



# Retail that resonates



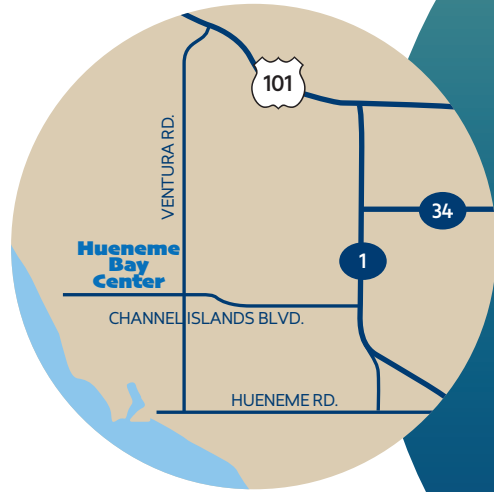
**Hueneme  
Bay  
Center**

Located on the Northwest corner of N. Ventura Blvd. & E. Channel Islands Blvd.  
Port Hueneme, CA • [www.newmarkmerrill.com](http://www.newmarkmerrill.com)



NewMark Merrill  
COMPANIES





# Prime Retail Space Available

on the NW corner of N. Ventura Blvd. & E. Channel Islands Blvd.  
 Hueneme Bay Center is located within close proximity to Oxnard State Beach and Channel Islands Harbor in Port Hueneme, CA. With great visibility from the Northwest corner of North Ventura Blvd. and Channel Islands Blvd., the center sits at a heavily trafficked intersection!



**186,552**  
 POPULATION  
 IN 3-MILE RADIUS\*



**\$83,523**  
 AVERAGE HH INCOME  
 IN 3-MILE RADIUS\*



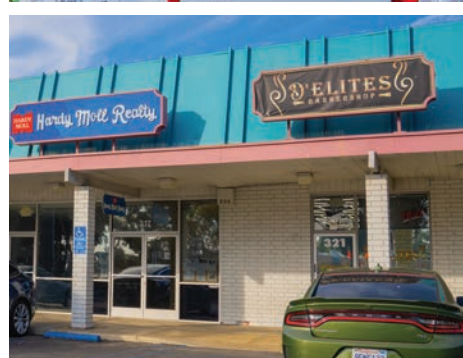
**50,120**  
 SF OF RETAIL SPACE



VPD

**23,100**  
 N. Ventura Rd.

**32,200**  
 E. Channel Islands Blvd.



\*Estimates are based on 2022 demographics for population and average income per household. The information contained herein is not guaranteed and should be independently verified.

# Hueneme Bay Center

CHANNEL ISLANDS BLVD.



#	TENANT	SF
3750	Denny's	3,750
2521	Allan's Market Wine & Lotto	1,980
2551	99 Cents Only Stores	23,200
2571	AVAILABLE	9,000
2591	805 Smoke & Vape	1,500
2601	Gustavo Assatourians, DDS	1,500
2611	Colorful Nails & Hair	1,080
2621	AVAILABLE	1,080
2631	Panaderia Conchita Bakery	1,200
2641	Happy Face Nutrition	960
301	Channel Island Coin Laundry	2,050
315	AVAILABLE	990
317	Hardy Moll Realty, Inc.	990
321	D'Elites Barbershop	840

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**When you love shopping centers, it shows.**

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NOTE: This information is conceptual in nature and is subject to adjustments pending verification and Client, Tenant, and Government Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect or Owner.

