



FOR LEASE

RETAIL SPACE FOR LEASE

832 North Ventura Road, Port Hueneme CA 93041

Located in the Port City Shopping Center

AVAILABLE

- Suite B: 1,275 Sq. Ft.
- Suite C: 1,088 Sq. Ft.

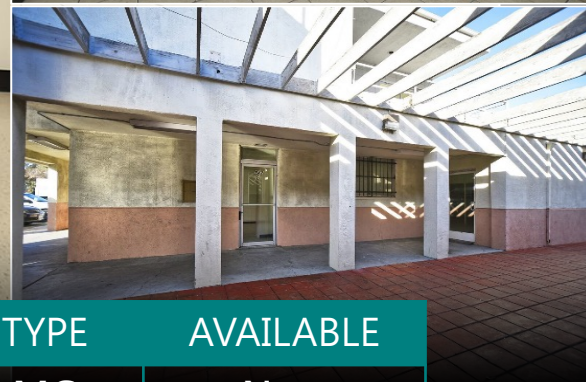


BUENGER
Commercial Real Estate, Inc.

3600 South Harbor Blvd. Oxnard, CA 93035. (805) 985-1007, Info@BuengerInc.com CalDRE #01378022

BUILDING

- 3,032 SQ. Ft.
- Two Story
- APN 207-0-091-365
- Zoned Commercial (C-1)
- Located on high Traffic intersection
- Close proximity to:
 - Naval Base Ventura County
 - Port of Hueneme



SUITE	SQ. FT	ASKING	TYPE	AVAILABLE
B	1,275	\$2,000 / month	MG	Now
C	1,088	\$1,000 / month	MG	Now

OVERVIEW

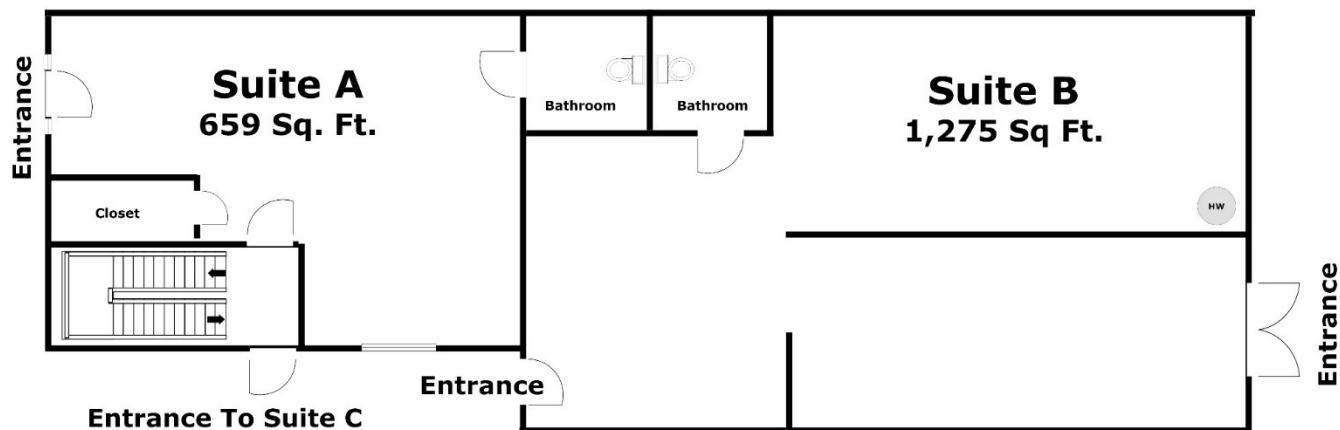


BUENGER
Commercial Real Estate, Inc.

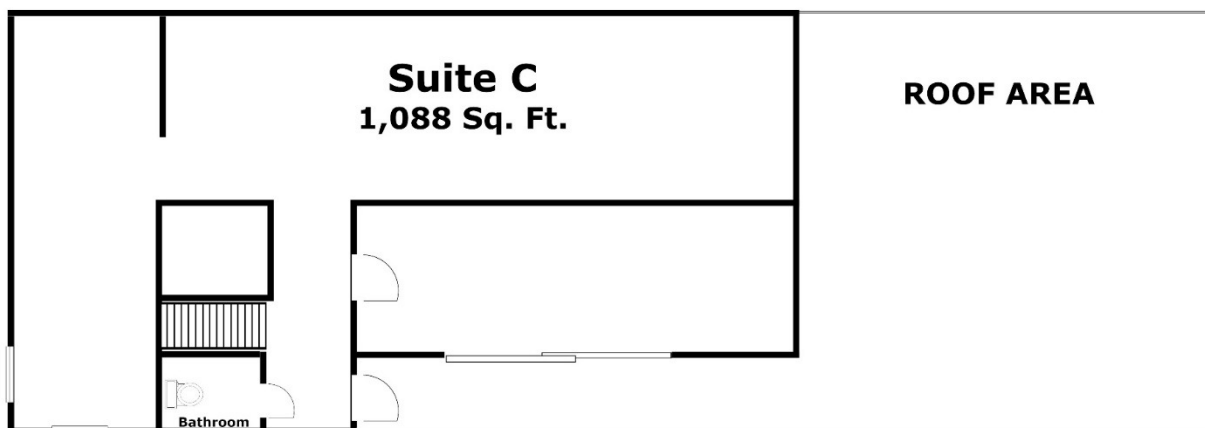
3600 South Harbor Blvd. Oxnard, CA 93035. (805) 985-1007, Info@BuengerInc.com CalDRE #01378022

FLOOR PLANS

First Floor



Second Floor



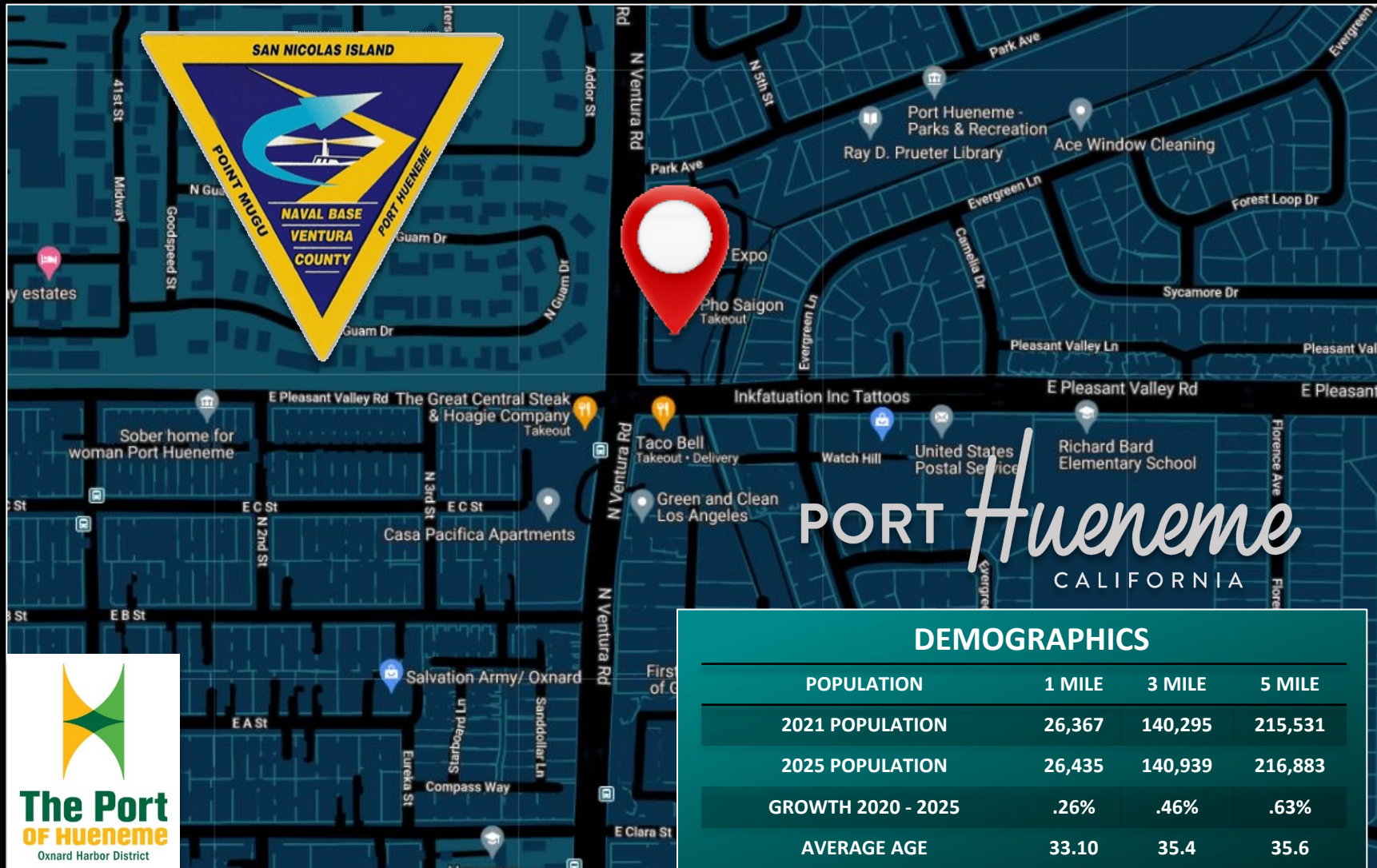
**832 North Ventura Road
Port Hueneme CA 93041
3,022 Total Sq. Ft.**



BUENGER
Commercial Real Estate, Inc.

3600 South Harbor Blvd. Oxnard, CA 93035. (805) 985-1007, Info@BuengerInc.com CalDRE #01378022

LOCATION



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 POPULATION	26,367	140,295	215,531
2025 POPULATION	26,435	140,939	216,883
GROWTH 2020 - 2025	.26%	.46%	.63%
AVERAGE AGE	33.10	35.4	35.6
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2021 HOUSEHOLDS	6,614	36,181	56,344
HH GROWTH 2021- 2025	.35%	.75%	.86%
MEDIAN HOUSEHOLD INCOME	61,620	65,506	69,034
AVERAGE HOUSEHOLD SIZE	3.7	3.7	3.6



BUENGER
Commercial Real Estate, Inc.

3600 South Harbor Blvd. Oxnard, CA 93035. (805) 985-1007, Info@BuengerInc.com CalDRE #01378022