

**±17,986 SF ANCHOR PAD BUILDING WITH DRIVE UP WINDOW**

**FOR LEASE**

# OLIVEIRA PLAZA

2940 VICTORIA AVE. | PORT HUENEME | CA



**SPROUTS GROCERY COMING SOON!**

**JOIN WEST MARINE, DOLLAR TREE, BANK OF AMERICA, CITIBANK AND GOODWILL !**



MORE INFORMATION,  
PLEASE CONTACT US:

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COMMERCIAL REAL ESTATE SERVICES



# FOR LEASE

2940 VICTORIA AVE. | PORT HUENEME | CA

# OLIVEIRA PLAZA

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## PROPERTY FEATURES:

- ±17,986 SF Anchor Pad Building with Drive Up Window, Ownership will Consider Demising Space to ±8,000-±10,000 SF
- Shopping Center Recently Renovated
- Great Visibility on Channel Islands Blvd./Victoria Ave.
- Located Adjacent to Port Hueneme Naval Base with 2,600 personnel and Channel Islands Harbor
- Uses: Pharmacy, Pet Supply, Hardware, Furnishings, Decor, Flooring, Apparel, Fitness, Specialty Wine / Beverage Supplier
- Close to Channel Islands Harbor, Seabees Golf Course





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# OLIVEIRA PLAZA

**AVAILABLE ±17,986 SF**

ANCHOR PAD BUILDING  
WITH DRIVE UP WINDOW

**2940 VICTORIA AVE**

**±17,986 SF**

(ANCHOR PAD BUILDING WITH DRIVE UP WINDOW)



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# OLIVEIRA PLAZA

## AVAILABLE ±17,986 SF

ANCHOR PAD BUILDING WITH DRIVE UP WINDOW  
OWNERSHIP WILL CONSIDER DEMISING SPACE TO  
±8,000-±10,000 SF

UNIT	SQUARE FEET
2940	±17,986 SF Anchor Pad Bldg.

### IDEAL ANCHOR TENANTS

- Pet Supply
- Hardware / Home Improvement
- Beauty Supply
- Pharmacy
- Apparel
- Specialty Wine / Beverage Supplier
- Work / Western Wear
- Furniture / Home Goods
- Health / Urgent Care
- Fitness / Gym

## SPROUTS GROCERY COMING SOON!



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
AVG HH INCOME	\$108,637	\$92,267	\$95,052
POPULATION	18,664	125,087	224,622
MEDIAN AGE	43.3	36.2	35.5
MEDIAN HOME VALUE	\$642,015	\$491,609	\$494,791

## BUSINESS EMPLOYMENT

BUSINESS TYPE (3 Mile Radius)	# OF BUSINESSES	# EMPLOYEES
RETAIL & WHOLESALE TRADE	494	3,562
HOSPITALITY & FOOD SERVICE	316	3,549
HEALTH CARE & SOCIAL ASSISTANCE	420	2,589
EDUCATIONAL SERVICES	82	3,399
MANUFACTURING	71	1,624
REAL ESTATE, LEASING, FINANCE & INSURANCE, INFORMATION, SCIENTIFIC & TECHNOLOGY SVCS	405	1,772

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