

FOR SALE

CAMARILLO AIRPORT HANGAR

65 C DURLEY AVENUE

CAMARILLO, CA 93010



PROPERTY HIGHLIGHTS

PRICE: \$1,995,000

CBRE is pleased to offer this exclusive recently-built hangar facility for sale at the Camarillo Airport. The facility features an ultra-high-end build-out including a 1,460 SF area completed with office, lounge, reception, bathroom, laundry and secure storage. It is located on a shared private ramp that includes an electric gate for automobiles and a private walk-in gate contiguous to airport parking. This is an outstanding opportunity for a private aircraft owner or aviation-related business to secure a hangar facility in the greater Los Angeles region.



www.cbre.us/ventura

CBRE

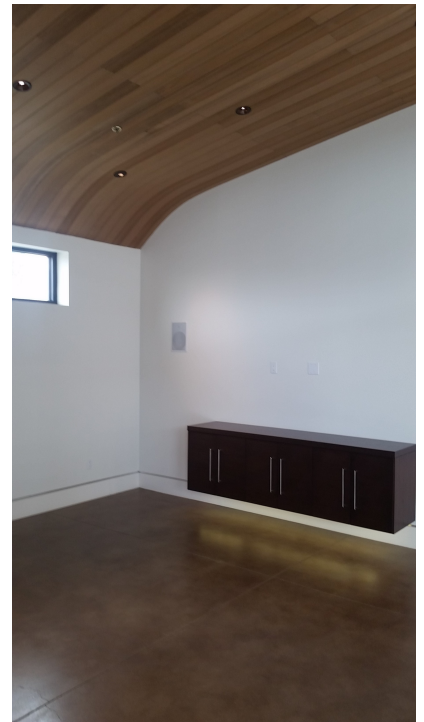
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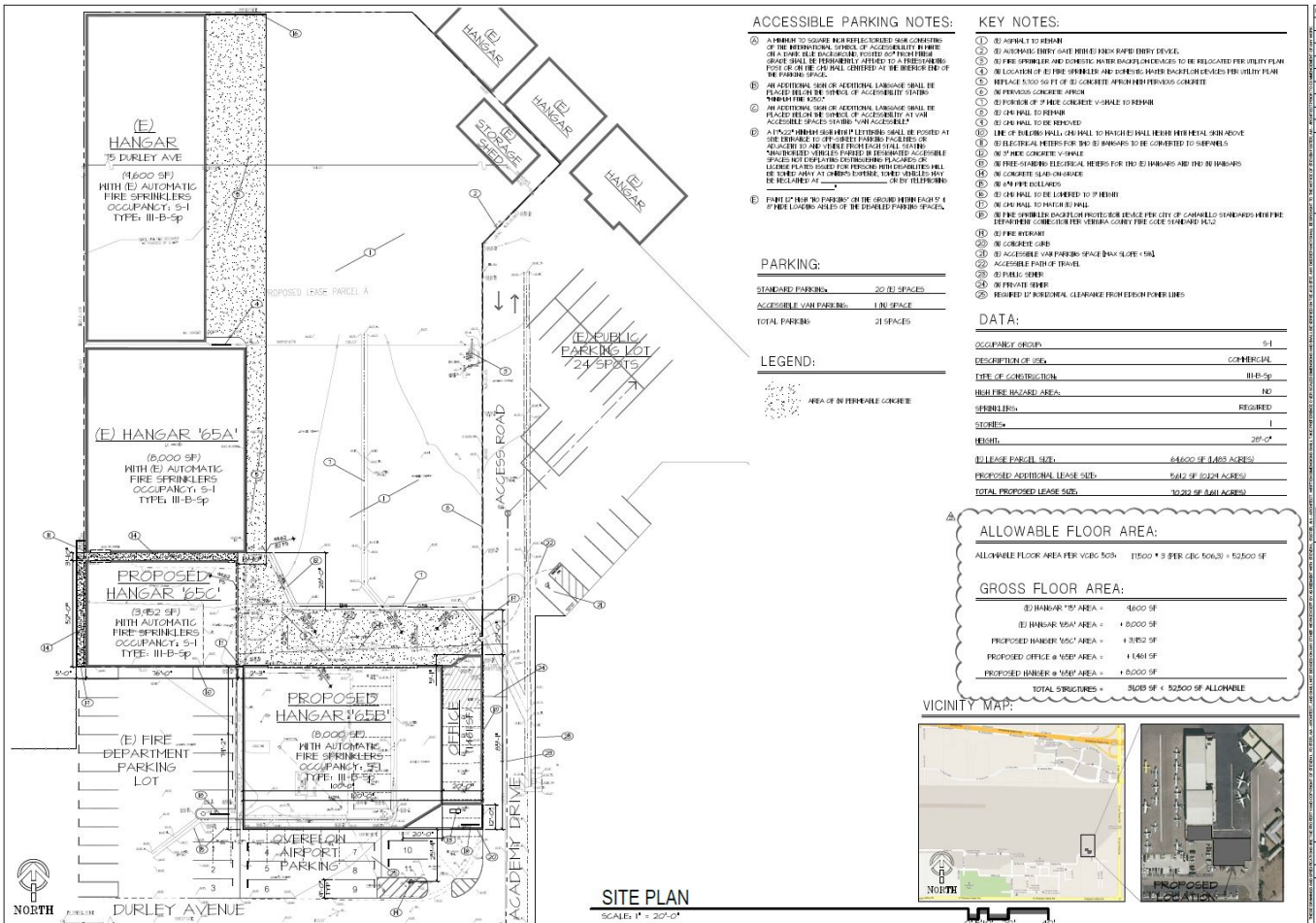
FACILITY HIGHLIGHTS

- + Construction completed August 2015 and has been owner-occupied
- + 24' X 75' bi-fold door
- + White high-gloss epoxy hangar floor
- + APU plug
- + Automatic fire suppression system with alarm
- + Lounge with two wine refrigerators, surround sound system, wet bar, custom cabinetry, commercial ice maker, bathroom with shower, laundry
- + Floor to ceiling glass wall separating hangar space and improvements
- + HVAC
- + Soft water system
- + Ground lease through May 31, 2042 with 10-year extension option to 2052
- + Current ground lease payment is approximately \$525.00 per month





FLOOR PLAN



ACCESSIBLE PARKING NOTES:

- 1. A MINIMUM 20 SQUARE FEET REFLECTORIZED SURF CONCRETED OR THE EQUIVALENT SURFACE OF ACCESSIBILITY SHALL BE ON A DRAINABLE SUBGRADE. POSTED OR PRECAST CURB SHALL BE PERMANENTLY APPLIED TO A 5' REFLECTORIZED EDGE OR OF THE USE HALL CENTERED AT THE REAR END OF THE PARKING SPACE.
- 2. AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE SHALL BE PLACED BEHIND THE SPACE OF ACCESSIBILITY STATE "UNDER THE 200'".
- 3. AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE SHALL BE PLACED BEHIND THE SPACE OF ACCESSIBILITY AT THE ACCESSIBLE SPACE (SPACING) FOR ACCESSIBILITY.
- 4. A 12" X 24" HIGH SIGN WITH PL LETTERING SHALL BE POSTED AT THE ENTRANCE OF THE DRIVEWAY FACED OR ADJACENT TO AN "X" MARK FROM EACH SIDE OF THE DRIVEWAY. THESE SIGNS SHALL BE PERMANENTLY PLACED IN SPACES NOT DISPLAYING OUTSTANDING PLACARDS OR SIGNS. THESE SIGNS SHALL BE PERMANENTLY PLACED IN SPACES NOT DISPLAYING OUTSTANDING PLACARDS OR SIGNS. THESE SIGNS SHALL BE PERMANENTLY PLACED IN SPACES NOT DISPLAYING OUTSTANDING PLACARDS OR SIGNS.
- 5. POINT UP HIGH TO PARKWAY ON THE GROUND WITH EACH OF 4 "P" FREE LOADING AXLES OF THE DISABLED PARKING SPACES.

PARKING:

STANDARD PARKING	20 (2) SPACES
ACCESSIBLE VAN PARKING	1 (1) SPACE
TOTAL PARKING	21 SPACES

LEGEND:

- AREA OF INTERFERABLE CONCRETE

KEY NOTES:

- 1. AS APPLICABLE TO DESIGN
- 2. ALL AUTOMATIC ENTRY GATE MUST BE KEYS CARD ENTRY DEVICE.
- 3. ALL FIRE SPRINKLER AND CONDUIT IN THE GROUND SHALL BE TO BE RELOCATED FOR UTILITY PLAN.
- 4. ALL CONCRETE SHALL BE 4" THICK WITH 4" REINFORCING BARS AT 18" ON CENTER.
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DATA:

OCCUPANCY GROUP	S-1
DESCRIPTION OF USE	COMMERCIAL
TYPE OF CONSTRUCTION	III-B-5p
HIGH FIRE HAZARD AREA	NO
SPRINKLING	REQUIRED
STORIES	1
HEIGHT	20' 0"
RELEASE PARCEL SIZE	18,600 SF (0.425 ACRES)
PROPOSED ADDITIONAL LEASE SIZE	5,200 SF (0.12 ACRES)
TOTAL PROPOSED LEASE SIZE	13,400 SF (0.31 ACRES)

ALLOWABLE FLOOR AREA:

ALLOWABLE FLOOR AREA PER VCBC 505A: 11500 * 3 PER VCBC 505A = 52500 SF

GROSS FLOOR AREA:

EXISTING HANGAR '65A' AREA	18,600 SF
EXISTING HANGAR '65A' AREA	18,600 SF
PROPOSED HANGAR '65A' AREA	13,400 SF
PROPOSED OFFICE @ 100' X 50' AREA	5,200 SF
PROPOSED HANGAR @ 100' X 50' AREA	5,200 SF
TOTAL STRUCTURES	52,000 SF < 52,000 SF ALLOWABLE

VICINITY MAP:



SITE PLAN
SCALE: 1" = 20' 0"

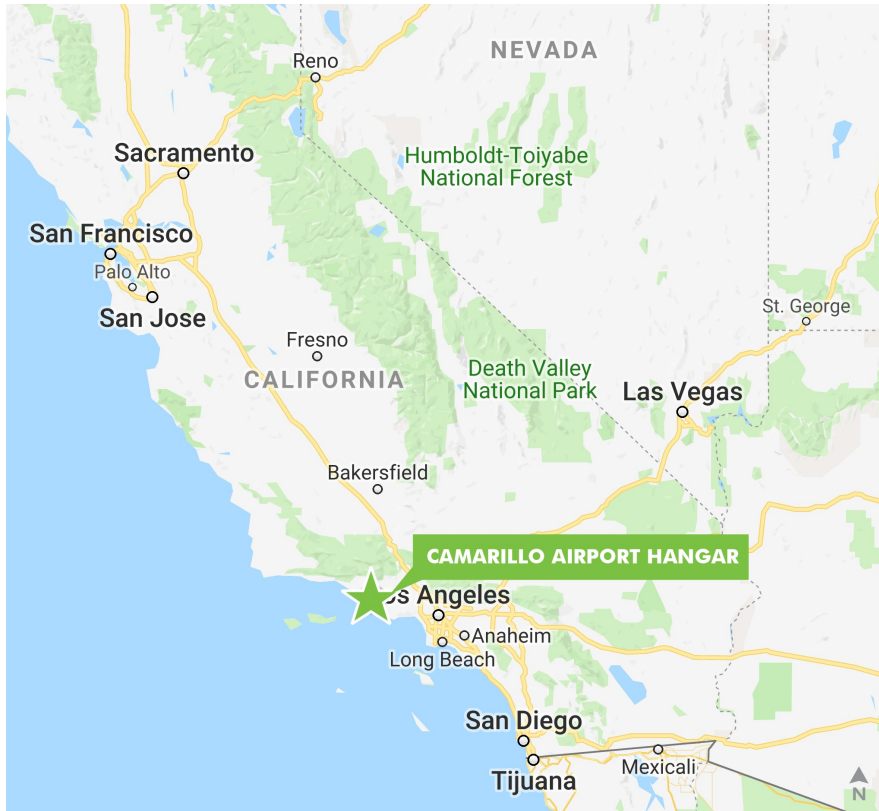


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65 C DURLEY AVENUE
CAMARILLO, CA 93010



AIRPORT LOCATION



THE AIRPORT

The Camarillo Airport is home to over 600 general aviation aircraft and there are between 150,000 and 200,000 take offs and landings per year. The airport community includes several aviation businesses providing flight instruction (fixed wing and helicopter), aircraft maintenance, and aircraft charter and storage.

RUNWAY

+ 6,013 x 150 ft.

LOCATION

- + 16.1 miles to Ventura
- + 27.6 miles to Malibu
- + 43.5 miles to Santa Barbara
- + 46 miles to Santa Monica
- + 55.3 miles to Los Angeles



CONTACT US

KATRIN GIST

Vice President
National Lead, CBRE Airport Properties
CA Lic. 01928732
+1 206 947 1399
katrin.gist@cbre.com

PAUL FARRY

Senior Vice President
CA Lic. 00941298
+1 805 444 5553
paul.farry@cbre.com

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