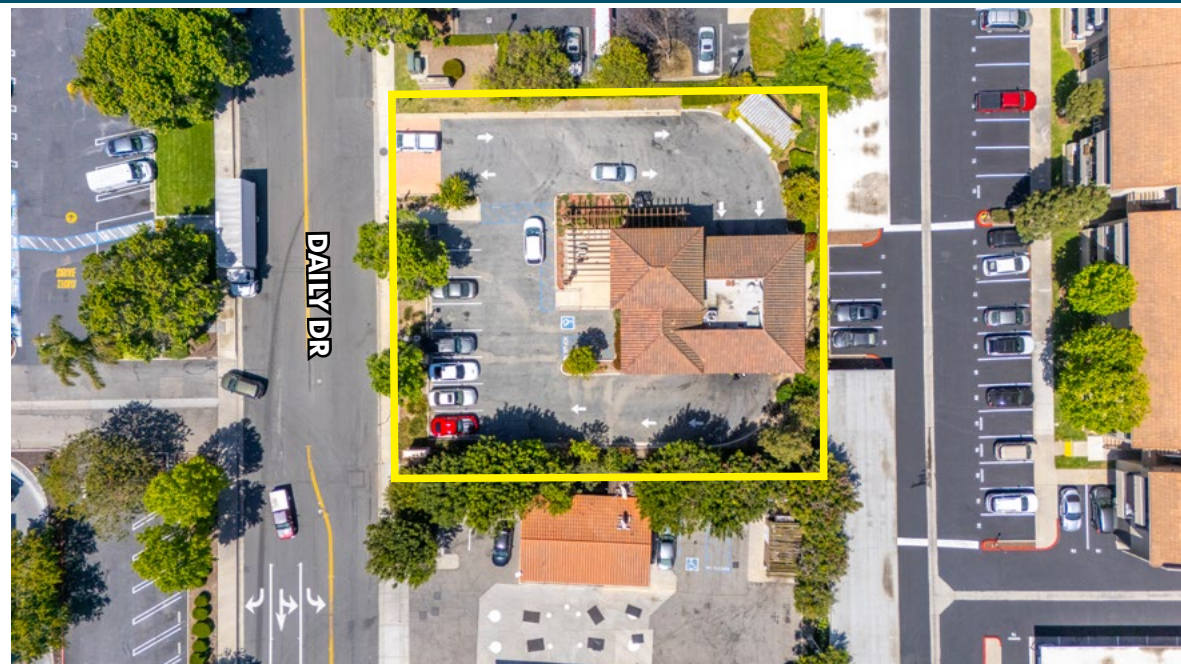
 **PARENT**  
Shell USA, Inc.

 **HEADQUARTERS**  
Houston, TX

 **INDUSTRY**  
Automotive

 **LOCATIONS**  
2,000+

 **WEBSITE**  
[www.jiffylube.com](http://www.jiffylube.com)





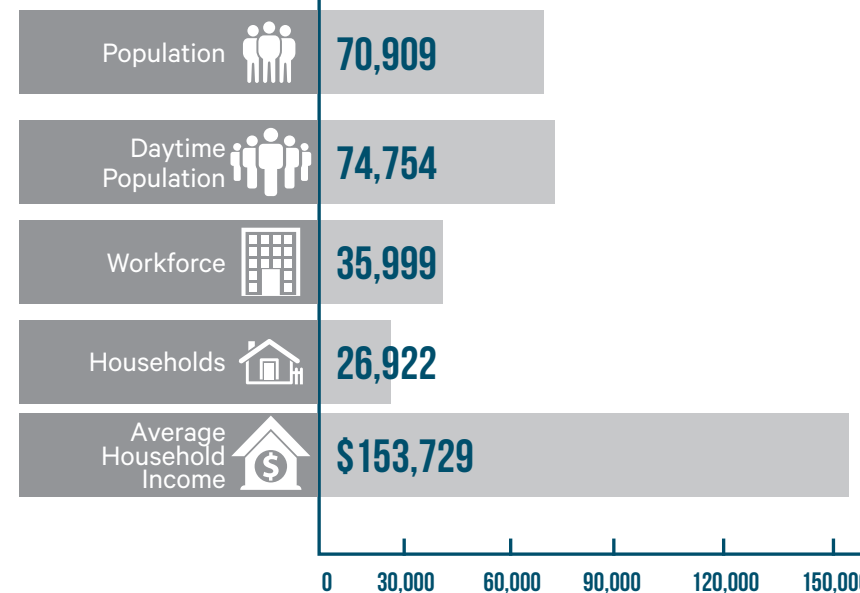
# Snapshot: Camarillo Overview

## CAMARILLO

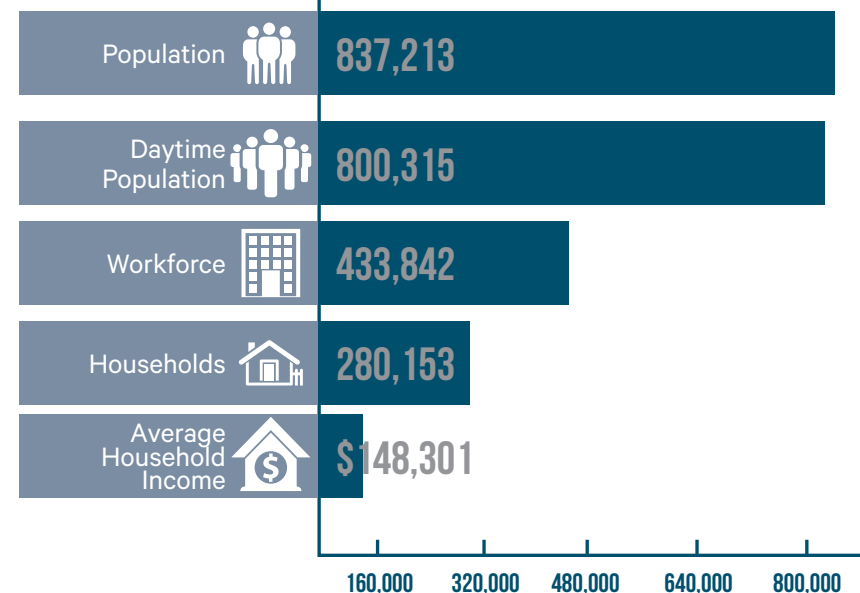
Camarillo, California, located in Ventura County, is a vibrant and welcoming city nestled in the scenic Pleasant Valley, just nine miles from the Pacific Ocean and conveniently situated along U.S. Highway 101 between Los Angeles and Santa Barbara. Known for its exceptional quality of life, Camarillo offers a unique blend of rural charm and suburban convenience, making it an ideal place to live and do business. The city boasts a thriving economy supported by diverse industries such as aerospace, biotech, high-tech manufacturing, and agriculture. With a business-friendly environment, low sales tax, and streamlined development processes, Camarillo actively supports entrepreneurs and established companies alike. Residents enjoy top-rated schools, abundant parks, and a strong sense of community, all within one of California's safest cities.



### CAMARILLO



### VENTURA COUNTY



**\$940,688**  
CAMARILLO  
AVERAGE HOUSE  
PRICE

**\$902,877**  
VENTURA COUNTY  
AVERAGE HOUSE  
PRICE

## CAMARILLO FACT FILE

**28.3%**

Residents with  
Bachelor's &  
Above

**23.2 MIN**

Average  
Commute

**5.7%**

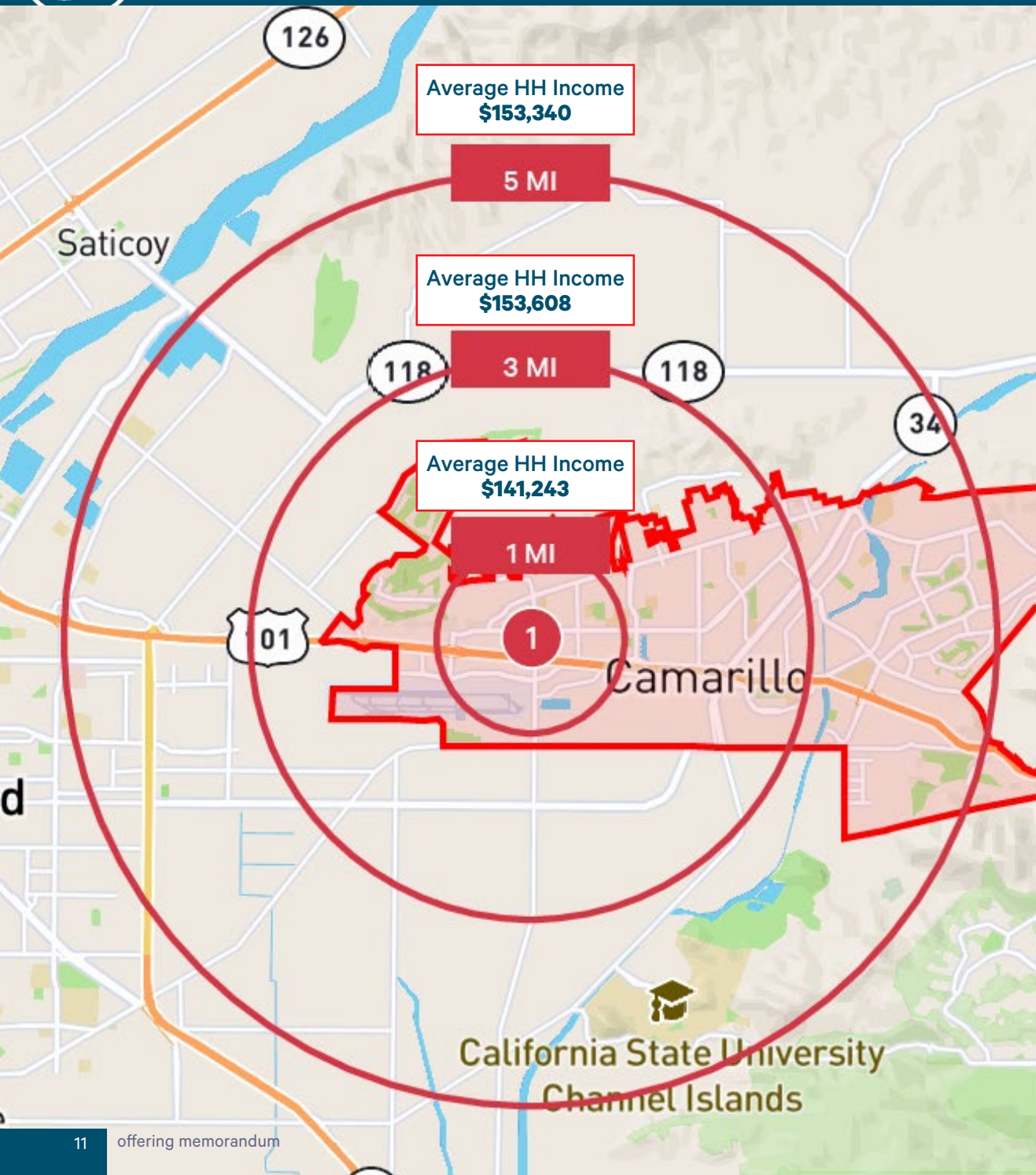
Unemployment  
Rate

**\$50 MILLION**

Visitor  
Spending



# Snapshot: Camarillo Overview



## OCCUPATION SUMMARY

Occupation	Count	Percentage
2024 Employed Civilian Population 16+	33,940	
Management	5,246	15.5%
Business and Financial	2,480	7.3%
Computer and Mathematical	1,558	4.6%
Architecture and Engineering	1,830	5.4%
Life, Physical and Social Science	608	1.8%
Community and Social Service	605	1.8%
Legal	376	1.1%
Education, Training and Library	2,282	6.7%
Arts, Design and Entertainment, Sports and Media	643	1.9%
Healthcare Practitioner and Technical	2,110	6.2%
Healthcare Support	798	2.4%
Protective Service	1,030	3.0%
Food Preparation and Serving Related	1,451	4.3%
Building and Grounds Cleaning and Maintenance	588	1.7%
Personal Care and Service	1,141	3.4%
Sales and Related	3,365	9.9%
Office and Administrative Support	3,558	10.5%
Farming and Fishing and Forestry	159	0.5%
Construction and Extraction	980	2.9%
Installation, Maintenance and Repair	633	1.9%
Production	926	2.7%
Transportation and Material Moving	1,573	4.6%



# Area Demographics

Place of Work	1 Mile	3 Miles	5 Miles
2024 Businesses	653	2,624	4,840
2024 Employees	6,860	25,094	56,062
<b>Population</b>			
2024 Population - Current Year Estimate	12,727	47,789	88,687
2029 Population - Five Year Projection	12,682	47,087	88,334
2020 Population - Census	12,460	48,065	89,432
2010 Population - Census	12,460	48,065	89,432
2020-2024 Annual Population Growth Rate	0.50%	-0.14%	-0.20%
2024-2029 Annual Population Growth Rate	-0.07%	-0.30%	-0.08%
<b>Households</b>			
2024 Households - Current Year Estimate	4,972	17,617	31,016
2029 Households - Five Year Projection	5,017	17,584	31,309
2010 Households - Census	4,822	17,580	30,980
2020 Households - Census	3,780	15,611	28,307
2020-2024 Compound Annual HH Growth Rate	0.72%	0.05%	0.03%
2024-2029 Annual Household Growth Rate	0.18%	-0.04%	0.19%
2024 Average Household Size	2.55	2.69	2.80
<b>Household Income</b>			
2024 Average Household Income	\$141,243	\$153,608	\$153,340
2029 Average Household Income	\$162,821	\$176,567	\$175,584
2024 Median Household Income	\$101,896	\$113,481	\$115,505
2029 Median Household Income	\$114,407	\$128,973	\$131,009
2024 Per Capita Income	\$55,683	\$56,858	\$54,118
2029 Per Capita Income	\$64,985	\$66,201	\$63,034



Education	1 Mile	3 Miles	5 Miles
2024 Population 25 and Over	9,001	34,224	62,592
Less than 9th Grade	208	1,133	2,837
9-12th Grade - No Diploma	207	799	1,870
High School Diploma	1,574	5,416	10,189
GED or Alternative Credential	145	670	1,185
Some College - No Degree	1,866	7,198	12,241
Associate `s Degree	899	3,839	6,960
Bachelor `s Degree	2,574	9,096	16,981
<b>Housing Units</b>			
2018-2022 Housing Units	4,926	17,526	31,649
1 Unit -Detached	1,735	10,850	18,677
1 Unit -Attached	810	1,892	4,748
2 Units	40	144	294
3-4 Units	118	268	517
5-9 Units	427	738	1,175
10-19 Units	615	1,079	1,979
20-49 Units	504	937	1,453
50 and Over	558	1,201	1,734
Mobile Home	119	417	963
Other Units	0	0	108
<b>Daytime Population</b>			
2024 Daytime Population	13,568	51,055	102,818
Daytime Workers	7,219	26,419	57,501
Daytime Residents	6,349	24,636	45,317



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