



AVAILABLE FOR LEASE

# MANDALAY VILLAGE MARKETPLACE

NWC Wheelhouse Avenue & Channel Islands Boulevard  
PORT HUENEME, CA

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



**PHILLIP KYLE**  
Senior Vice President  
CA DRE #01229165  
pkyle@gallellire.com



GALLELLI REAL ESTATE  
(805) 892-6237  
www.GallellIRE.com

# 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 - ±2,912 SF Retail Space,  
±1,144 SF 2nd Gen Restaurant Space,  
±1,461 - ±4,049 SF Signalized Corner Front  
Pad Opportunity



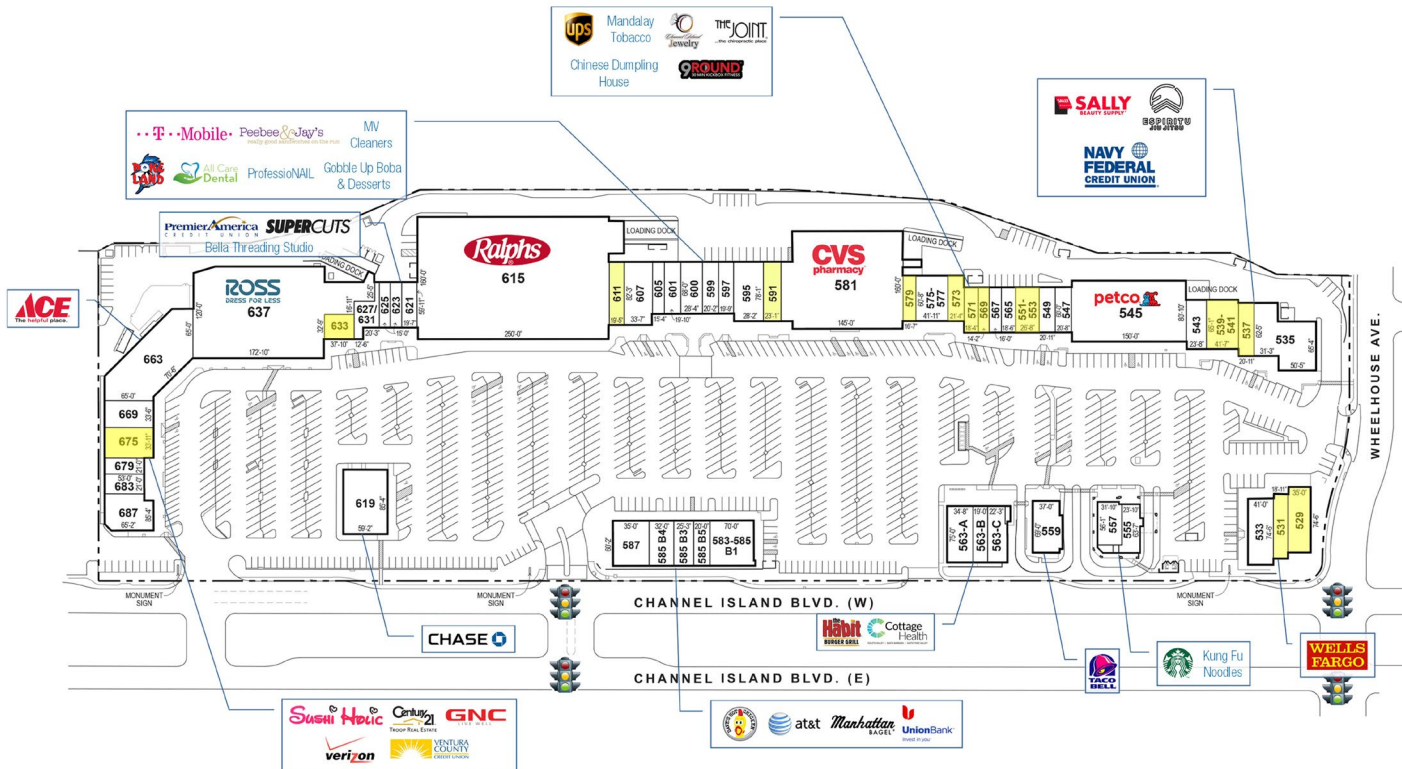
## NNN's:

\$1.26 psf - \$1.29 psf

	1-MILE	3-MILE	5-MILE
<b>2024 TOTAL POPULATION</b>	17,142	135,581	216,624
<b>2024 DAYTIME POPULATION</b>	12,684	105,254	185,622
<b>2024 TOTAL EMPLOYEES</b>	3,081	30,468	67,462
<b>2024 TOTAL HOUSEHOLDS</b>	6,232	38,559	60,124
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$123,464	\$116,416	\$121,857
<b>TRAFFIC COUNTS</b>	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
583	Union Bank	4,220
585-B3	AT&T	1,477
585-B4	New Tenant	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	1,826
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	AVAILABLE	2,588
531	AVAILABLE	1,461
533	Wells Fargo	3,075
535	Navy Federal Credit Union	5,500
537	AVAILABLE	1,384
539-541	AVAILABLE	2,912
543	Sally Beauty	1,537
545	Petco	12,000

SUITE	TENANT	SQUARE FEET
547	9 Round Kickboxing	1,239
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

SUITE	TENANT	SQUARE FEET
565	Mandalay Tobacco	1,200
567	The UPS Store	900
569	AVAILABLE	900
571	AVAILABLE	900
573	AVAILABLE (2nd Gen Restaurant)	1,144
575-577	Chinese Dumping House	3,600
579	AVAILABLE	1,200
581	CVS Pharmacy	20,588

# PROPERTY OVERVIEW

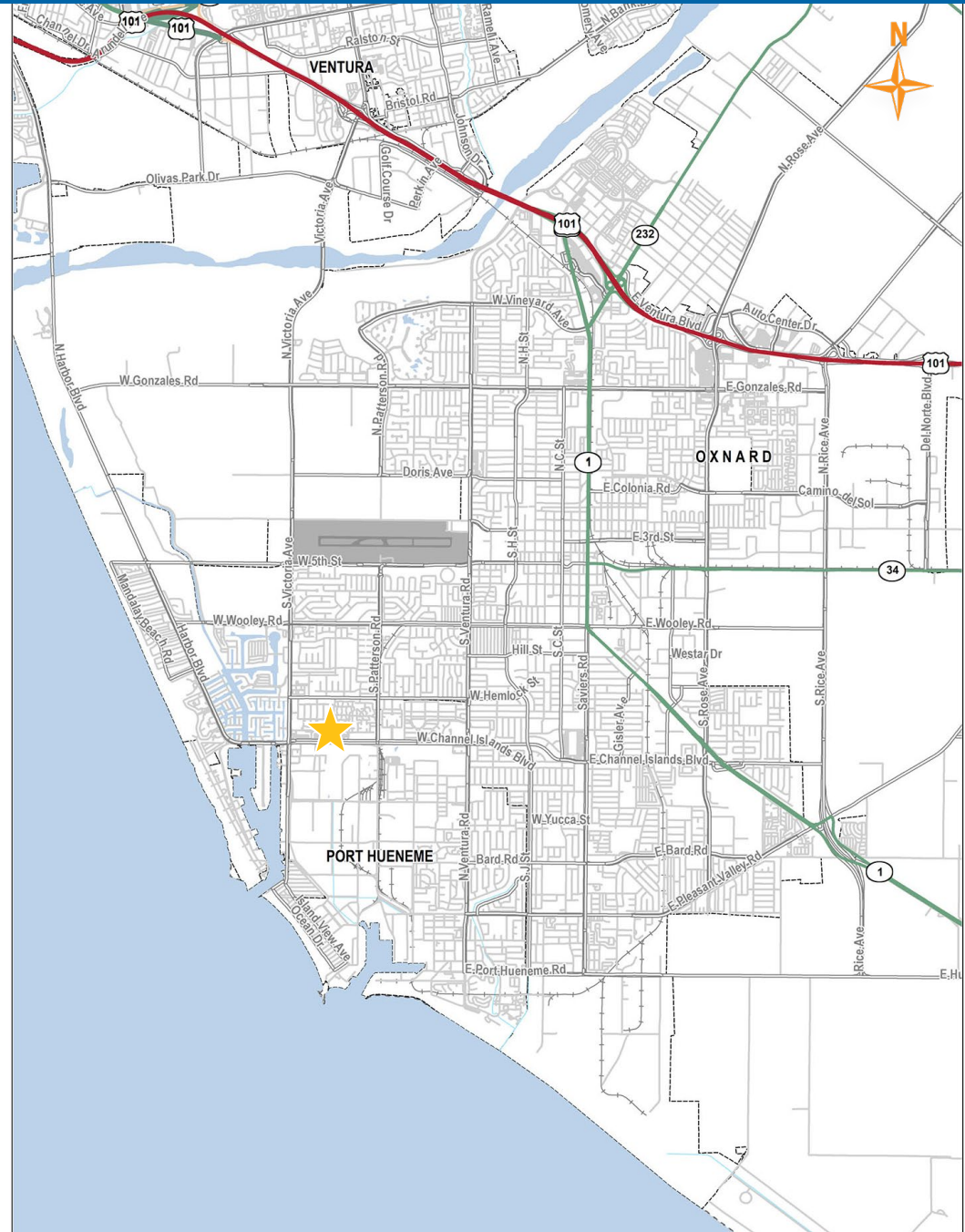
Mandalay Village Marketplace is a ±194,971 square foot center located at the northwest corner of Wheelhouse Avenue and Channel Islands Boulevard in Port Hueneme, California, just south of Oxnard, California.

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



PHILLIP KYLE  
 (805) 892-6237  
 pkyle@gallellire.com  
 CA DRE# 01229165