



**When you love
shopping centers,
it shows**

Dedicated to Our Communities,
Our Tenants and Our Customers



Population

1 Mile: 35,522
3 Miles: 185,552
5 Miles: 241,189



Average Household Income

1 Mile: \$79,875
3 Miles: \$83,523
5 Miles: \$86,792



Traffic Count

55,300 at S. Ventura Road &
E. Channel Islands Blvd.

The information contained herein is from sources deemed reliable; however, not guaranteed and should be independently verified.

Hueneme Bay Center

2621 N. Ventura Road, Port Hueneme, CA



Property Highlights

- Property Size: 50,120 sq. ft.
- Spaces available: 990 sq.ft. & 1,080 sq.ft. & 9,000 sq.ft.
- Great visibility & ample parking.
- Excellent ingress & egress.
- Located on heavily trafficked intersection!

Darren Bovard

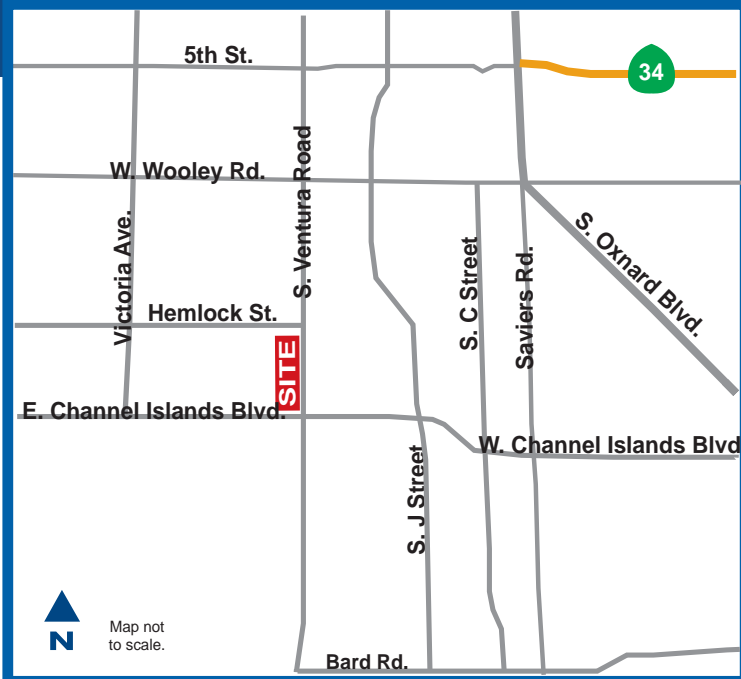
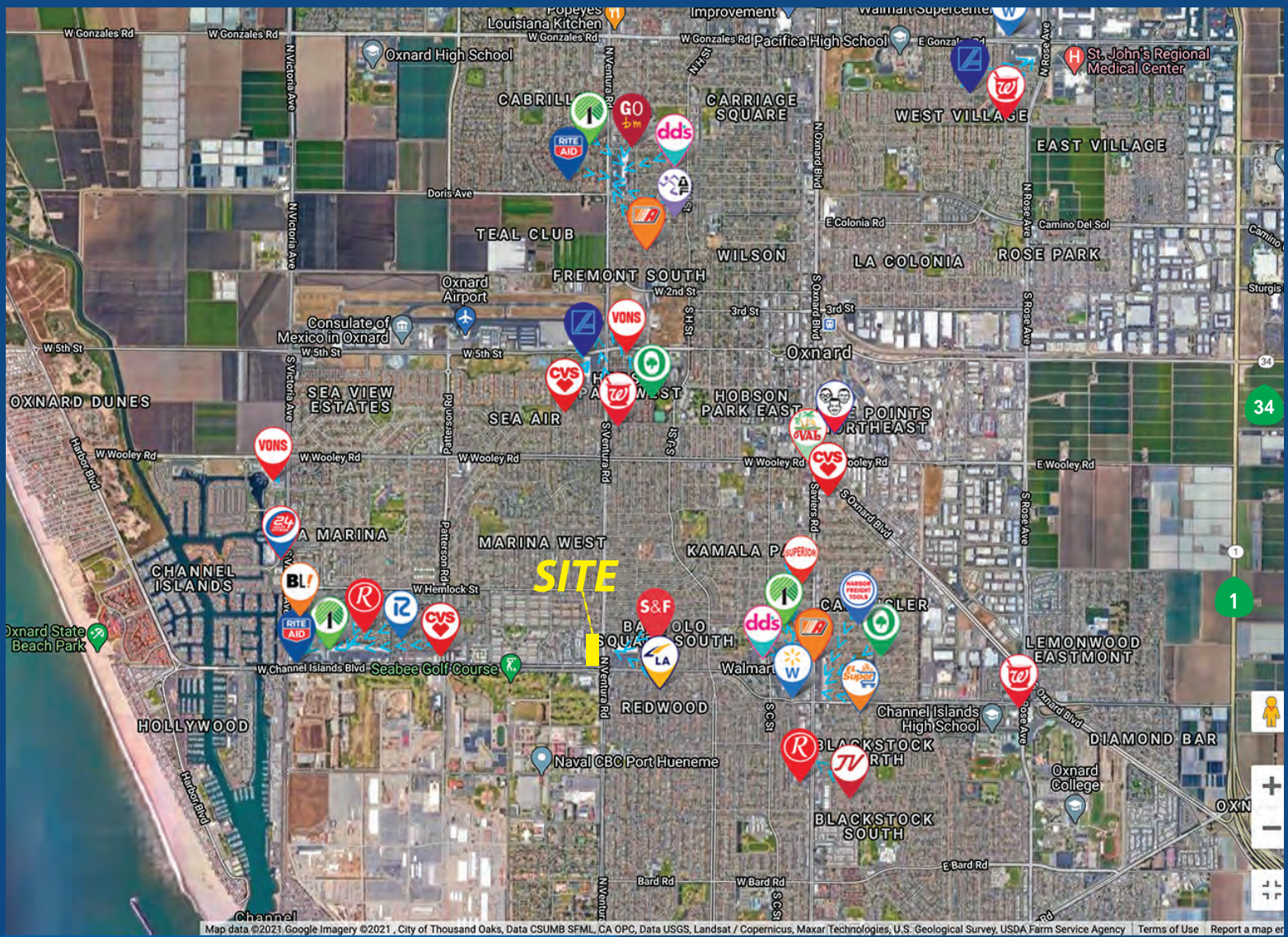
Vice President - Leasing
dbovard@newmarkmerrill.com
(DRE #01362187)

NewMark Merrill Companies

24025 Park Sorrento
Suite 300
Calabasas, CA 91302
Tel: (818) 710-6100 Fax: (818) 710-6116
www.newmarkmerrill.com

Greg Giacomuzzi

Vice President, Leasing & Development
ggiacomuzzi@newmarkmerrill.com
(DRE #01906640)



NewMark Merrill Companies

Darren Bovard
Vice President - Leasing
dbovard@newmarkmerrill.com
(DRE #01362187)

24025 Park Sorrento
Suite 300
Calabasas, CA 91302
Tel: (818) 710-6100 Fax: (818) 710-6116
www.newmarkmerrill.com

Greg Giacopuzzi
Vice President, Leasing & Development
ggjacopuzzi@newmarkmerrill.com
(DRE #01906640)



When you love
shopping centers,
it shows

Dedicated to Our Communities,
Our Tenants and Our Customers

Hueneme Bay Center

2621 N. Ventura Road, Port Hueneme, CA



Darren Bovard

Vice President - Leasing

dbovard@newmarkmerrill.com

(DRE #01362187)

NewMark Merrill Companies

24025 Park Sorrento

Suite 300

Calabasas, CA 91302

Tel: (818) 710-6100 Fax: (818) 710-6116

www.newmarkmerrill.com

Greg Giacopuzzi

Vice President, Leasing & Development

ggiacopuzzi@newmarkmerrill.com

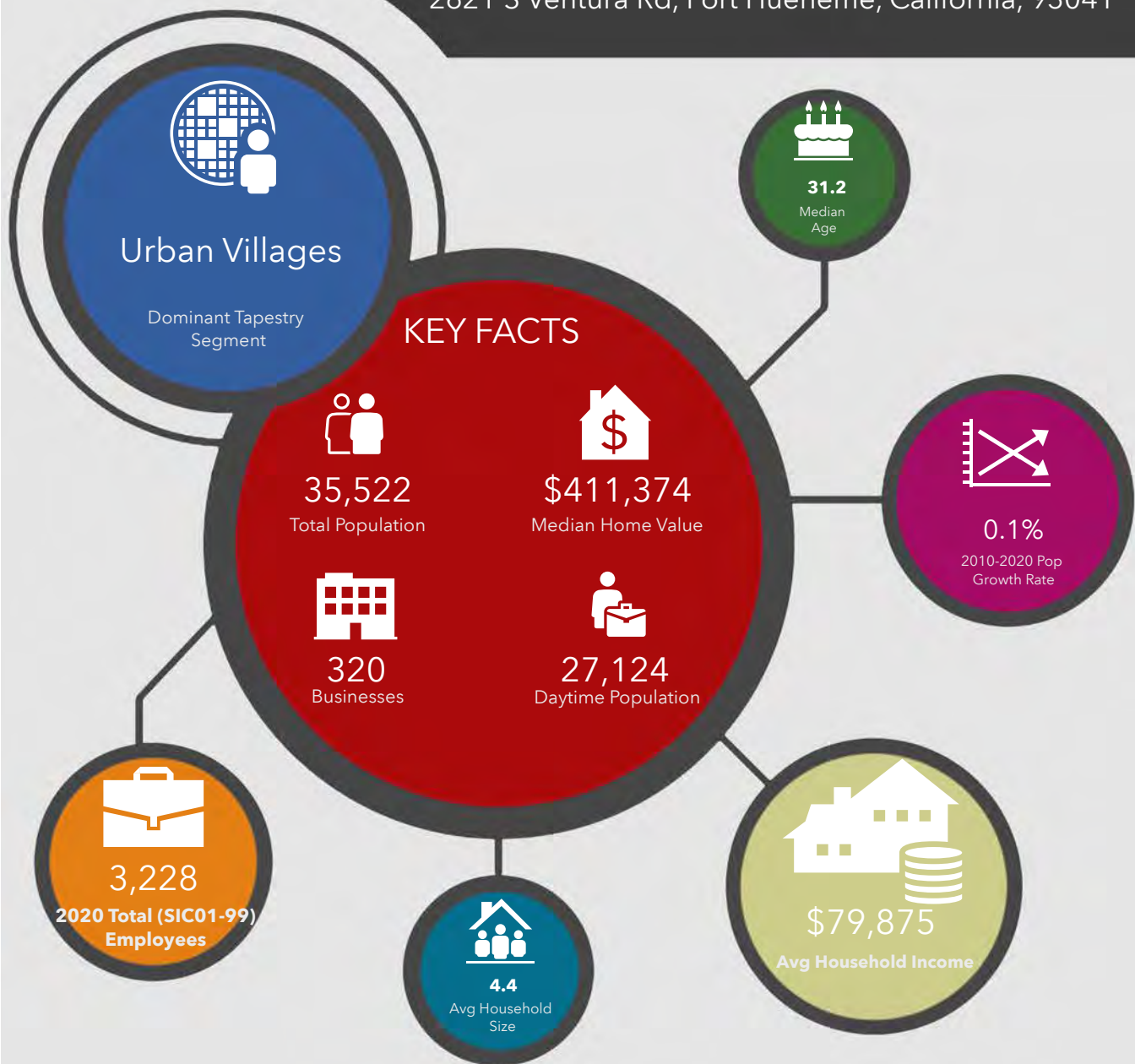
(DRE #01906640)

Executive Summary - Call Outs

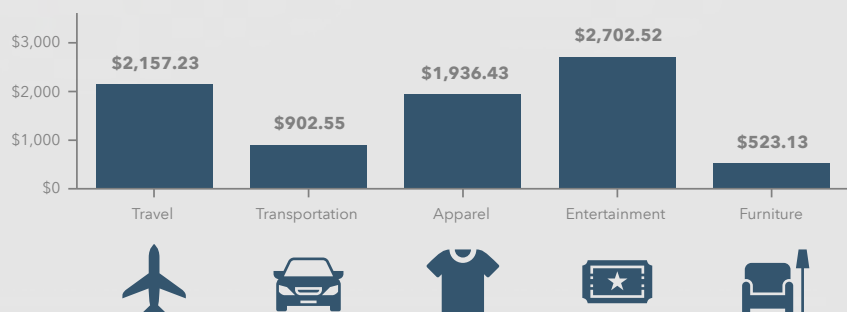
Hueneme Bay Center (1 mile)
2621 S Ventura Rd, Port Hueneme, California, 93041
Ring of 1 mile

Prepared by Esri
Latitude: 34.17792
Longitude: -119.19515

2621 S Ventura Rd, Port Hueneme, California, 93041



KEY SPENDING FACTS



This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and Infogroup. The vintage of the data is 2020, 2025.

© 2020 Esri

Spending facts are average annual dollars per household

Source: This infographic contains data provided by Esri, Esri and Infogroup, Esri and Bureau of Labor Statistics. The vintage of the data is 2020, 2025.

Executive Summary - Call Outs

Hueneme Bay Center (3 miles)

2621 S Ventura Rd, Port Hueneme, California, 93041

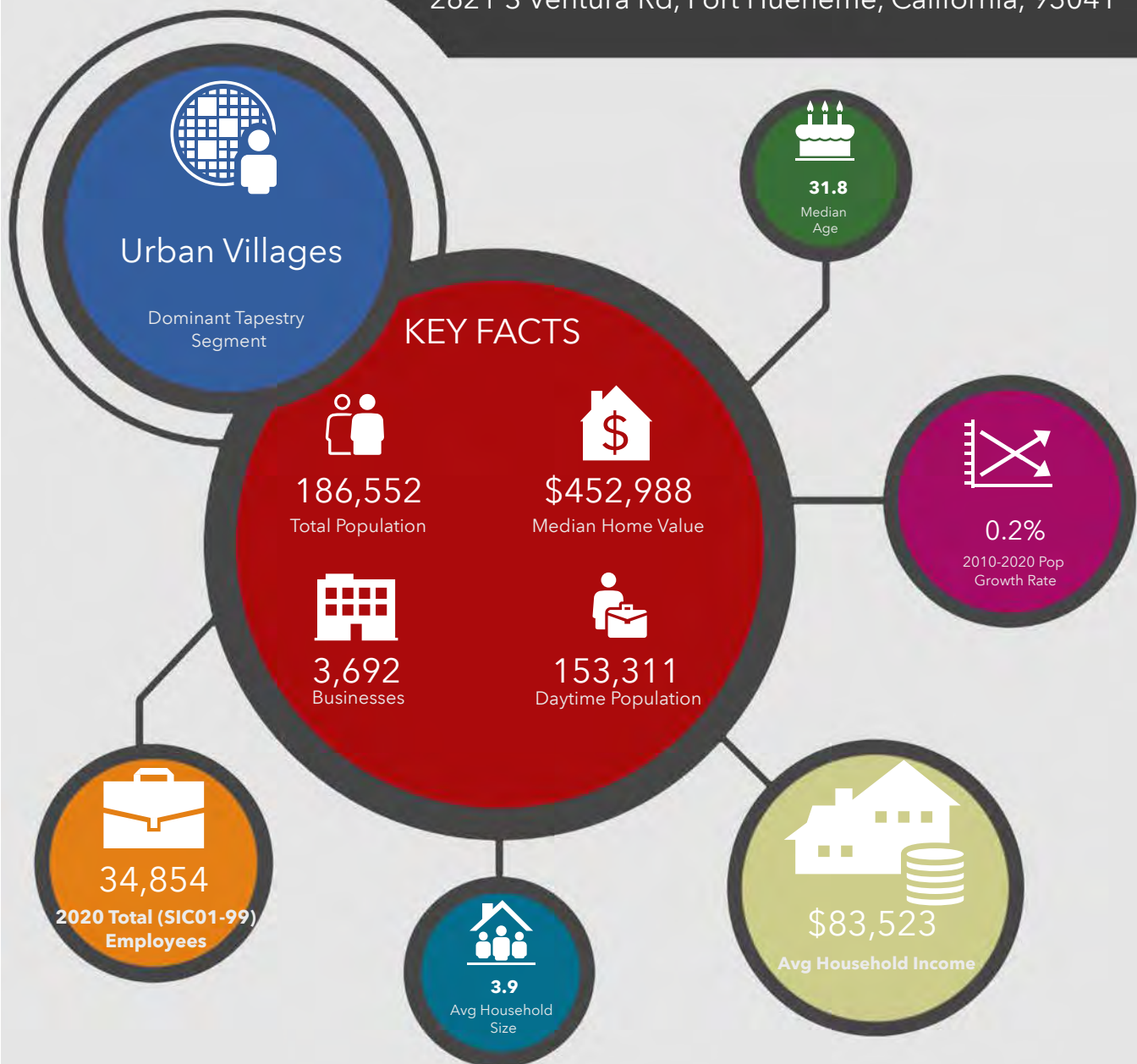
Ring of 3 miles

Prepared by Esri

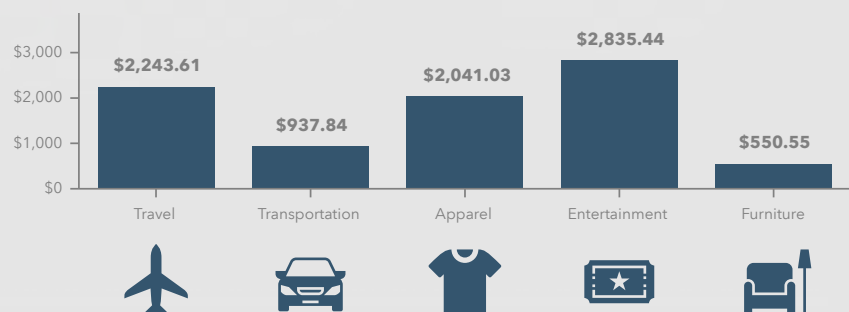
Latitude: 34.17792

Longitude: -119.19515

2621 S Ventura Rd, Port Hueneme, California, 93041



KEY SPENDING FACTS



This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and Infogroup. The vintage of the data is 2020, 2025.

© 2020 Esri

Spending facts are average annual dollars per household

Source: This infographic contains data provided by Esri, Esri and Infogroup, Esri and Bureau of Labor Statistics. The vintage of the data is 2020, 2025.

Executive Summary - Call Outs

Hueneme Bay Center (5 miles)

2621 S Ventura Rd, Port Hueneme, California, 93041

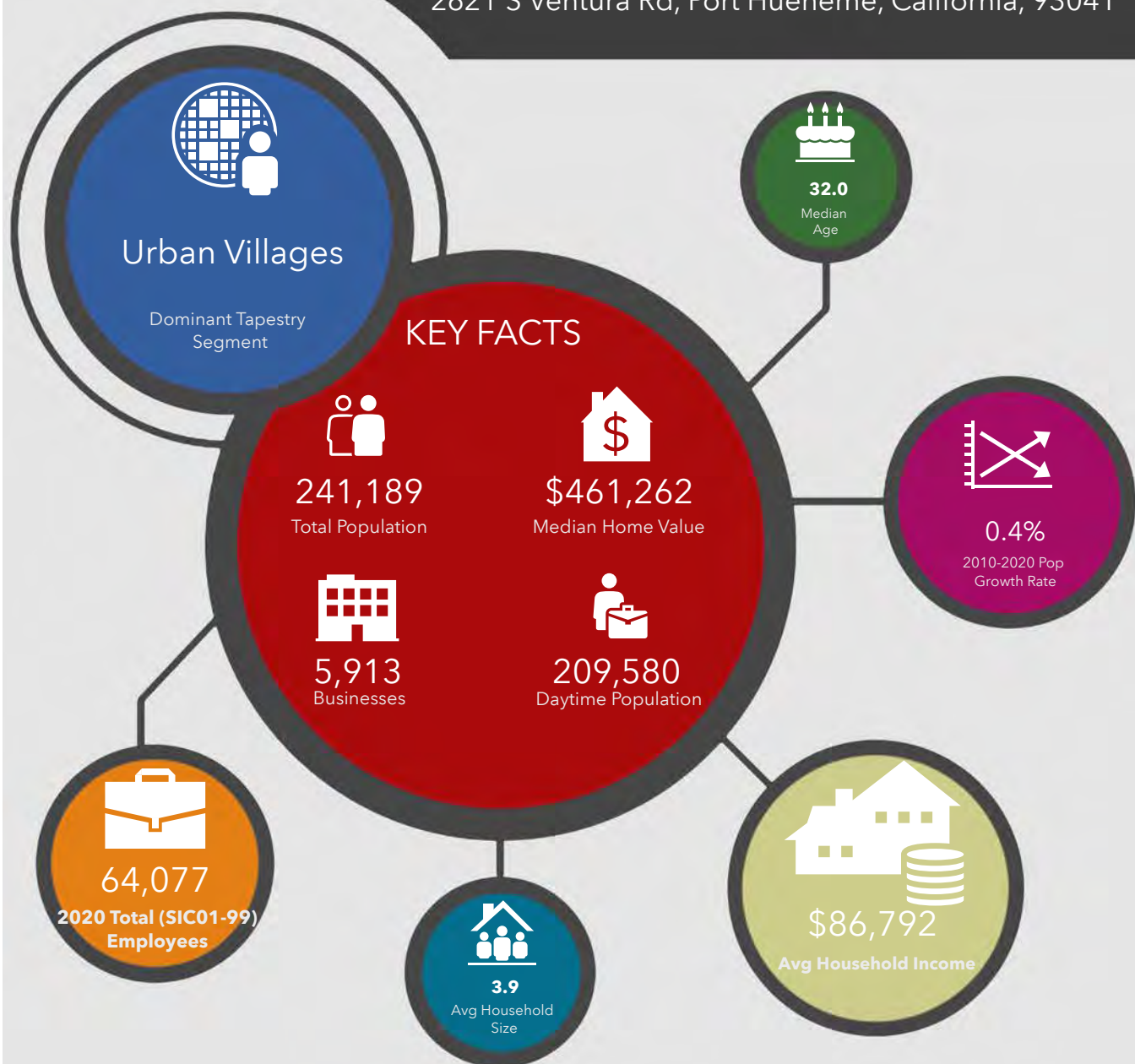
Ring of 5 miles

Prepared by Esri

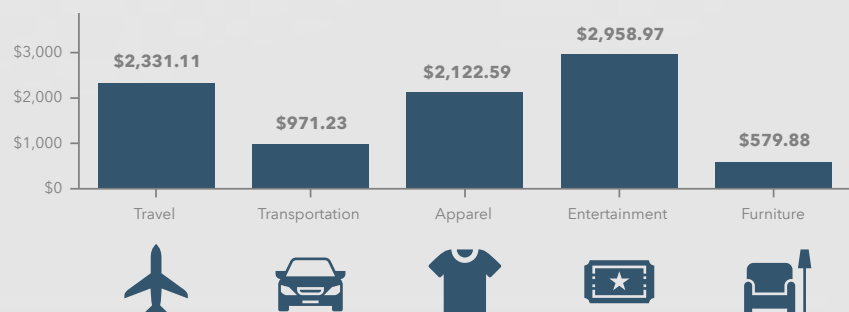
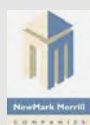
Latitude: 34.17792

Longitude: -119.19515

2621 S Ventura Rd, Port Hueneme, California, 93041



KEY SPENDING FACTS



This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and Infogroup. The vintage of the data is 2020, 2025.

© 2020 Esri

Spending facts are average annual dollars per household

Source: This infographic contains data provided by Esri, Esri and Infogroup, Esri and Bureau of Labor Statistics. The vintage of the data is 2020, 2025.