

VACANT / OWNER-USER COMMERCIAL BUILDING

\$2.1M+ in Upgrades Completed | 16,854 SF

2597 Bolker Dr., Port Hueneme, CA 93041



**ADJACENT TO NAVAL CONSTRUCTION
BATTALION CENTER PORT HUENEME**



Colliers



PROPERTY OVERVIEW

Colliers International is pleased to present a 16,854 square foot vacant owner-user freestanding commercial building on a 0.91 acre parcel in Port Hueneme, Ventura County. Port Hueneme is adjacent to the Naval Construction Battalion Center and Channel Islands Harbor, with Highway 101 access approximately six miles northwest. The surrounding area is established commercial with residential density to the north and east.

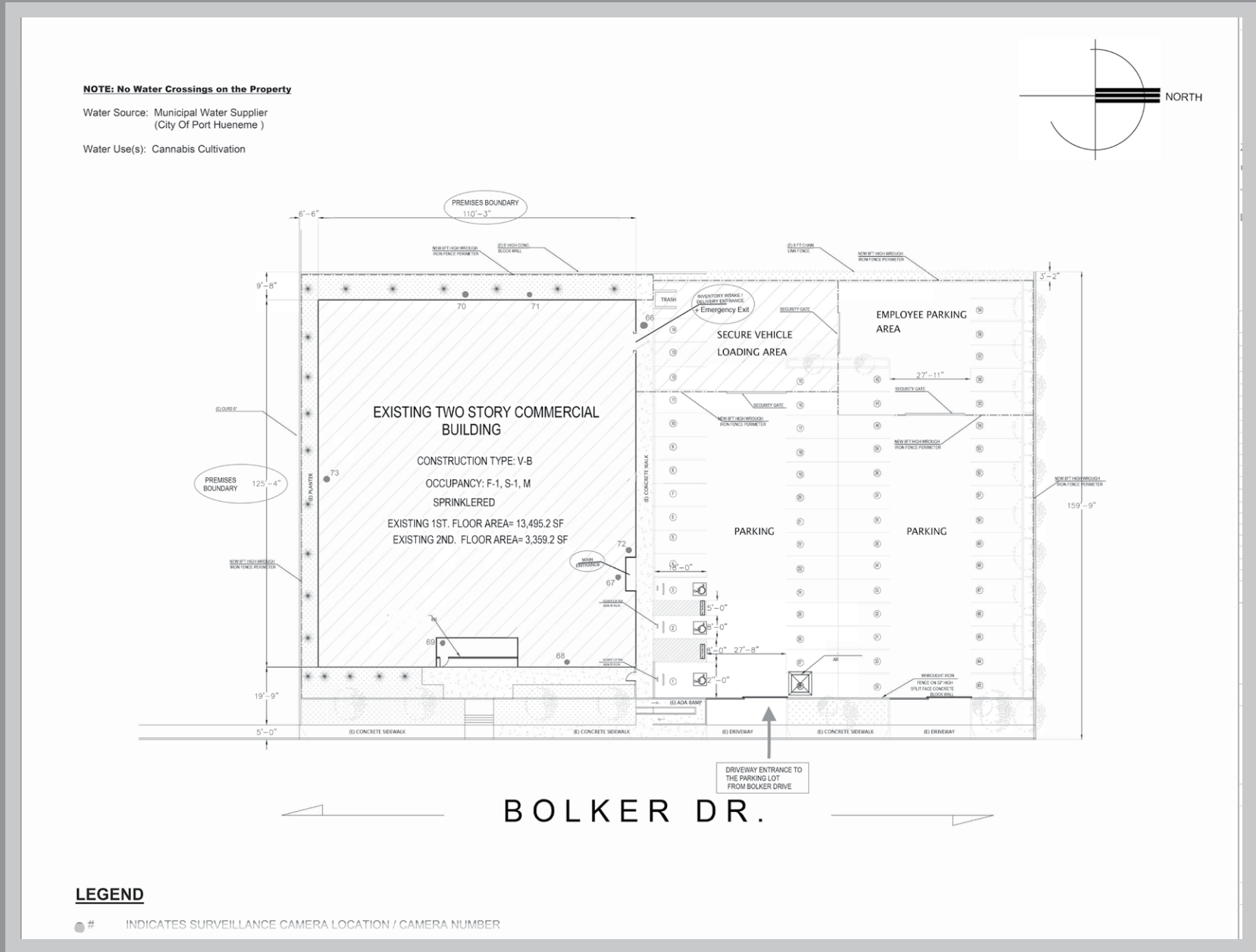
The front retail area has been built out to a high standard, comprising approximately 1,807 square feet of finished customer-facing space, including an improved showroom, sales floor, reception, and support space. The balance of the building remains in raw or shell condition and offers a buyer the opportunity to complete the space to their own program. Ownership has invested in excess of \$2.1 million to date across structural work, a power upgrade, plumbing and electrical, HVAC, security and fire systems, façade restoration, and the finished front improvements. The property offers 21 to 24 foot clear heights, sprinklers throughout, 59 parking spaces, and approximately 150 feet of frontage.

The property can be delivered vacant at close, suited to an owner user seeking to control a partially improved building with significant infrastructure already in place and a value-add path to complete the remaining space. Alternatively, the seller will consider a short-term leaseback for the retail space. Terms are to be discussed. Please contact the listing agents for more information.

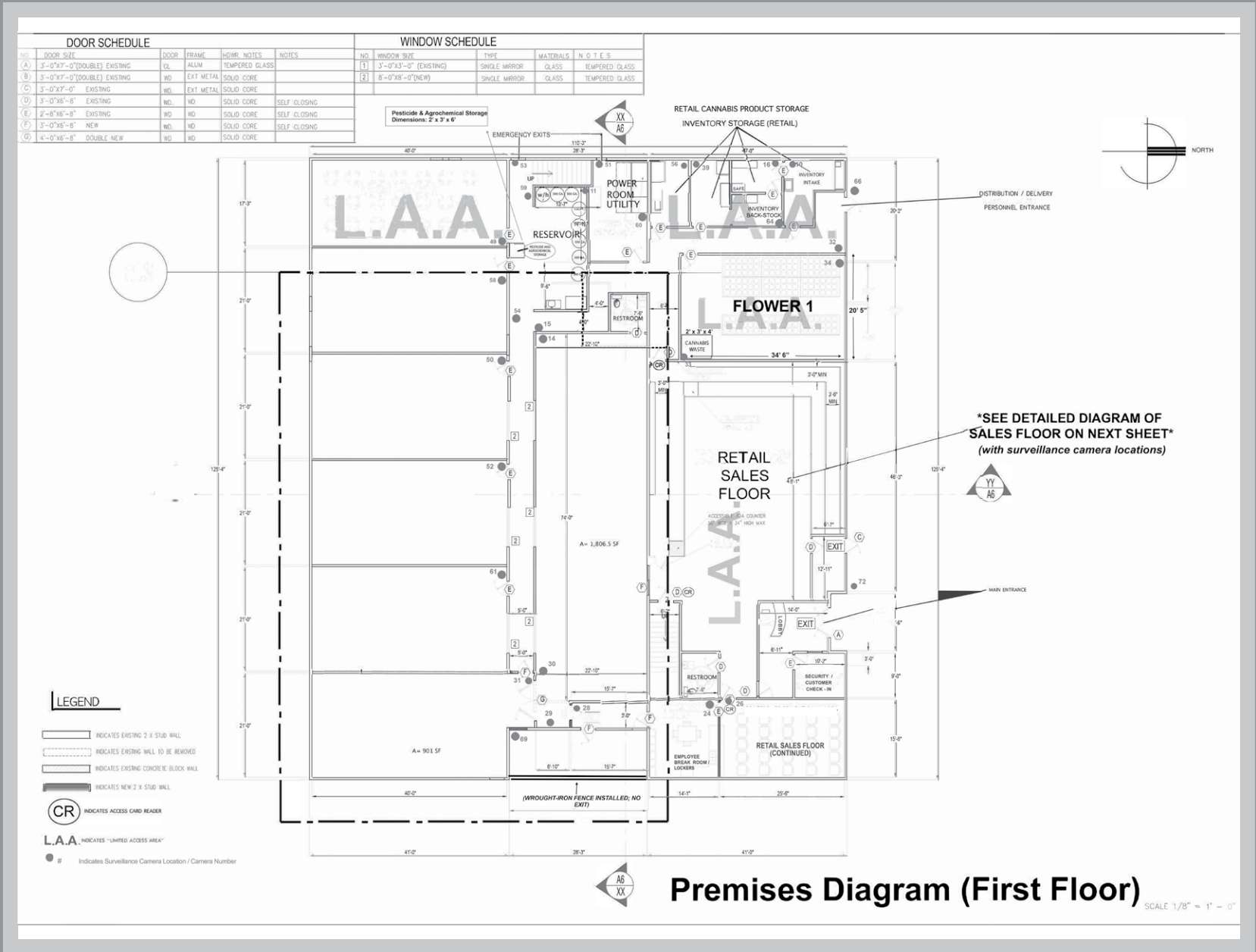
Property Details

Price	\$4,800,000
Price PSF	\$285
APN	189-0-020-655
Type	Retail / Commercial
Zoning	Previously C2/PD Currently R-4
Gross Building Area	16,854 SF
Ground Floor	13,495 SF
Second Floor	3,359 SF
Land Area	0.91 Acres
Land Area	39,639 SF
Number of Buildings	1
Year Built	1977
Clear Height (Ft)	21' - 24' (wood truss)
HVAC	Yes
Sprinklers	Yes - throughout
Elevators	None
ADA Access	Handicap-accessible front entry, concrete ramp
Parking Spaces	Approx. 59 - Buyer to Verify

SITE PLAN



FLOOR PLAN



INVESTMENT HIGHLIGHTS



VACANT / OWNER-USER ACQUISITION WITH OCCUPANCY FLEXIBILITY

Deliverable vacant at close for immediate control, or with a short term retail seller leaseback that provides interim income while a buyer plans its build-out.



SIGNIFICANT INFRASTRUCTURE IN PLACE

Ownership has invested substantial capital to date, including a power upgrade, plumbing and electrical, HVAC, sprinklers throughout, and security and fire systems, reducing the cost and timeline of completing the building.



VALUE-ADD COMPLETION OPPORTUNITY

A portion of the building remains in shell condition, allowing an owner user or investor to finish the space to their own specifications and capture the spread between as-is basis and completed value.



FUNCTIONAL BUILDING SPECS

21 to 24 foot wood truss clear heights, concrete floors, and a finished front retail area suitable for showroom, or customer-facing use.

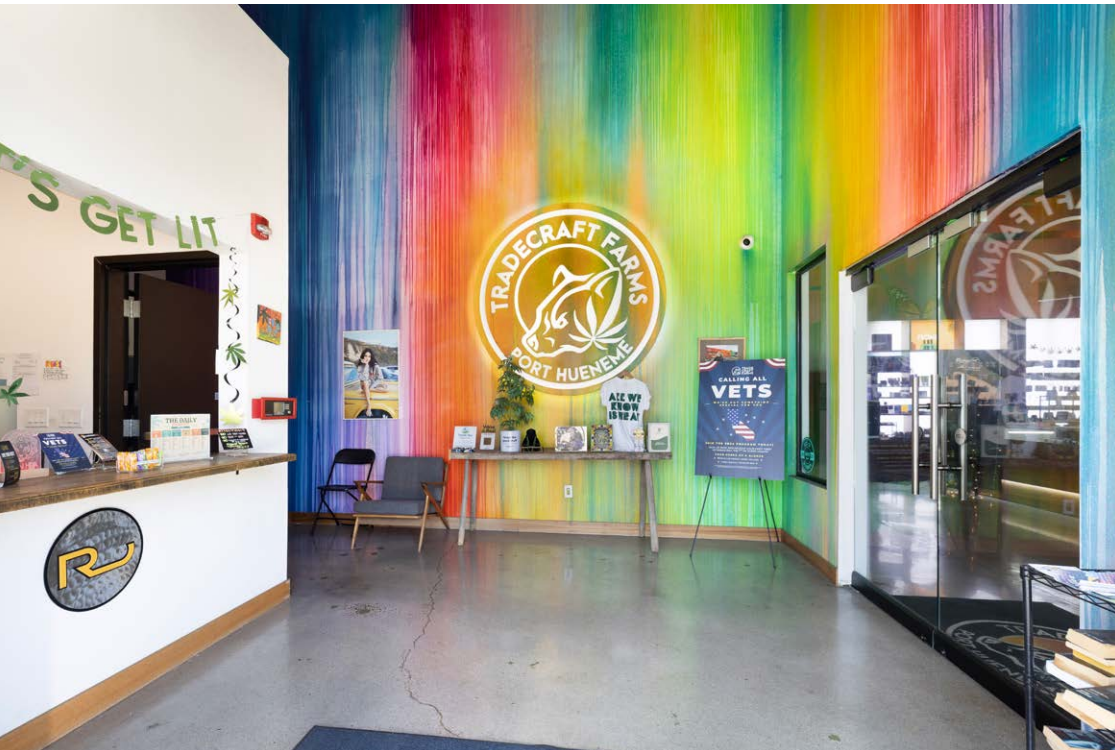


STRONG PARKING RATIO

59 spaces on a 0.91 acre site, above typical commercial standards and supportive of retail, service, or higher-intensity uses.



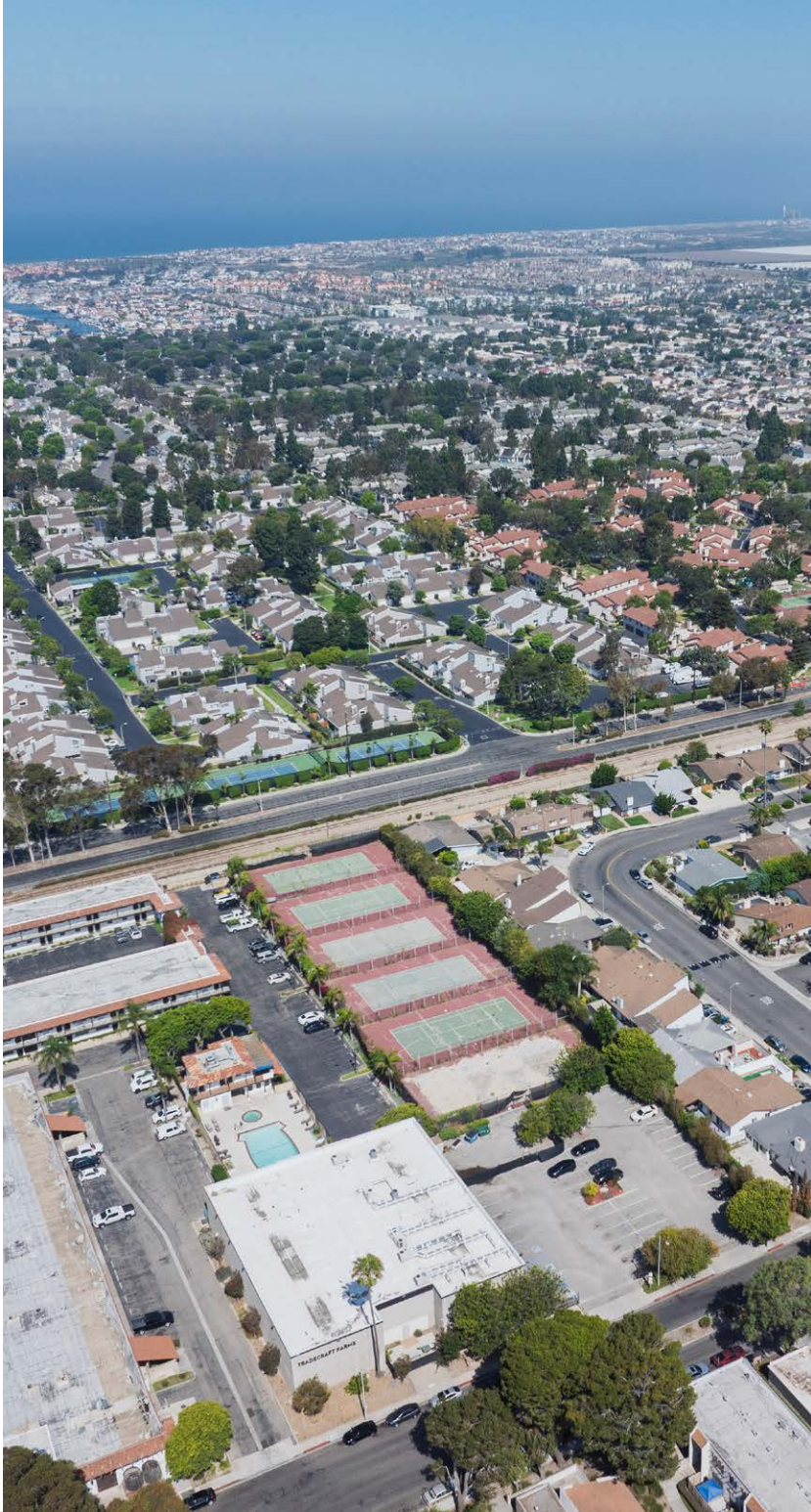
PROPERTY PHOTOS



VENTURA COUNTY, CA

Ventura County represents a rare and highly coveted blend of affluent coastal living and robust economic vitality, making it a premier destination for commercial real estate investment. Globally celebrated for its pristine beaches, Mediterranean climate, and seamless integration of agricultural heritage with high-tech innovation, the region possesses a vibrant, upscale, yet relaxed vibe that naturally attracts a highly educated and wealthy consumer base. Geographically positioned along the scenic Pacific coastline of Southern California, Ventura County is bordered by Santa Barbara County to the northwest, Kern County to the north, and Los Angeles County to the southeast.

Characterized primarily as a sophisticated suburban market with highly desirable coastal and valley landscapes, Ventura County serves as an ideal escape from the dense urban core of neighboring Los Angeles while retaining immediate access to its massive consumer base. The property is located just northwest of the Los Angeles metropolitan area. As the nation’s second-largest metropolitan center, Greater Los Angeles boasts a massive population exceeding 12.5 million residents, providing local businesses with an expansive economic safety net and an endless influx of regional commerce. Ventura County’s unique geographic position isolates it from intense urban congestion while anchoring it directly to one of the world’s most powerful economic engines.



VENTURA COUNTY, CA

ACCESSIBILITY / TRANSPORTATION

Ventura County boasts exceptional regional connectivity, driven by an advanced transportation network that ensures a seamless flow of goods, consumers, and workers. The primary transportation artery is U.S. Highway 101 (Ventura Freeway), a crucial economic lifeline connecting the region directly to Los Angeles and the broader Central Coast. This high-traffic corridor sees daily traffic counts frequently surpassing 150,000 to 180,000 vehicles across its primary valley segments.

Furthermore, the region features the Port of Hueneme, the only deep-water commercial port between Los Angeles and San Francisco, which moves over \$11 billion in cargo annually and supports vital logistics corridors like the Hueneme Road Widening project.

BUSINESS ENVIRONMENT

The commercial environment of Ventura County is highly diversified, resilient, and forward-thinking, driven by a powerful mixture of multinational corporations, biotechnology pioneers, agricultural leaders, and a robust military presence. The region features numerous corporate headquarters, Class-A office parks, and expanding industrial sectors. Key clusters include the Conejo Valley’s famous “Biotech Corridor” in Thousand Oaks, flourishing industrial sectors in Oxnard, and dominant retail hubs in Camarillo.

VENTURA COUNTY



830,000+

Est. Population (2025)



305,075

Total Housing Units



\$164,399

Average Household Income



22,992

Total Businesses



\$992,500

Av. Median Home Price



BUSINESS ENVIRONMENT

Economic activity is heavily bolstered by Naval Base Ventura County (NBVC), a major national security asset that supports over 20,000 direct, indirect, and induced jobs, contributing approximately \$2 billion in total economic benefits to the county each year. The local economy is rapidly evolving, with significant capital projects focused on advanced technologies, aerospace engineering, and unmanned defense systems. Backed by strong consumer spending, low vacancy rates, and a wealthy demographic profile, the commercial infrastructure ensures long-term asset appreciation for retail investors.

Historically anchored by agriculture and traditional manufacturing, Ventura County has successfully pivoted toward high-value, tech-driven sectors. Data from the California Employment Development Department highlights sustained job growth in healthcare, professional services, hospitality, and defense technologies.

Major Regional Employers	
Amgen Inc. (Thousand Oaks)	Global biotechnology giant and one of the largest private employers in the county.
Naval Base Ventura County	Point Mugu & Port Hueneme federal installations.
County of Ventura	The largest public-sector employer.
Haas Automation Inc. (Oxnard)	One of the largest machine tool builders in the world.
Community Memorial Health System & Dignity Health	Leading regional healthcare networks.
Harbor Freight Tools (Camarillo)	Corporate headquarters for the national retail chain.
Baxter Healthcare (Westlake Village)	Major medical equipment manufacturer.

AMENITIES, LIFESTYLE, & TOURISM

Ventura County offers an unparalleled Southern California lifestyle that acts as a powerful magnet for both affluent residents and millions of annual visitors. The region is packed with premier lifestyle amenities, including upscale open-air shopping centers like the Camarillo Premium Outlets, luxury boutique hospitality destinations like the historic Ojai Valley Inn, championship golf courses, and thriving culinary and microbrewery scenes.

Tourism serves as a primary economic driver, with the region’s scenic coastline, Ventura Harbor, and the Channel Islands National Park drawing thousands of visitors weekly. According to local tourism bureaus, the region draws massive regional crowds for unique cultural events, concerts, and festivals. For instance, the multi-day Ventura County Fair routinely attracts over 300,000 attendees annually, injecting millions of dollars directly into local retail, dining, and hospitality businesses.

Ventura County’s commercial value is significantly enhanced by prominent institutional anchors, led by California State University Channel Islands (CSUCI) in Camarillo. As a premier public university, CSUCI features an enrollment of over 7,000 students and employs approximately 1,000 faculty and staff members.

Another monumental institutional driver is Naval Base Ventura County (NBVC), encompassing facilities at Point Mugu and Port Hueneme. NBVC serves as a primary federal security hub, supporting more than 20,000 active duty, civilian, and contractor positions, while injecting a massive \$2 billion in annual economic impact directly into the local economy.

THE CITY OF PORT HUENEME

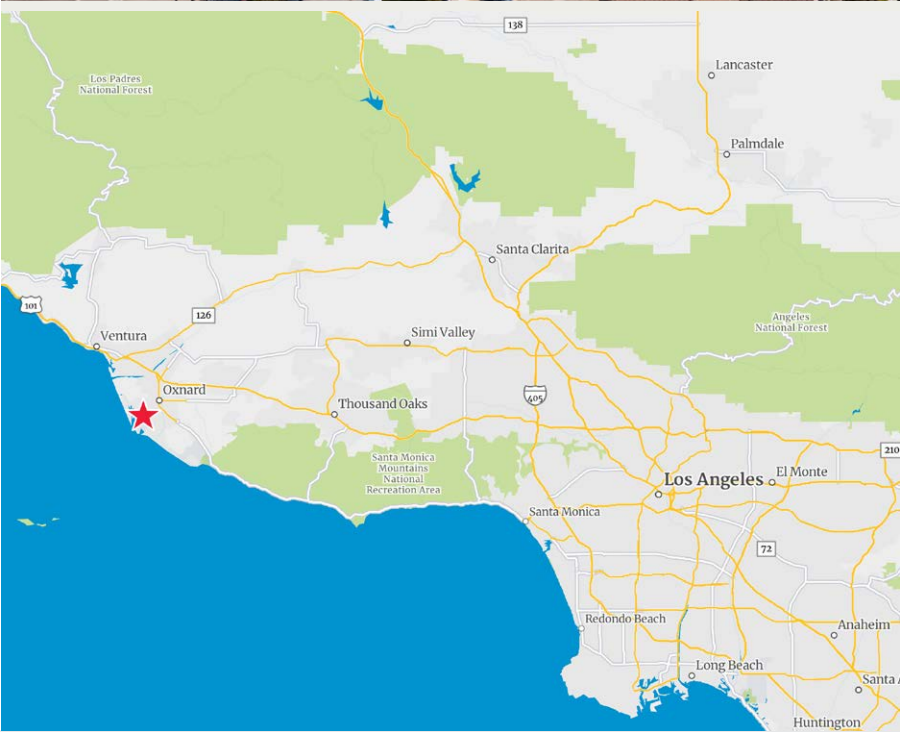
The City of Port Hueneme is a unique community along Ventura County's Gold Coast just south of the City of Oxnard and Channel Islands Harbor. Port Hueneme is unique because of its rich history, culture, and traditions, dating back to the Chumash Indians who made their home here for centuries and because of its long-established, close relationship with the U.S. Navy's Port Hueneme and Point Mugu naval facilities.

GEOGRAPHY

The City is widely admired for its redevelopment and revitalization efforts, the natural beauty of its beach, the largest commercial deep-water port between Los Angeles and San Francisco, the caliber of public facilities, and the unifying theme of its public streetscape. Together, these ingredients provide the recipe for one of California's most livable places.

HOUSING

Housing in Port Hueneme is affordable and convenient. The residents of Port Hueneme enjoy quality, coastal-community living for a remarkably reasonable cost - especially when compared to the high-priced communities both to the north and south of the City. In fact, Port Hueneme has the most affordable housing and broadest mix of dwellings in all of Ventura County. Residents have their choice of beachfront condominiums, contemporary single-family residences, and low-rise apartments. Since approximately 50% of residential property is rental, housing is readily available to buyers and renters alike.



ECONOMY & INDUSTRY

The broad based economy of Port Hueneme has historically performed better than the average California community. Regionally, the economy is driven by five primary sectors: oil production, defense, manufacturing, agriculture, and tourism. Locally, the Naval Base Ventura County and deep water commercial Port of Hueneme dominate the economic landscape. The Naval Base Ventura County in Port Hueneme and the Port of Hueneme, owned and operated by the Oxnard Harbor District, occupy approximately 60% of the City's total land area. The Port serves as an import/export station for break-bulk, neo-bulk, and dry-bulk cargo.



In addition, the Port serves as a staging area for offshore oil operations in nearby Santa Barbara Channel, provides space for local sport and commercial fishing industries, and is home to the largest dockside refrigeration storage facility on the West Coast. Among the Port's many advantages are its U.S. Customs Port of Entry and Foreign Trade Zone designations. The Port's annual economic impact of over half a billion dollars in direct economic activity and more than 4,500 direct and indirect jobs spotlights its position as one of Ventura County's premier economic engines.





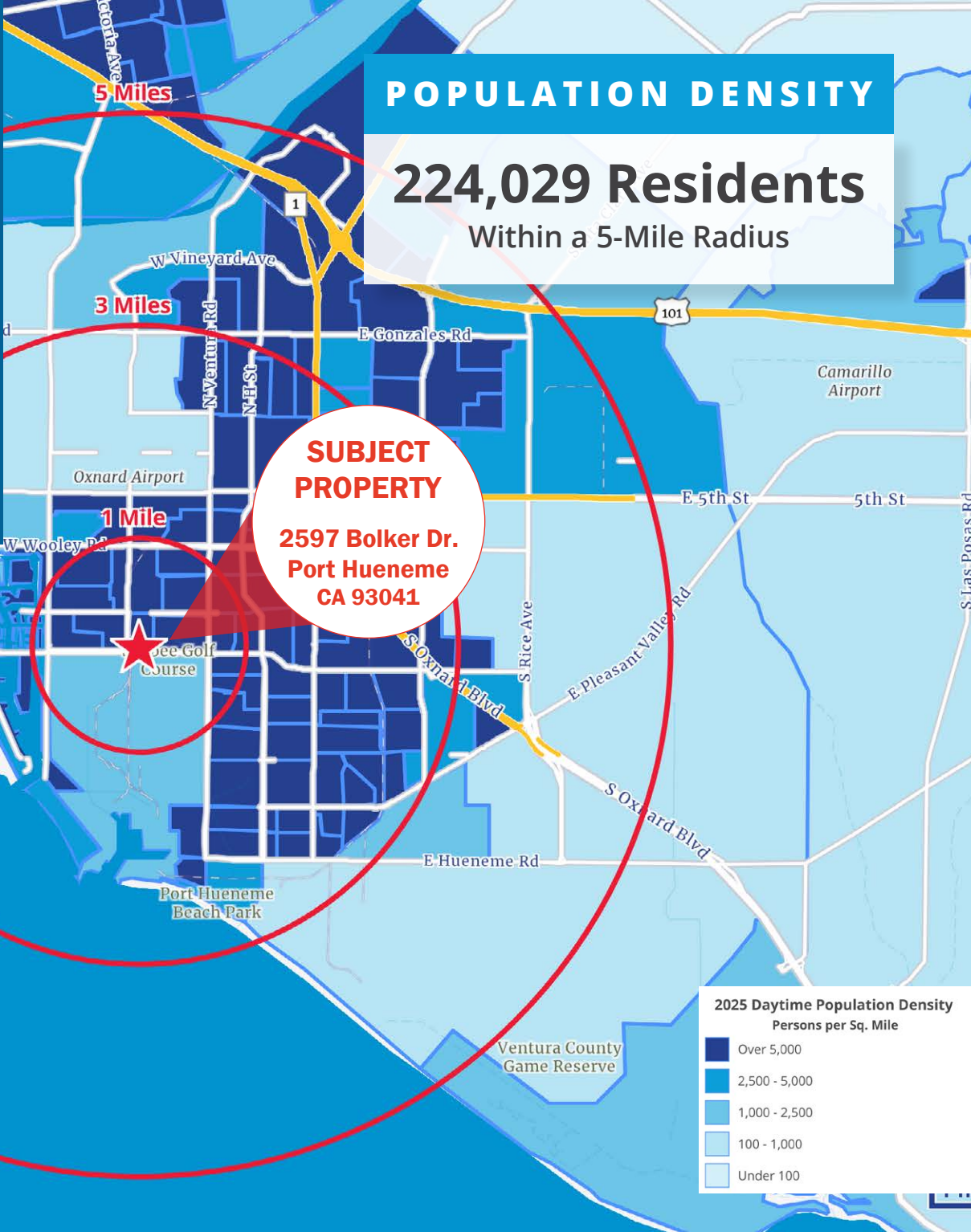
Population

	1-Mile	3-Mile	5-Mile
Estimated Population (2026)	22,637	150,594	224,029
Projected Population (2031)	22,375	149,324	223,303



Households

	1-Mile	3-Mile	5-Mile
Estimated Households (2026)	6,751	42,048	62,835
Projected Households (2031)	6,722	42,042	63,226

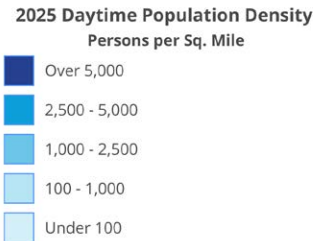


POPULATION DENSITY

224,029 Residents
Within a 5-Mile Radius

SUBJECT
PROPERTY

2597 Bolker Dr.
Port Hueneme
CA 93041



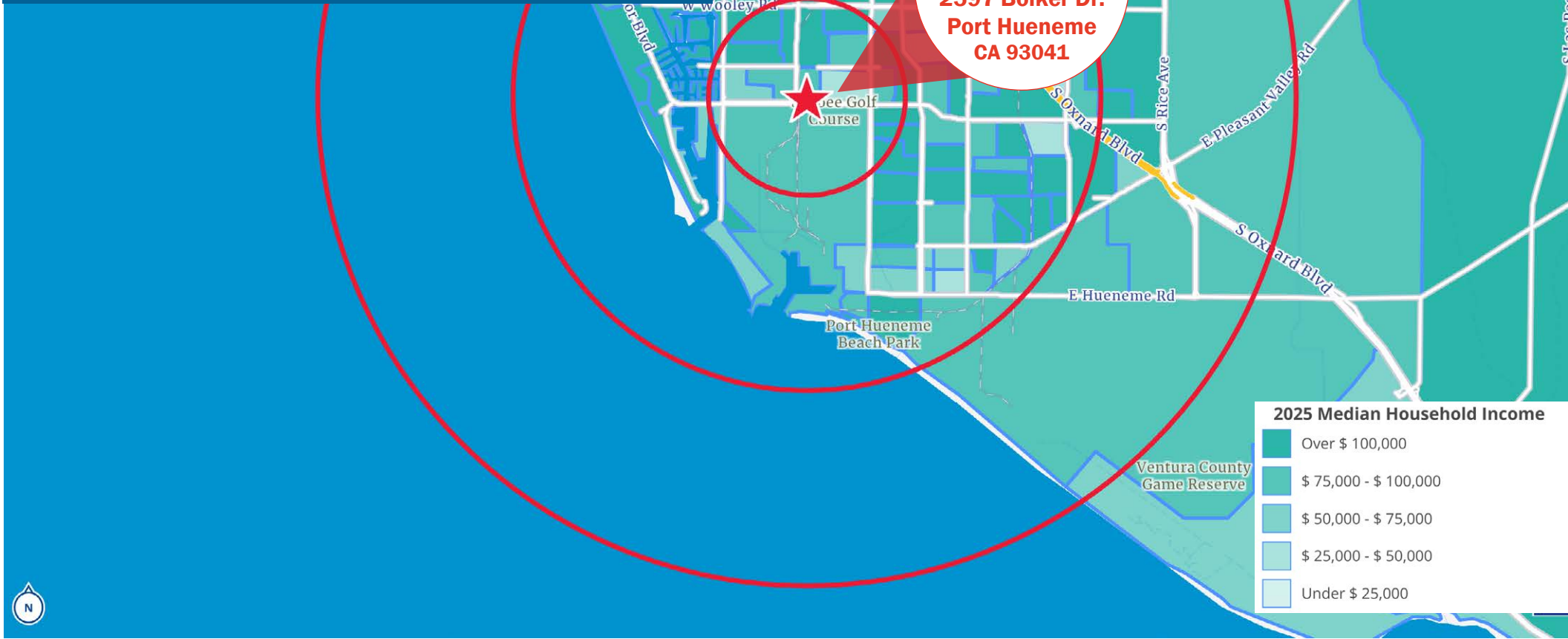
Income

	1-Mile	3-Mile	5-Mile
Avg. Household Income (2026)	\$119,053	\$119,383	\$123,911
Median Household Income (2026)	\$95,030	\$97,298	\$102,609



Business Facts

	1-Mile	3-Mile	5-Mile
Total # of Businesses (2026)	345	3,428	5,920
Total # of Employees (2026)	2,577	32,316	65,450

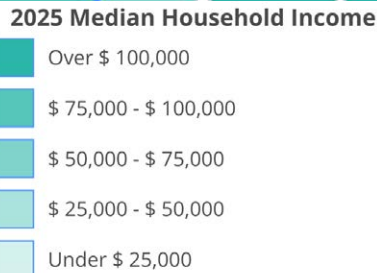


AVG. HOUSEHOLD INCOME

\$123,911 AHHI
Within a 5-Mile Radius

SUBJECT
PROPERTY

2597 Bolker Dr.
Port Hueneme
CA 93041



This Offering Memorandum contains select information pertaining to the business and affairs of 2597 Bolker Dr., Port Hueneme, CA 93041. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of 2597 Bolker Dr., Port Hueneme, CA 93041 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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