

PORT CITY PLAZA PORT HUENEME



RETAIL SPACE FOR LEASE

BUENGER
COMMERCIAL REAL ESTATE, INC.

\$2.40 per Square Foot NNN
840 North Ventura Road Port Hueneme CA 93041
SECOND GENERATION SALON

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022

Space Overview

- Address: 840 North Ventura Road
- Size: 1,100 RSF
- Type: In line Retail Space
- Current Use: Salon
- Rate: \$2.40 / Foot
- NNN: .60 / Foot
- Zoning: Commercial
- Misc. Option to buy Salon FF&E
- Tenant Pays for all utilities

Great opportunity to lease space in a dynamic neighborhood shopping center. The center features abundant pedestrian and vehicle traffic. The center is situated on the prime corner of Ventura road and Pleasant Valley Road in Port Hueneme. The center is situated across the street from the Ventura County Naval Base.

Join these retailers

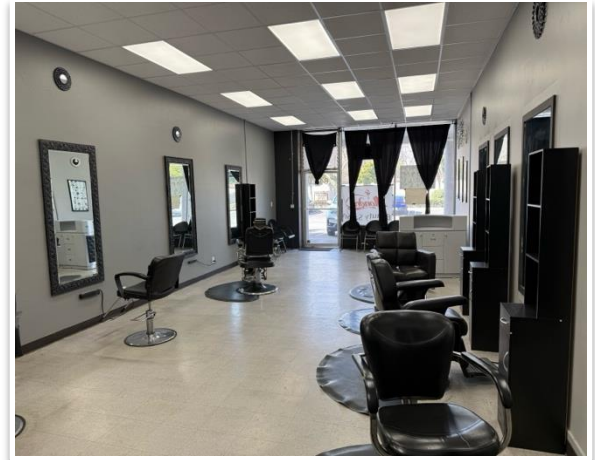
- Grocery Outlet
- Wingstop
- Pho Saigon
- Jack In the Box



BUENGER

COMMERCIAL REAL ESTATE, INC.

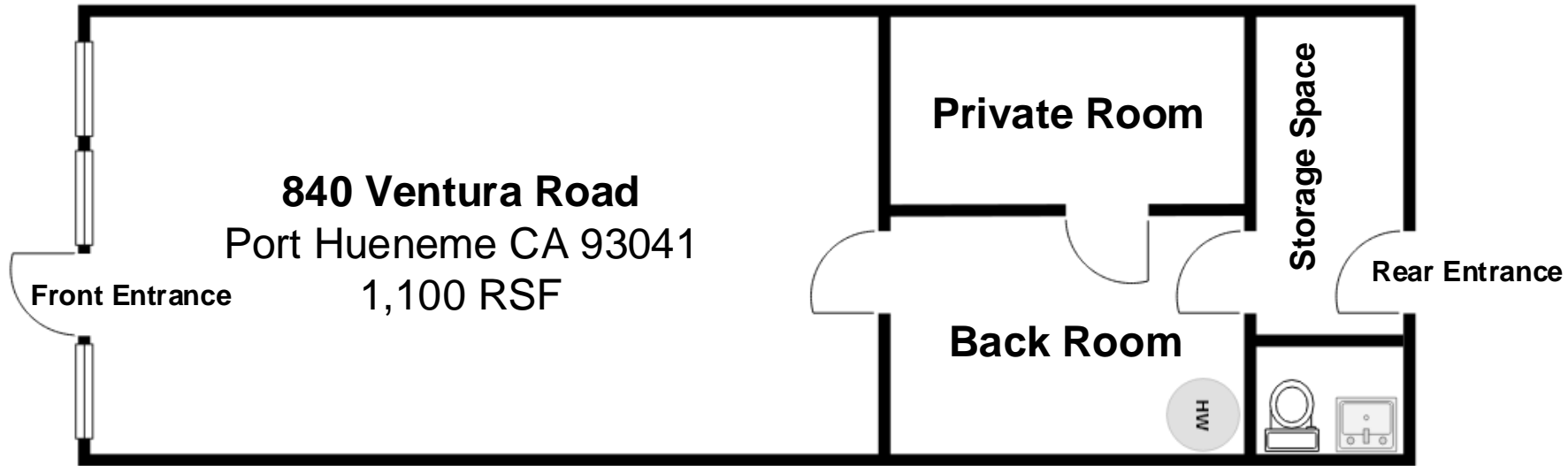
3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022

Ventura Road

GROCERYOUTLET
bargain market™



PHỞ SAIGON
Port Hueneme



Pleasant Valley Road

The Great Central

Steak & Hoagie



UNITED STATES
POSTAL SERVICE



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022



BUENGER

COMMERCIAL REAL ESTATE, INC.

Broker Disclaimers -- This offering memorandum is confidential and has been prepared by Buenger Commercial Real Estate, Inc. (Broker) solely for the use of prospective purchasers. This offering memorandum is not intended to provide all the information necessary to reach a purchase decision. Each prospective Buyer is strongly encouraged to conduct their own thorough review and due diligence.

Financial Information -- While the financial, operations, property description, projections, and other information herein is deemed to be reliable, neither the Broker nor Owner guarantee, represent, or warrant its accuracy. Pro forma projections are prepared by Broker based on many assumptions and events over which the Broker and the Owner have no control and are not guaranteed. Buyers should use projections for review and are strongly urged to conduct their own study on projections. No liability is assumed for errors, omissions, misstatements of fact, prior sale, change-of-price, or withdrawal from the market without notice.

Environmental -- The Seller and Broker make no representations whatsoever about any environmental conditions on the property, including but not limited to issues such as asbestos, hazardous waste, mold, mildew, petroleum leaks, or spills. Each prospective Buyer is encouraged to do their own study and analysis to determine the status of various issues.

Agency -- Buenger Commercial Real Estate, Inc. is the exclusive agents of the Seller, represent the Seller only, and shall be compensated by Seller.

Confidentiality -- All information contained in this offering is confidential in nature and must be held in the strictest confidence, except information which is a matter of public record. Please do not visit the property without making prior arrangements through the Broker. Please do not contact tenant or property owner, nor talk to any employees. All due diligence information and all property tours must be provided by Buenger Commercial Real Estate, Inc.