

Fully Built-Out Salon & Spa For Lease

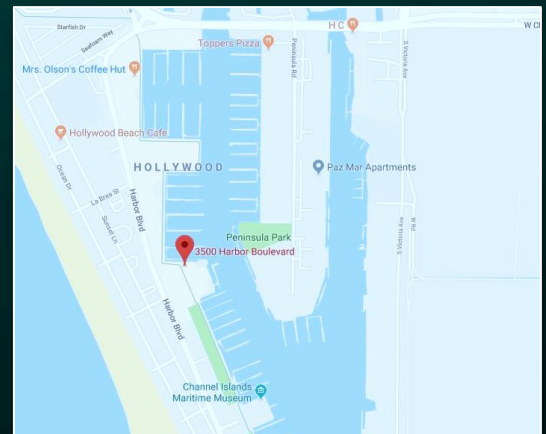


The right operator will be able to take advantage of the high quality build out in this nearly turn-key salon. Overlooking the beautiful Channel Islands Harbor, with thousands of upscale waterfront homes and beach homes, and located in a bustling visitor serving center, the potential for a thriving professional salon/spa are excellent.

The Marine Emporium Landing is home to over 25 businesses, including 4 full service restaurants, 5 real estate companies, Whale Watching, Kayaking, Jet Ski Rentals, Parasailing, Sport Fishing, and more.



Possible Uses:
Full Service Day Spa and Salon
Medi-Spa
Medical Offices
Professional / Creative Offices
Administrative Offices



**Marine
Emporium
Landing**
Gateway to the Channel Islands



BUENGER
Commercial Real Estate, Inc.

3600 South Harbor Blvd.
Oxnard CA, 93035
(805) 985-1007 Info@BuengerInc.com
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Suite View!



2,950 SQ. Ft

WATER FRONT SPACE FOR LEASE

3500 South Harbor Blvd. Suite 1-210

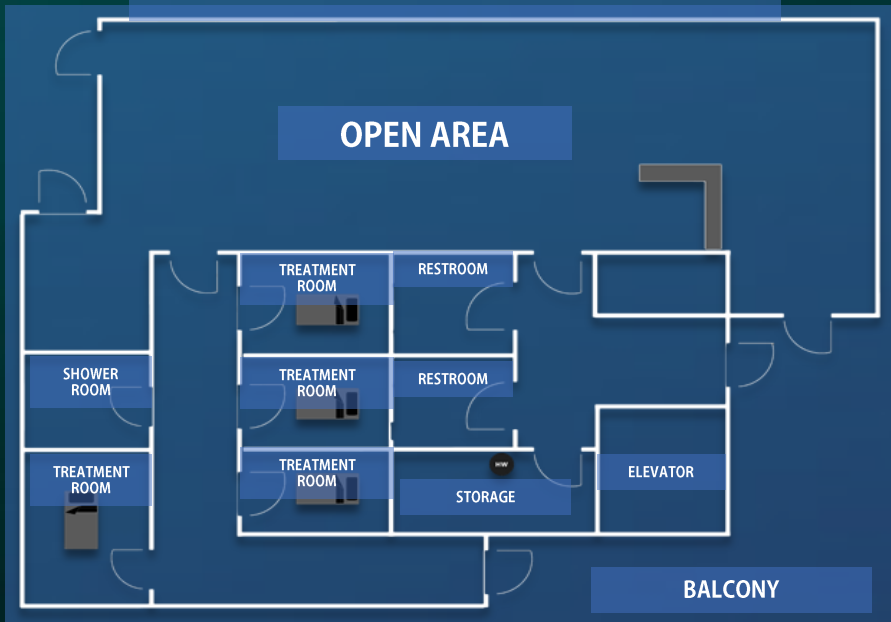
Located in The Marine Emporium Landing,
Channel Islands Harbor

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2019 POPULATION	7,744	89,470	213,095
AVERAGE AGE (YEARS)	46	36	35

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2019 HH's	3,691	25,795	55,943
AVERAGE HH INCOME	\$97K	\$85K	\$81K

FLOOR PLAN SUITE 1-210



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