



**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

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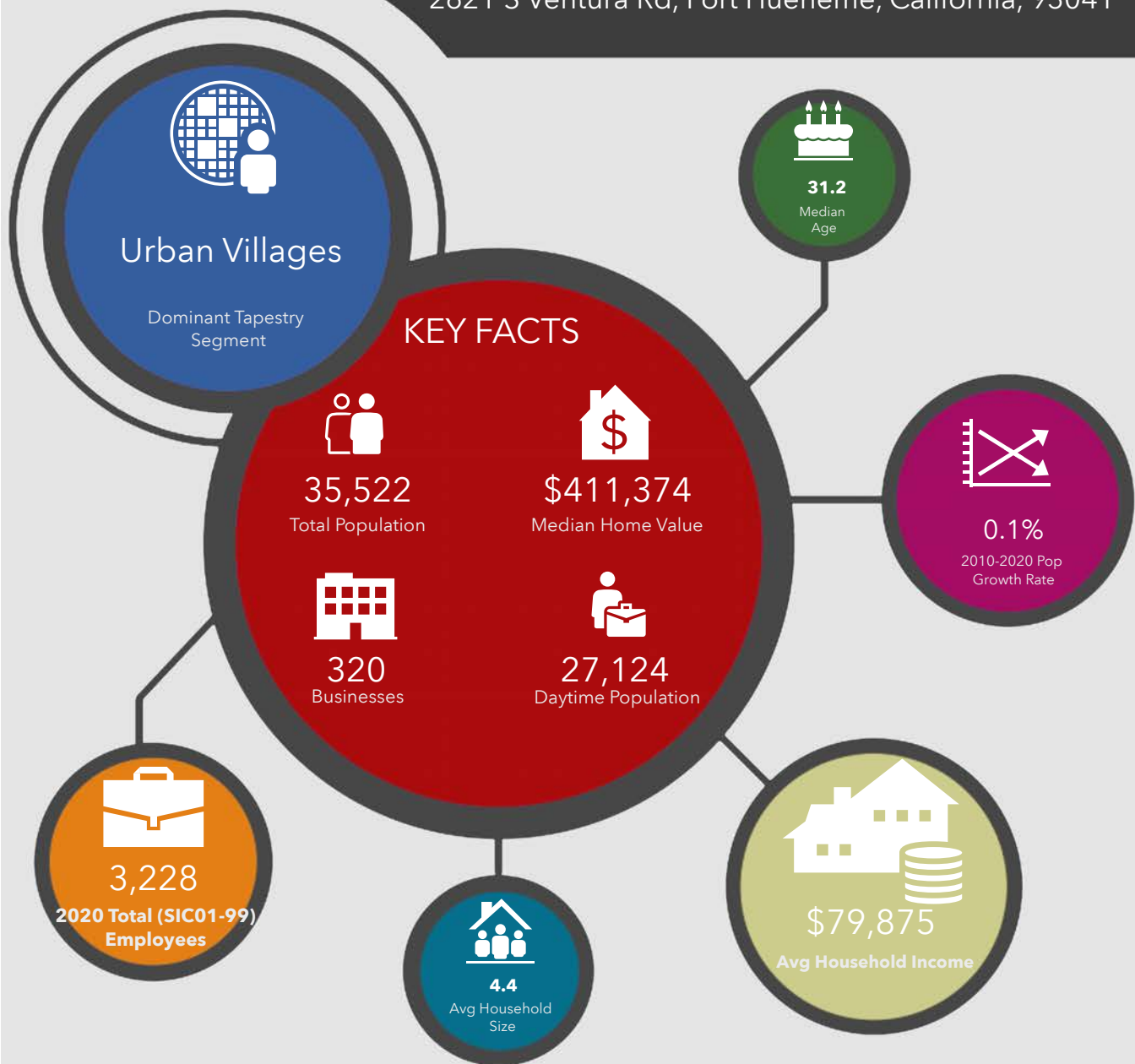
(DRE #01906640)

# Executive Summary - Call Outs

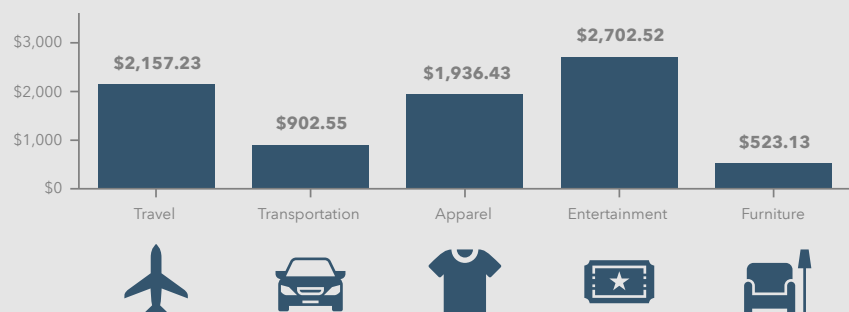
Hueneme Bay Center (1 mile)  
2621 S Ventura Rd, Port Hueneme, California, 93041  
Ring of 1 mile

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.

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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)

2621 S Ventura Rd, Port Hueneme, California, 93041

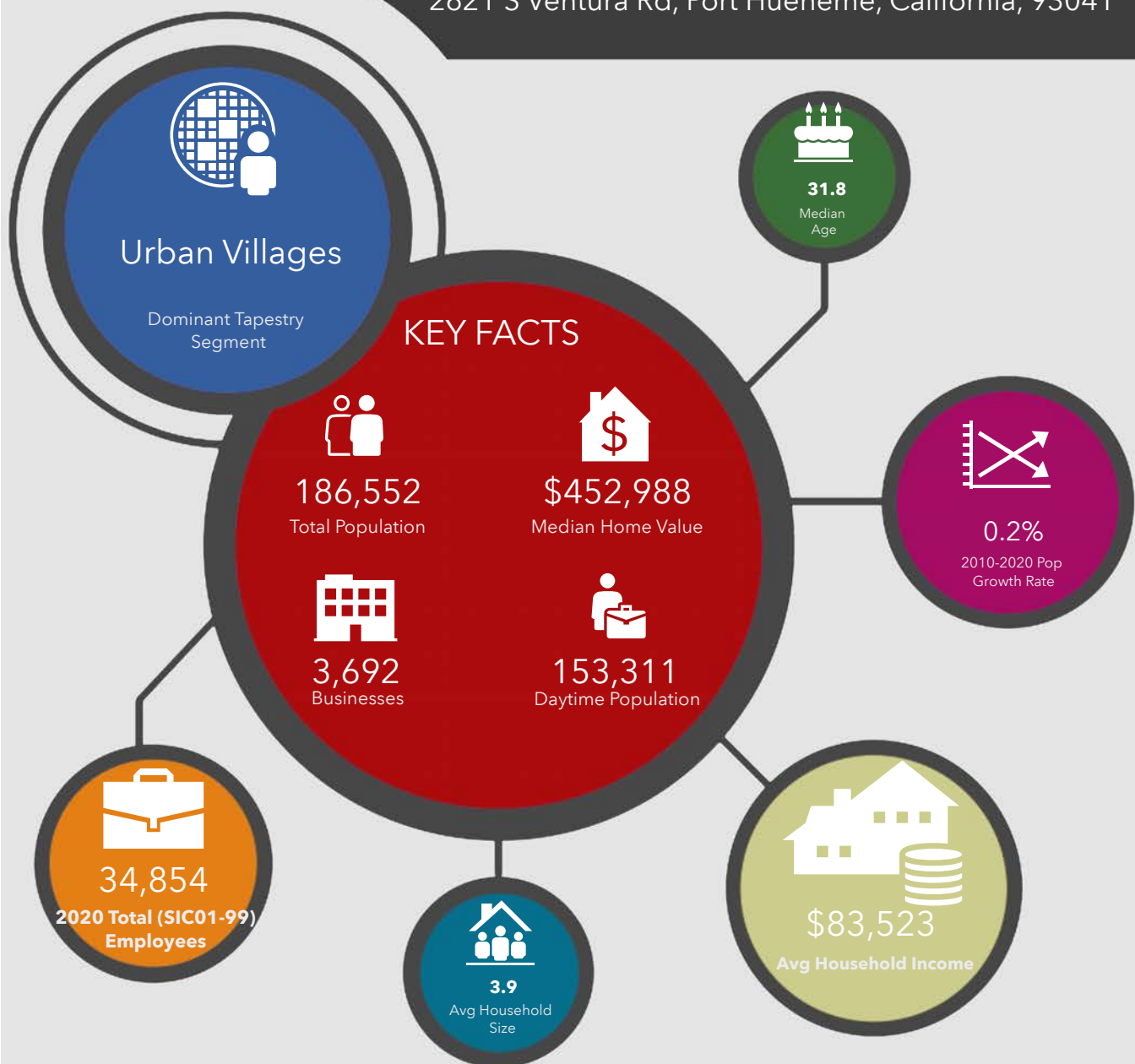
Ring of 3 miles

Prepared by Esri

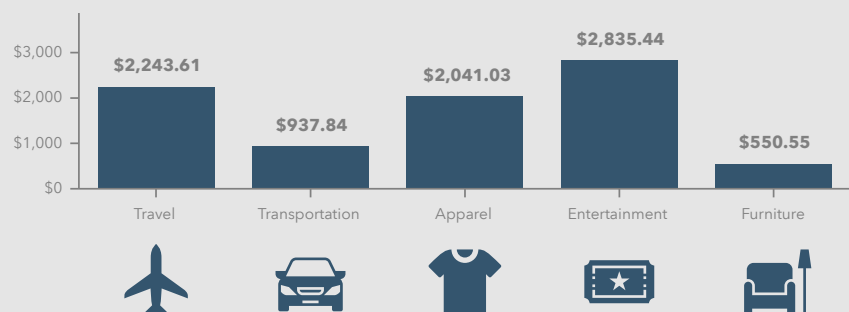
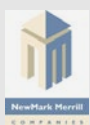
Latitude: 34.17792

Longitude: -119.19515

2621 S Ventura Rd, Port Hueneme, California, 93041



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# Executive Summary - Call Outs

Hueneme Bay Center (5 miles)

2621 S Ventura Rd, Port Hueneme, California, 93041

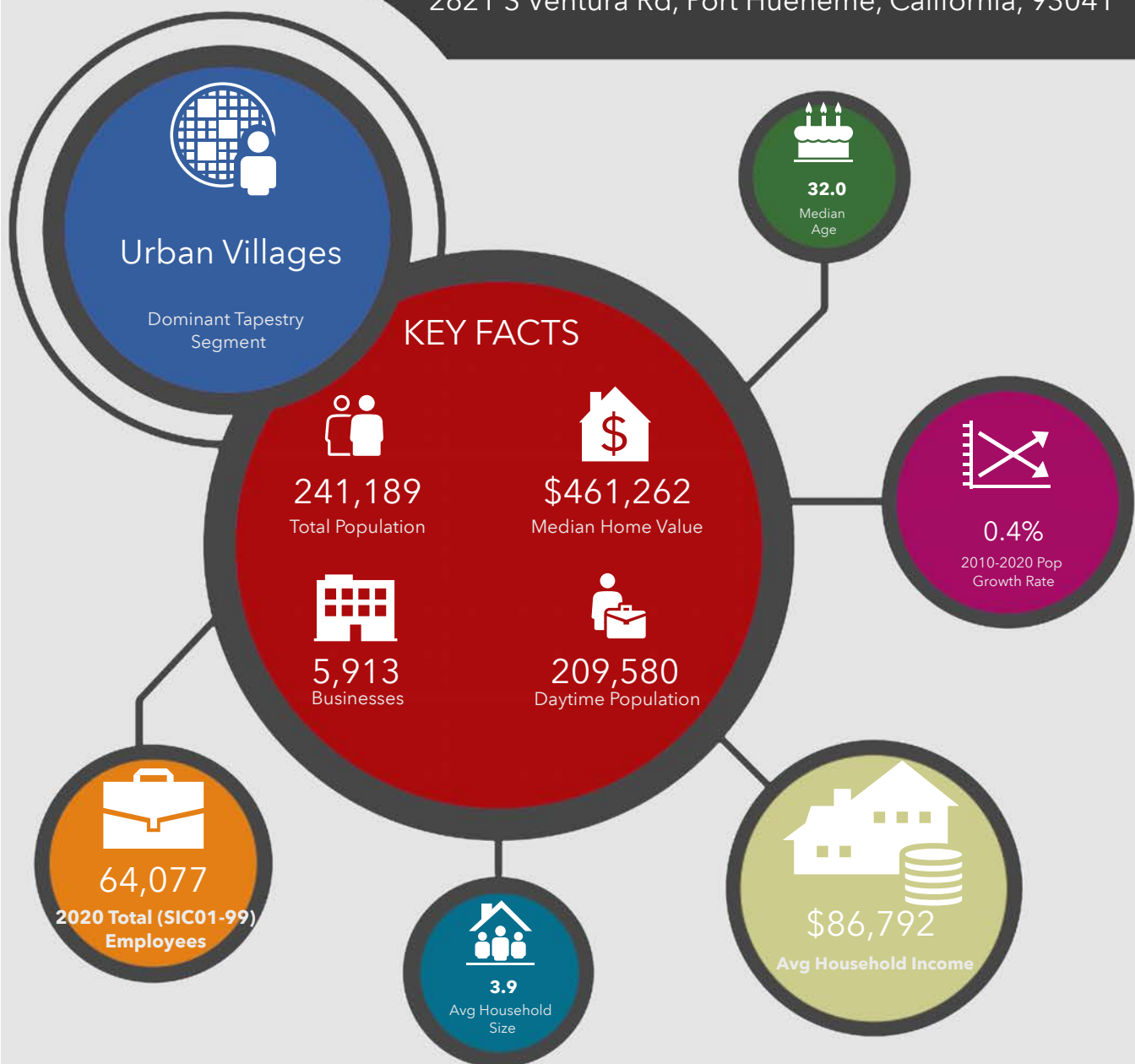
Ring of 5 miles

Prepared by Esri

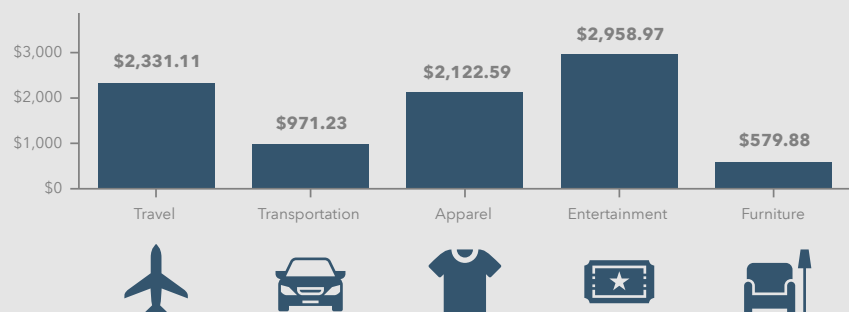
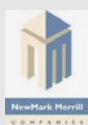
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