



**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

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(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

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(DRE #01906640)



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Executive Summary - Call Outs

Hueneme Bay Center (1 mile)

2621 S Ventura Rd, Port Hueneme, California, 93041

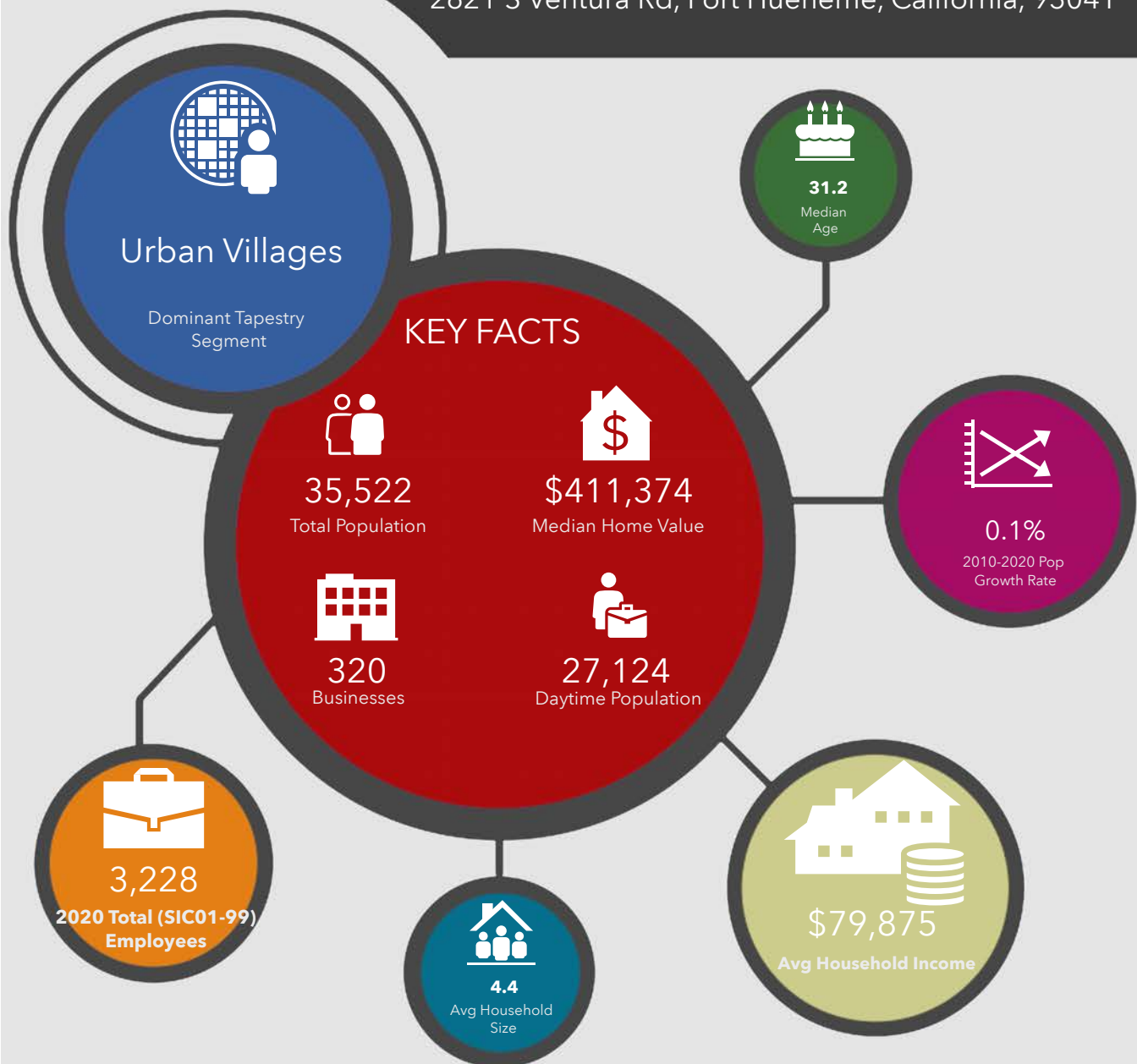
Ring of 1 mile

Prepared by Esri

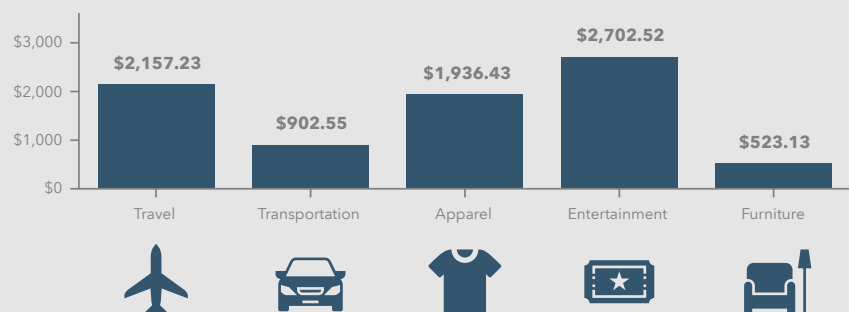
Latitude: 34.17792

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.

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Spending facts are average annual dollars per household

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Executive Summary - Call Outs

Hueneme Bay Center (3 miles)

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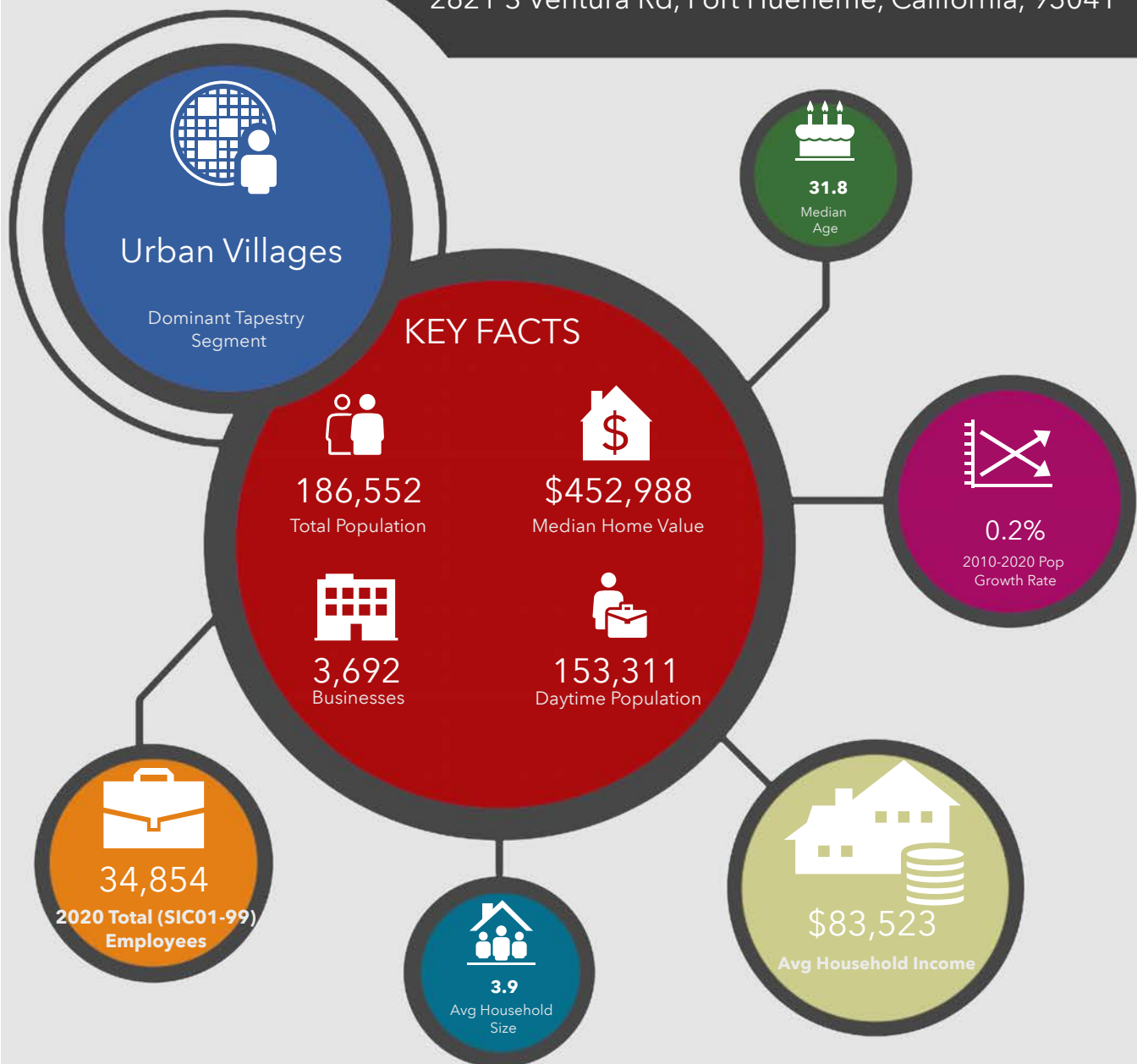
Ring of 3 miles

Prepared by Esri

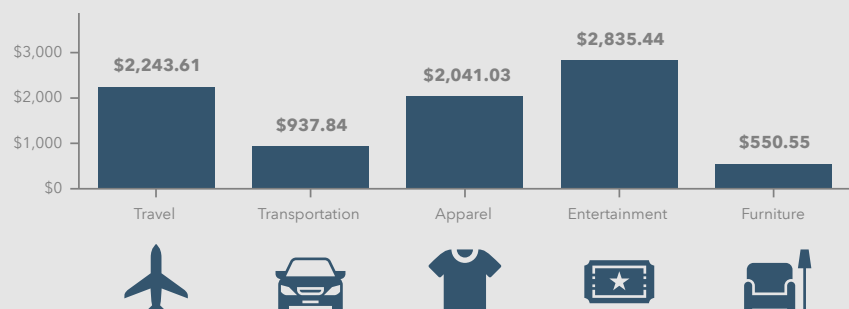
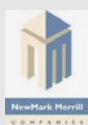
Latitude: 34.17792

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Executive Summary - Call Outs

Hueneme Bay Center (5 miles)

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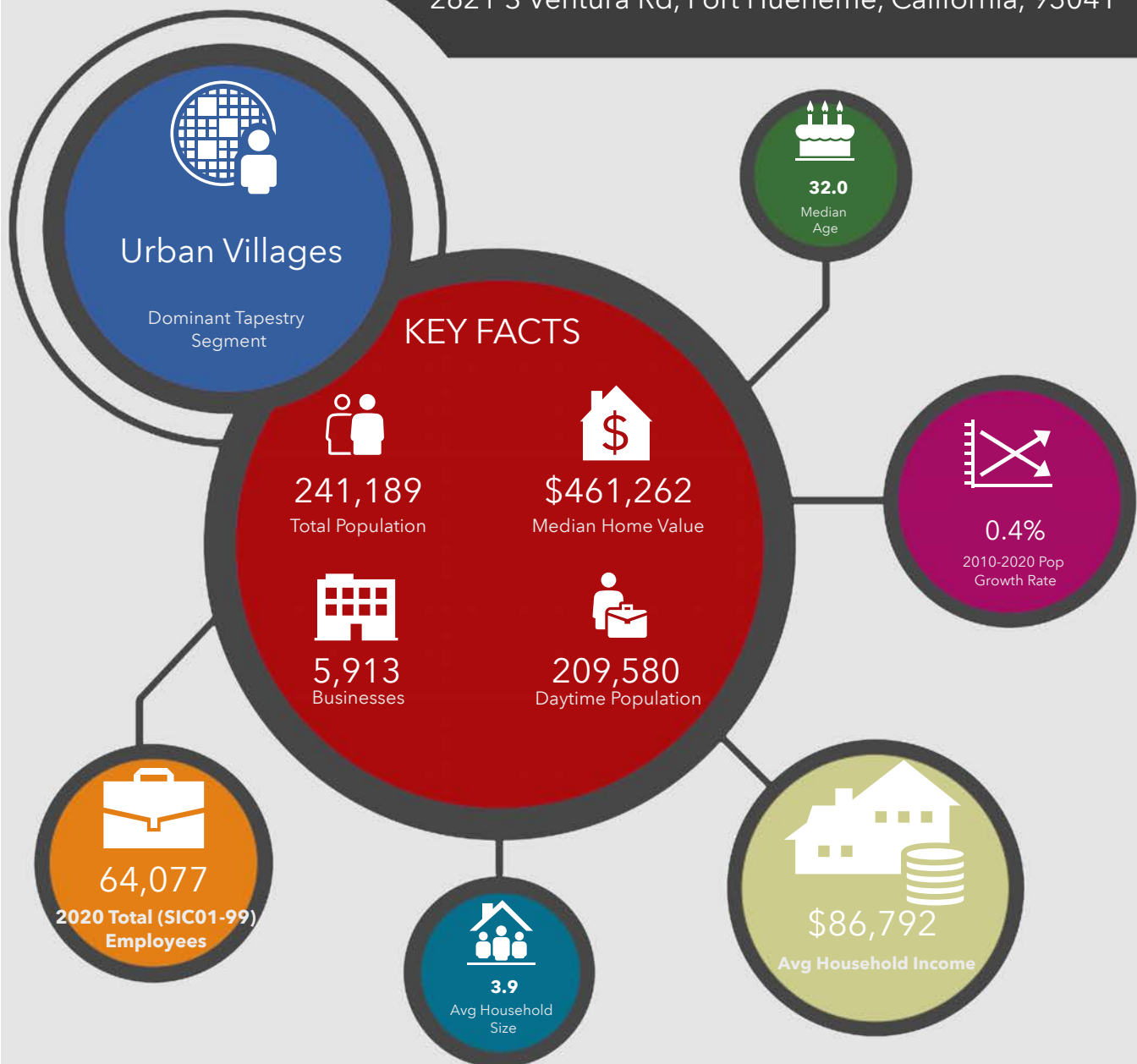
Ring of 5 miles

Prepared by Esri

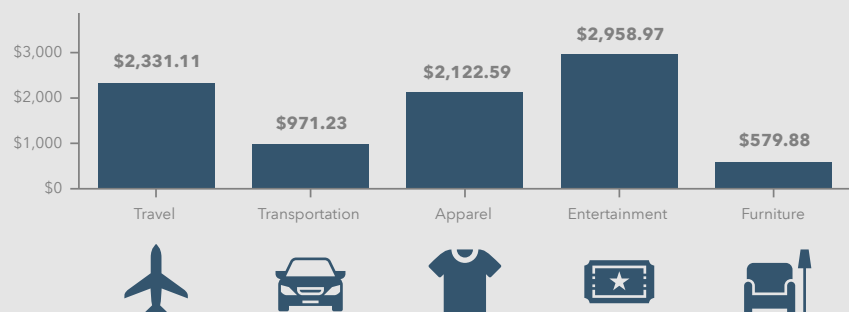
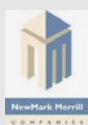
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