OFFERING MEMORANDUM

880 VERDULERA STREET
CAMARILLO, CA

INDUSTRIAL BUILDING
OWNER-USER OR INVESTMENT OPPORTUNITY

LEE & ASSOCIATES

CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property.

All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner nor Lee & Associates-LA North/Ventura nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

OFFERED EXCLUSIVELY BY:

LEE & ASSOCIATES

Brett Saunders
Principal | DRE #01991011
818.581.7061
bsaunders@lee-re.com
www.saunders-re.com

Grant Fulkerson, SIOR
Principal | DRE #01483890
818.304.4956
gfulkerson@lee-re.com
www.fulkerson-re.com

Frank Tesoro
Associate | DRE #01920803
818.444.4930
ftesoro@lee-re.com

Lee & Associates LA North
Westlake Village | CORP ID 01191898

www.leewlv.com

This Offering Memorandum has been prepared for informational purposes only from sources deemed reliable, but no warranty or representation is made as to the accuracy or completeness thereof. This is not an appraisal. Any projections, opinions, assumptions, or estimates are subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY HIGHLIGHTS

ADJACENT TO THE CAMARILLO AIRPORT

FENCED YARD

IMMEDIATE ACCESS TO THE 101 FREEWAY

TENANT IS A PUBLICLY TRADED COMPANY ON THE NYSE

OWNER-USER OR INVESTMENT OPPORTUNITY HIGHLIGHTS

880 Verdulera Street, Camarillo, CA presents a strong opportunity for an owner-user or investor to acquire a freestanding industrial building in a prime Camarillo location. The property is currently occupied by Clean Harbors NYSE: CLH with approximately four years remaining on its lease.

INVESTMENT:

Clean Harbors currently occupies the property and has been a long-term tenant at the building for nearly 30 years. Due to the specialized nature of their operations, there are very few, if any, comparable buildings in the area that can accommodate their use. This creates a significant competitive advantage for the property and strongly supports the likelihood of tenant retention beyond the remaining four years on the current lease term.

Given the operational infrastructure and location requirements associated with their business, relocating would likely present substantial challenges and costs. As a result, the probability of Clean Harbors renewing its lease at the property is considered very strong, providing investors with long-term occupancy stability and dependable cash flow.

OWNER-USER:

From an owner-user perspective, the property presents a unique opportunity to acquire a well-located industrial asset that generates stable in-place cash flow while also providing the ability to occupy the building in approximately four years upon lease expiration. This structure allows a buyer to benefit from immediate investment income while strategically planning for future operational use.

Industrial buildings in this location are exceptionally rare and infrequently come to market, particularly assets with strong freeway access, established industrial functionality, dedicated yard space, and direct proximity to the Camarillo Airport. The property's airport location adds significant operational value and convenience for a variety of industrial users, including contractors, service-related businesses, storage needs, logistics operators, and aviation-related tenants.

The inclusion of usable yard space further enhances the property's functionality and flexibility, offering capabilities that are increasingly difficult to find within the Conejo Valley and surrounding Ventura County industrial markets.

As a result, acquiring the property today could prove highly valuable for an owner-user seeking to secure a long-term presence within a highly supply-constrained industrial market before opportunities become even more limited.

This Offering Memorandum has been prepared for informational purposes only from sources deemed reliable, but no warranty or representation is made as to the accuracy or completeness thereof. This is not an appraisal. Any projections, opinions, assumptions, or estimates are subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

$4,100,000
SALES PRICE

PROPERTY INFORMATION

Building Size	±14,974 SF
Office Size	±5,000 SF
Parcel Size	±46,169 SF
Zoning	M2
Building Height	20 Feet
Power	800 Amps
Fenced Yard	±17,000 SF (100’ x 170’)

Tenant	Clean Harbors
Lease Rate	$1.37/SF NNN
Lease Expiration	1/31/2030
Annual NOI	$245,700
CAP Rate	6%
Sale Price	$4,100,000

TENANT

Clean Harbors is a leading provider of environmental, energy, and industrial services throughout North America. Founded in 1980, the company specializes in hazardous waste management, environmental remediation, emergency spill response, industrial cleaning, recycling, and sustainable disposal solutions. Clean Harbors serves a diverse client base including Fortune 500 companies, manufacturers, utilities, government agencies, and chemical and energy producers.

The company operates an extensive network of waste disposal facilities, service centers, recycling operations, and treatment plants across the United States, Canada, and Puerto Rico. Clean Harbors Official Website

As a publicly traded company on the NYSE: CLH, Clean Harbors is recognized as one of the largest environmental and industrial service providers in North America, with a long-standing operating history and strong national presence. The company’s scale, financial strength, and specialized operational expertise make it a highly established industrial tenant.

Lease

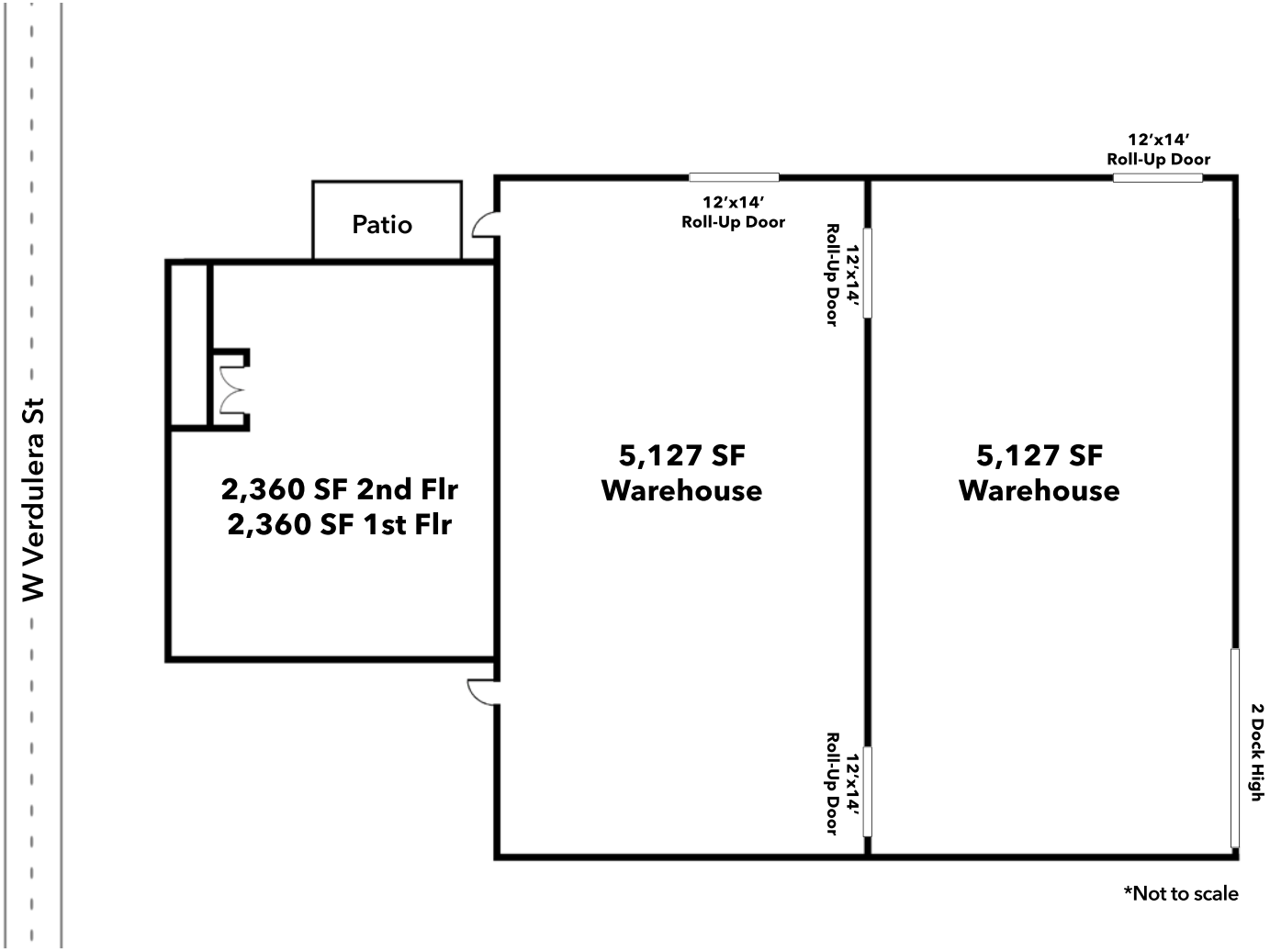
Lease Form	AIR/CRE Single-Tenant Lease Net
Lease Term	4 Years
Rent Adjustments	Fixed 3% Annually
Options	None
Phase One	Tenant to Deliver Clean Phase One Upon Vacating the Premises

Building Notes

Roof	New Coating & Skylights (2023)
HVAC	Replaced (2019)

This Offering Memorandum has been prepared for informational purposes only from sources deemed reliable, but no warranty or representation is made as to the accuracy or completeness thereof. This is not an appraisal. Any projections, opinions, assumptions, or estimates are subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FLOOR PLAN



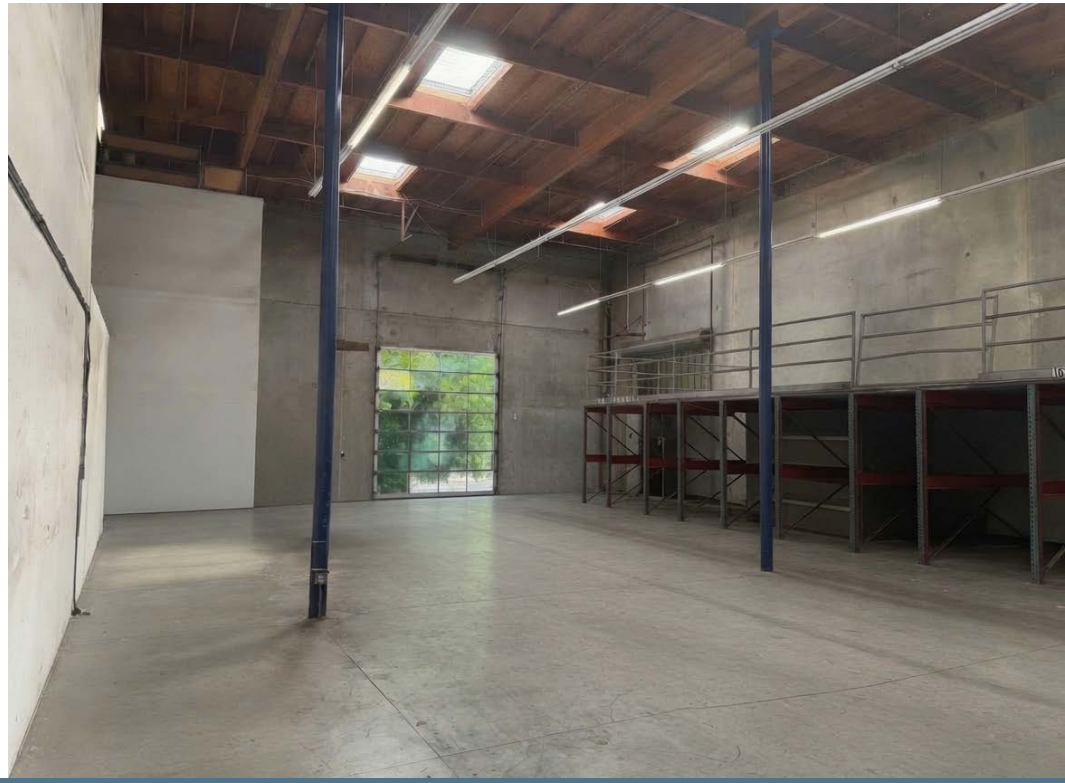
*Not to scale

This Offering Memorandum has been prepared for informational purposes only from sources deemed reliable, but no warranty or representation is made as to the accuracy or completeness thereof. This is not an appraisal. Any projections, opinions, assumptions, or estimates are subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFICE PHOTOS

This Offering Memorandum has been prepared for informational purposes only from sources deemed reliable, but no warranty or representation is made as to the accuracy or completeness thereof. This is not an appraisal. Any projections, opinions, assumptions, or estimates are subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

WAREHOUSE PHOTOS



This Offering Memorandum has been prepared for informational purposes only from sources deemed reliable, but no warranty or representation is made as to the accuracy or completeness thereof. This is not an appraisal. Any projections, opinions, assumptions, or estimates are subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

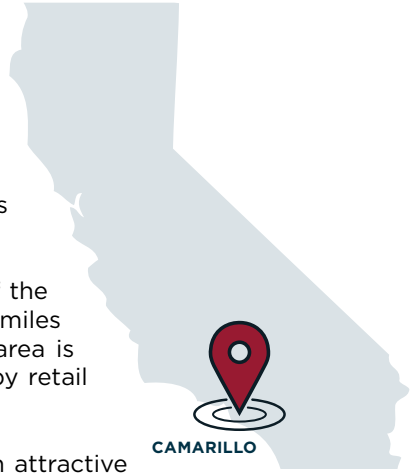
YARD PHOTOS

This Offering Memorandum has been prepared for informational purposes only from sources deemed reliable, but no warranty or representation is made as to the accuracy or completeness thereof. This is not an appraisal. Any projections, opinions, assumptions, or estimates are subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AERIAL PHOTO

This Offering Memorandum has been prepared for informational purposes only from sources deemed reliable, but no warranty or representation is made as to the accuracy or completeness thereof. This is not an appraisal. Any projections, opinions, assumptions, or estimates are subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

LOCATION OVERVIEW



The subject property is strategically located along Verdulera Street in the city of Camarillo, CA, one of Ventura County's most established and business-friendly communities. Positioned within the heart of the Camarillo industrial and commercial corridor, the property benefits from immediate access to major transportation routes, a strong regional labor pool, and proximity to both Los Angeles and Santa Barbara counties. 880 Verdulera Street offers a highly functional location that combines efficient logistics access with the advantages of operating in a well-maintained and professionally managed business environment.

Accessibility is a major advantage of this location. U.S. Highway 101 (Ventura Freeway) is located approximately 1.5 miles south of the property, providing direct connectivity throughout Southern California and the Central Coast. State Route 118 lies approximately 10 miles east, while Interstate 5 can be reached approximately 40 miles to the east via regional freeway connections. The surrounding area is characterized by a strong concentration of industrial, technology, manufacturing, and distribution businesses, supported by nearby retail amenities, hotels, restaurants, and service providers that cater to both employees and visiting clientele.

Camarillo is widely recognized for its high quality of life, strong local economy, and favorable business climate. The city offers an attractive balance between commercial growth and coastal Southern California lifestyle amenities, including proximity to beaches, golf courses, hiking trails, and the Camarillo Premium Outlets. In addition, Camarillo benefits from a highly educated workforce, convenient regional transportation access, and a reputation as one of Ventura County's premier locations for industrial and commercial investment.

This Offering Memorandum has been prepared for informational purposes only from sources deemed reliable, but no warranty or representation is made as to the accuracy or completeness thereof. This is not an appraisal. Any projections, opinions, assumptions, or estimates are subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

CAMARILLO AIRPORT (KCMA)

Camarillo Airport (KCMA) is a bustling general aviation airport located in Camarillo, Ventura County, California, about three miles west of the city center. Originally developed in 1942 as a military auxiliary landing strip (later Oxnard Air Force Base), it was converted to civilian use in 1976. Today, it serves as a key reliever airport for the region, hosting a mix of private aircraft, flight training, business jets, ultralights, and historic planes (including those from the Commemorative Air Force).

880 Verdulera Street stands out as **one of the few industrial/commercial buildings directly adjacent to the airport property.** Its prime location offers immediate proximity to the runways, taxiways, and facilities like Skyrider Ultralights, making it highly accessible for aviation-related or logistics-oriented businesses in an otherwise mixed residential/agricultural area.
The airport continues to see growing jet and training traffic while maintaining voluntary noise abatement procedures to balance operations with the surrounding community.

Key Stats *(as of latest available data)*:

- **Annual Aircraft Operations:** Approximately **108,000–150,000+** takeoffs and landings per year (108,566 reported for the 12-month period ending Dec 2020; recent figures often cited above 150,000). This averages around **297–410 operations per day.**
- Primarily **general aviation** (about 94%), with smaller portions for air taxi and military use.
- **Based Aircraft:** Around **383–560**, including single-engine planes, multi-engine, jets, helicopters, and ultralights.

This Offering Memorandum has been prepared for informational purposes only from sources deemed reliable, but no warranty or representation is made as to the accuracy or completeness thereof. This is not an appraisal. Any projections, opinions, assumptions, or estimates are subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

DEMOGRAPHICS

880 VERDULERA ST | CAMARILLO, CA

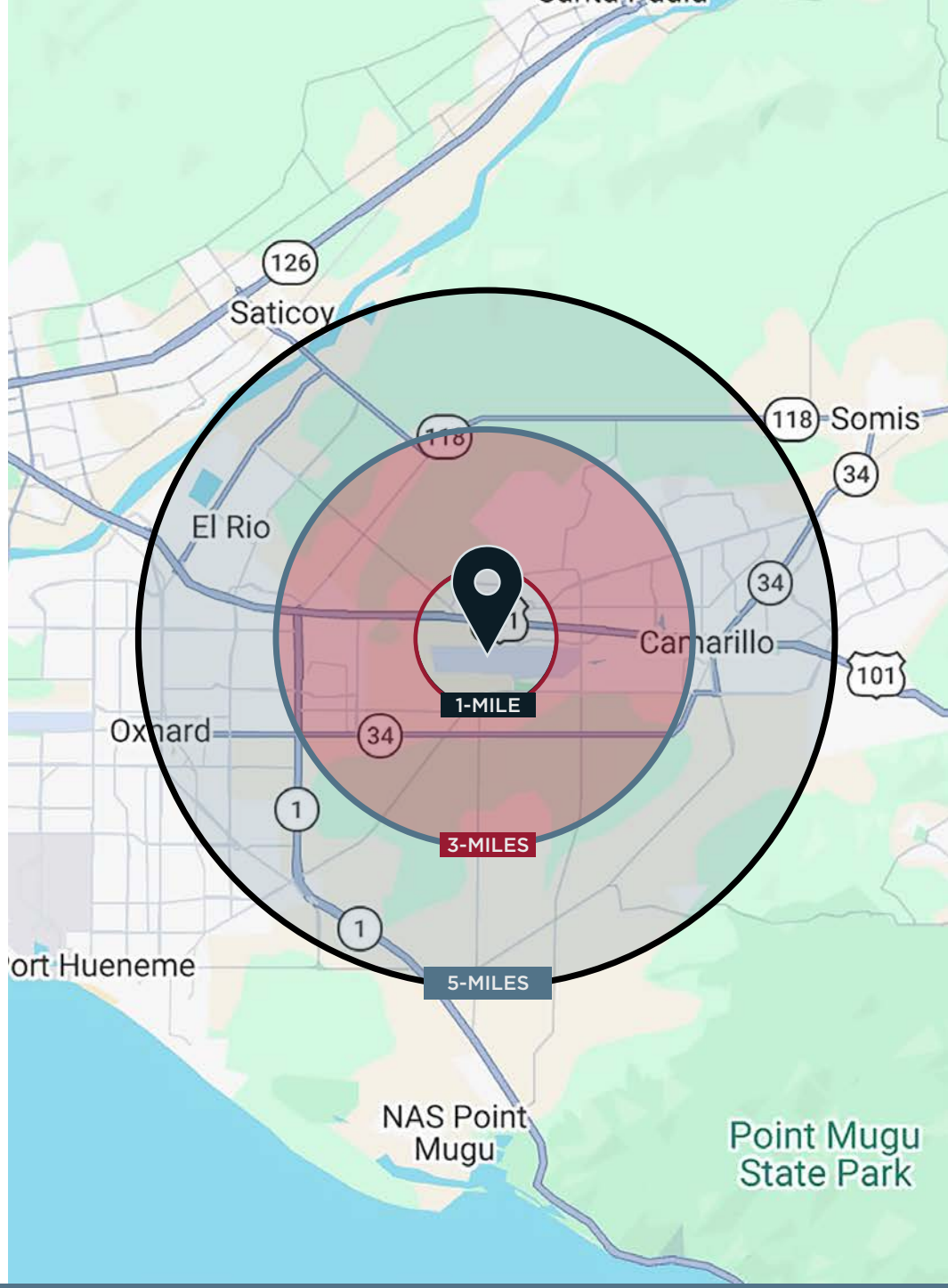
POPULATION	1-MILE	3-MILES	5-MILES
2025 Population	1,428	30,522	127,729
% Female	51.3%	50.5%	49.6%
% Male	48.7%	49.5%	50.4%
2030 Population	1,371	29,980	126,706

HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2025 Total Households	578	11,244	39,575
2025 Median Housing Value	$887,804	$920,990	$761,037
2030 Total Households	596	11,482	39,933

HOUSEHOLD INCOME	1-MILE	3-MILES	5-MILES
2025 Average HH Income	$184,156	$164,313	$142,593
2025 Per Capita Income	$74,646	$60,656	$44,437
2030 Average HH Income	$184,442	$165,271	$143,072

127K+
TOTAL POPULATION
5-MILES

$142K+
AVERAGE HH INCOME
5-MILES



This Offering Memorandum has been prepared for informational purposes only from sources deemed reliable, but no warranty or representation is made as to the accuracy or completeness thereof. This is not an appraisal. Any projections, opinions, assumptions, or estimates are subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AMENITIES MAP

This Offering Memorandum has been prepared for informational purposes only from sources deemed reliable, but no warranty or representation is made as to the accuracy or completeness thereof. This is not an appraisal. Any projections, opinions, assumptions, or estimates are subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

REGIONAL MAP

This Offering Memorandum has been prepared for informational purposes only from sources deemed reliable, but no warranty or representation is made as to the accuracy or completeness thereof. This is not an appraisal. Any projections, opinions, assumptions, or estimates are subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFERED EXCLUSIVELY BY:

Brett Saunders
Principal | DRE #01991011
818.581.7061
bsaunders@lee-re.com
www.saunders-re.com

Grant Fulkerson, SIOR
Principal | DRE #01483890
818.304.4956
gfulkerson@lee-re.com
www.fulkerson-re.com

Frank Tesoro
Associate | DRE #01920803
818.444.4930
ftesoro@lee-re.com

Lee & Associates LA North
Westlake Village | CORP ID #01191898

www.leewlv.com

LEE & ASSOCIATES

This Offering Memorandum has been prepared for informational purposes only from sources deemed reliable, but no warranty or representation is made as to the accuracy or completeness thereof. This is not an appraisal. Any projections, opinions, assumptions, or estimates are subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.