



AVAILABLE FOR LEASE

MANDALAY VILLAGE MARKETPLACE

NWC Wheelhouse Avenue & Channel Islands Boulevard
PORT HUENEME, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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PROPERTY HIGHLIGHTS & DEMOGRAPHICS



LOCATION:

NWC Wheelhouse Ave & Channel Islands Blvd
Port Hueneme, CA



NOTABLE ANCHOR TENANTS:

Ralph's, Ross, CVS, Petco, Ace Hardware



BUILDING SIZE:

±194,971 Square Feet (GLA)



AVAILABILITY:

±900 SF - ±4,049 SF Retail Space



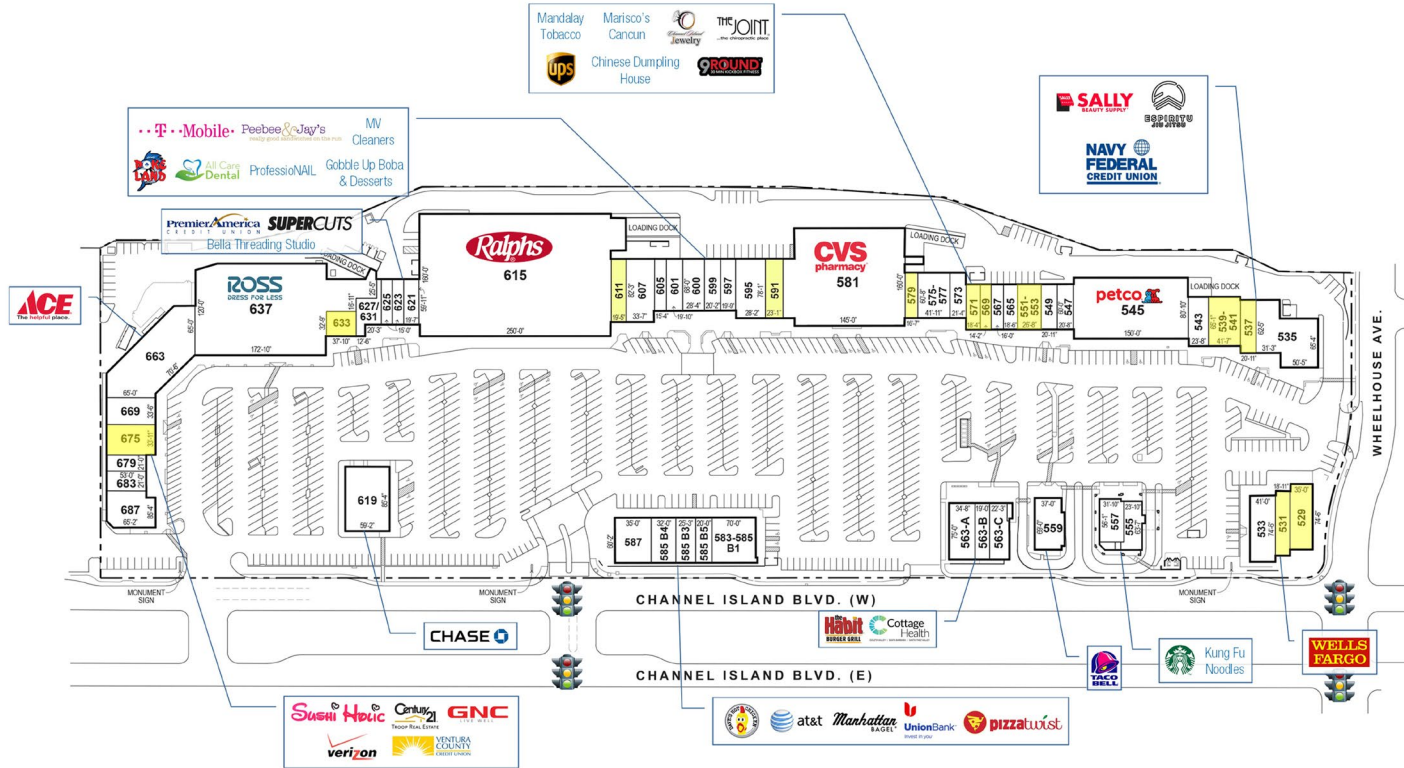
NNN's:

\$1.26 psf - \$1.29 psf

	1-MILE	3-MILE	5-MILE
2023 TOTAL POPULATION	17,163	135,744	217,062
2023 DAYTIME POPULATION	12,141	103,610	182,854
2023 TOTAL EMPLOYEES	2,914	30,190	65,247
2023 TOTAL HOUSEHOLDS	6,242	38,485	60,066
2023 AVERAGE HOUSEHOLD INCOME	\$115,380	\$109,646	\$111,837
TRAFFIC COUNTS	Channel Islands Blvd (at Victoria Ave)	±26,000 ADT	
	Victoria Ave (at Channel Islands Blvd)	±37,000 ADT	



SITE PLAN & LEASING



SUITE	TENANT	SQUARE FEET
585-B3	AT&T	1,477
585-B4	Pizza Twist	1,902
585-B5	Manhattan Bagel	1,202
587	Dave's Hot Chicken	2,127
591	AVAILABLE	1,560
595	MV Cleaners	2,201
597	ProfessioNAIL	1,360
599	Gobble Up Boba & Desserts	1,371
600	Peebee & Jay's	1,878
601	Pokeland	1,351
605	T-Mobile	1,444
607	All Care Dental by the Sea	2,693
611	AVAILABLE (1/1/25)	1,826
615	Ralph's	40,000
619	Chase Bank	5,000
621	Supercuts	1,174
623	Bella Threading Studio	903
627	Premier America Credit Union	2,311
633	AVAILABLE	1,239
637	Ross Dress for Less	23,030
663	Ace Hardware	8,880
669	Sushi Holic	2,172
675	AVAILABLE	2,197
679	GNC	1,134
683	Verizon Wireless	1,134
687	Ventura County Credit Union	5,000

SUITE	TENANT	SQUARE FEET
529/531	AVAILABLE	4,049
533	Wells Fargo	3,075
535	Navy Federal Credit Union	5,500
537	AVAILABLE	1,384
539-541	AVAILABLE (9/1/24)	2,912
543	Sally Beauty	1,537
545	Petco	12,000
547	9 Round Kickboxing	1,239

SUITE	TENANT	SQUARE FEET
549	The Joint	1,252
551-553	AVAILABLE	1,955
555	Starbucks	1,803
557	Kung Fu Noodles	1,571
559	Taco Bell	2,584
563-A	The Habit Burger	2,600
563-B-C	Cottage Health	3,314
565	Mandalay Tobacco	1,200

SUITE	TENANT	SQUARE FEET
567	The UPS Store	900
569	AVAILABLE	900
571	AVAILABLE	900
573	Mariscos Cancun	1,144
575-577	Chinese Dumping House	3,600
579	AVAILABLE	1,200
581	CVS Pharmacy	20,588
583	Union Bank	4,220

PROPERTY OVERVIEW

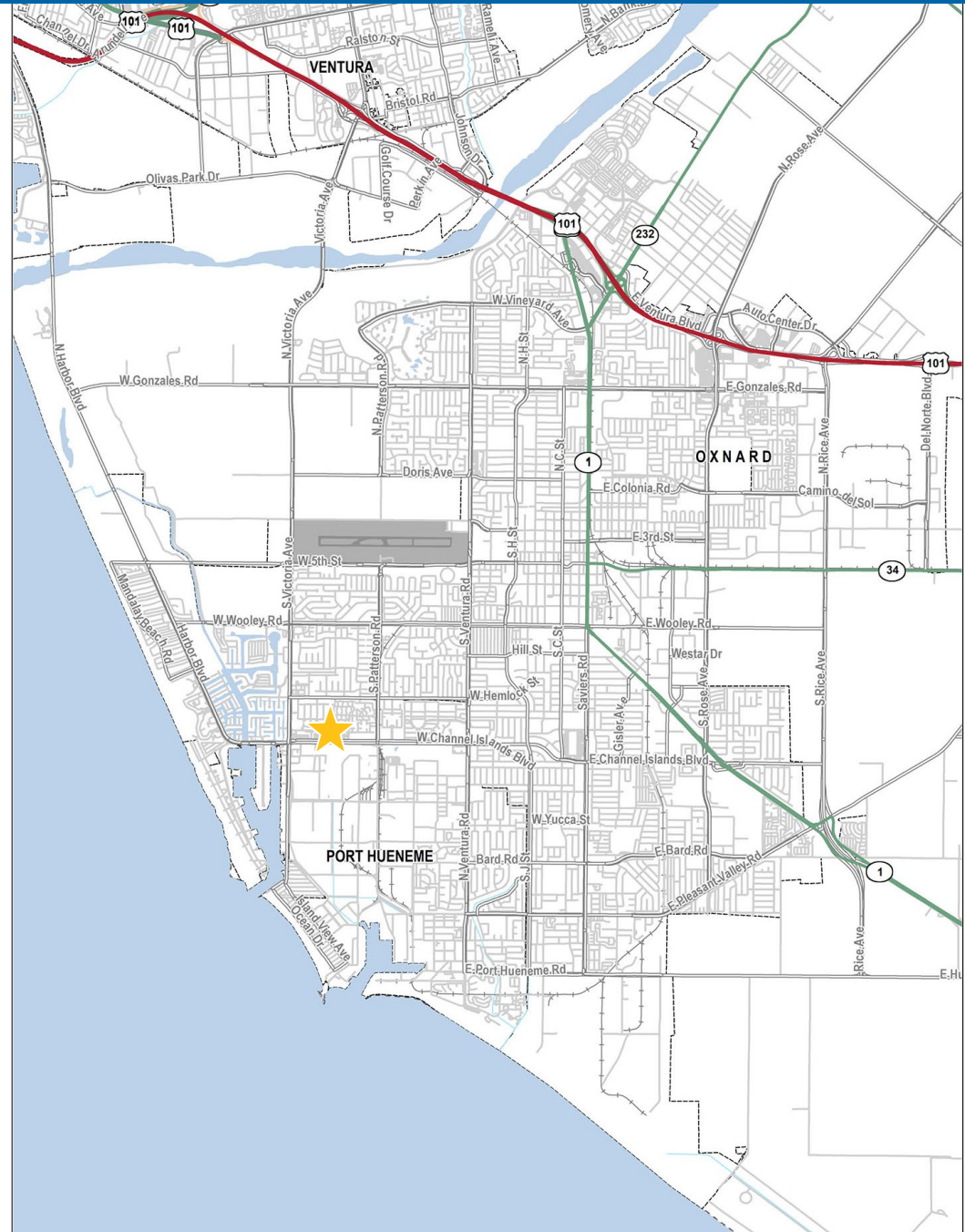
Mandalay Village Marketplace is a ±194,971 square foot center located at the northwest corner of Wheelhouse Avenue and Channel Islands Boulevard in Port Hueneme, California, just south of Oxnard, California.

Located approximately 53 miles west of downtown Los Angeles, the City of Port Hueneme is a small coastal city in Ventura County known for its sand beaches and ideal surfing conditions.

Anchored by Ross, Ralph's, CVS Pharmacy, Ace Hardware and Petco, Mandalay Village Marketplace is highly visible and conveniently accessible to more than 63,000 cars per day traveling the intersection.

The Port of Hueneme, shared with the Oxnard Harbor district, is part of the U.S. Naval Base Ventura County which has over 19,000 personnel, making it the largest employer in Ventura County. It is the only Navy controlled port between San Diego and Puget Sound.

One of the most prominent features in the trade area is the 310-acre Channel Islands Harbor which consists of 2,150 boat slips and hosts several events yearly that attract thousands of tourists and visitors.



INTERSECTION AERIAL



Victoria Avenue ±37,000 ADT

Wheelhouse Avenue

W Channel Islands Boulevard ±26,000 ADT

RETAIL TRADE AREA

TARGET
JCPenney ★ macy's

LOWE'S
Improving Home Improvement

TARGET

ROSS DRESS FOR LESS
Office DEPOT

Burlington
WinCo FOODS
DOLLAR TREE

Walmart

KOHL'S BARNES & NOBLE BOOKSELLERS
SPROUTS FARMERS MARKET
Michaels MAKE CREATIVITY HAPPEN
PETSMART

Ralphs **CVS** pharmacy

TARGET CENTURY THEATRES **H&M**
KREI FOREVER 21 **WHOLE FOODS**
URBAN OUTFITTERS **ULTA**

Food 4 Less

Walgreens

Smart & Final

LOWE'S
Improving Home Improvement

GROcery OUTLET
RITE AID **dd's** DISCOUNTS

ALDI **Walgreens**

KIRKLAND'S **Walmart** Neighborhood Market **THE HOME DEPOT** **FIVE BELOW**
BOOT BARN Live West **DICK'S** SPORTING GOODS **TJ-maxx** **NORDSTROM** rack
WORLD MARKET **Party City** **Staples**

Marshalls **RH** OUTLET **DESIGN WITHIN REACH**

COSTCO WHOLESALE

BEST BUY

Walmart Supercenter **VONS** DRESS FOR LESS
HOBBY LOBBY **JO-ANN** fabric and craft stores **PETSMART**

VONS

ALDI **CVS** pharmacy

CVS pharmacy

RITE AID **BIG LOTS!** **DOLLAR TREE**

Smart & Final

SUPERIOR GROCERS **Walmart**
DOLLAR TREE **dd's** DISCOUNTS

ROSS DRESS FOR LESS **Ralphs**
CVS pharmacy **petco**

Ralphs

El Super **HARBOR FREIGHT TOOLS**

Walgreens



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