

BUENGER

COMMERCIAL REAL ESTATE, INC.

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PORT CITY PLAZA

Port Hueneme, CA

Great opportunity to lease space in a dynamic neighborhood shopping center. The center is directly across the street from Naval Base Ventura County.

AVAILABLE UNITS:

430 Park Ave

- 1,320 SF Medical Office
- Fully Built Out

860 N. Ventura Road:

- 2,485 SF In-Line Retail Space

HIGHLIGHTS:

- Grocery anchored neighborhood center
- Adjacent to Naval Base Ventura County
- High visibility along Ventura Road
- Densely populated trade area
- Strong daytime population

TRAFFIC COUNTS:

- N.Ventura Rd 24,339 ADT
- Pleasant Valley Rd 10,987 ADT

860 Ventura Road

Space Overview:

- Address: 860 North Ventura Road
- Size: 2,485 RSF
- Type: In line Retail Space
- Condition: Shell
- Rate: \$2.25 / Foot
- NNN: \$.42 / Foot est.
- Zoning: Commercial
- Tenant pays 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 directly across the street from the Ventura County Naval Base.

Join these retailers:

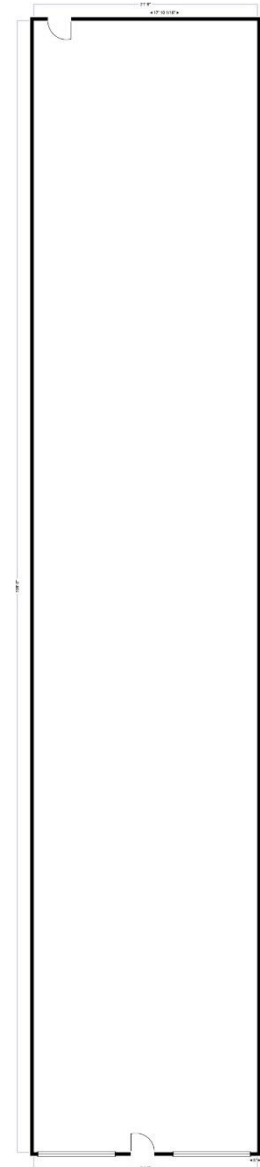
- Grocery Outlet
- WingStop
- Pho Saigon
- Jack In the Box



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IN-LINE SPACE

2,485 RSF



430 Park Ave.

Space Overview:

- Address: 430 Park Avenue
- Free-Standing Pad building
- Size: 1,320 RSF
- Type: Second Generation Medical Space
- Condition: Fully built out
- Rate: \$1.75 / Foot
- NNN: \$.42 / Foot est.
- Zoning: Commercial
- Tenant pays utilities

Great opportunity to lease a second generation- fully built out medical office in the heart of Port Hueneme.

Space Features:

- Waiting Area
- Reception
- Two Restrooms
- One office & two exam rooms
- Break Room
- Kitchenette

Join these retailers:

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

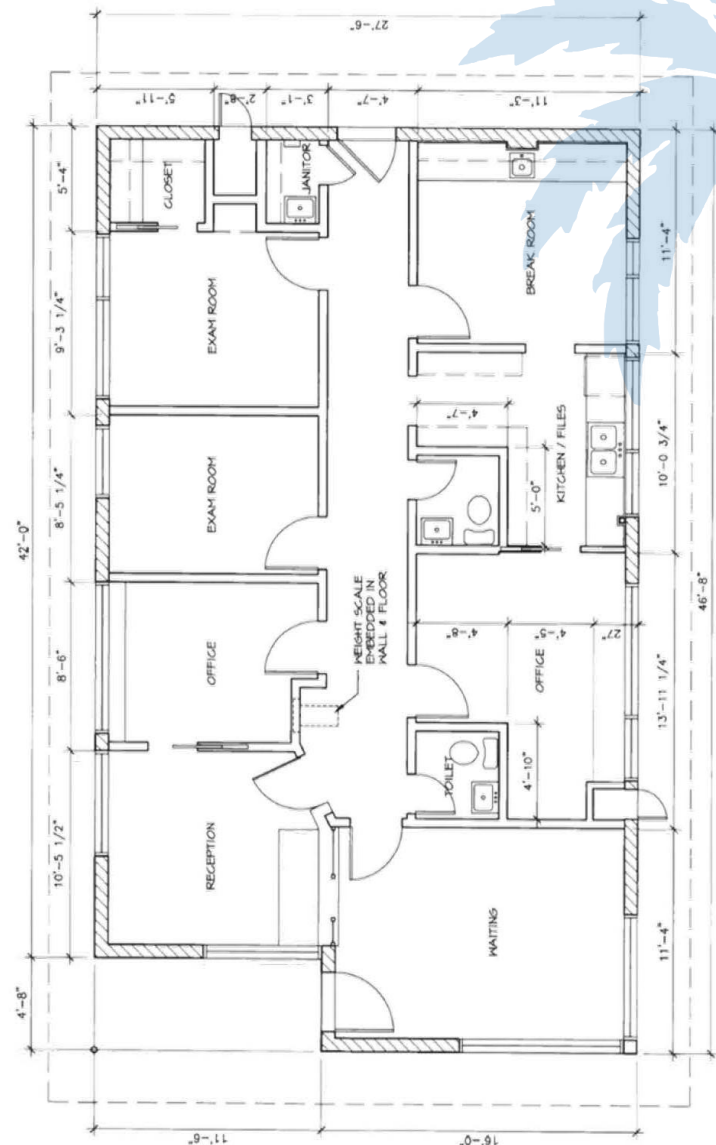


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MEDICAL OFFICE SPACE

1,320 RSF





Pleasant Valley Road

GROCERY OUTLET
bargain market™



Ventura Road



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