



FOR LEASE

## RETAIL SPACE FOR LEASE

832 North Ventura Road, Port Hueneme CA 93041

Located in the Port City Shopping Center

### AVAILABLE

- Suite A: 659 Sq. Ft
- Suite B: 1,275 Sq. Ft.
- Suite C: 1,088 Sq. Ft.

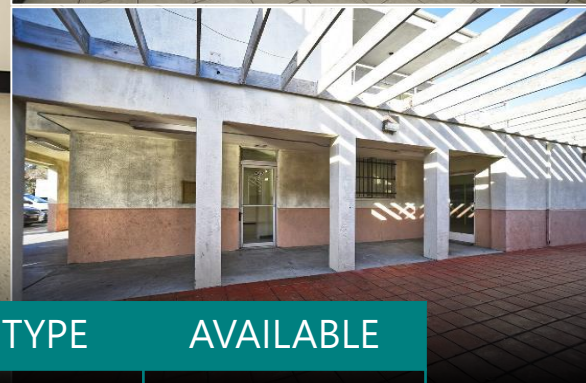


**BUENGER**  
Commercial Real Estate, Inc.

3600 South Harbor Blvd. Oxnard, CA 93035. (805) 985-1007, [Info@BuengerInc.com](mailto: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
A	659	\$2.00 / Sq. Ft.	MG	Now
B	1,275	\$1.65 / Sq. Ft.	MG	Now
C	1,088	\$1.25 / Sq. Ft.	MG	Now



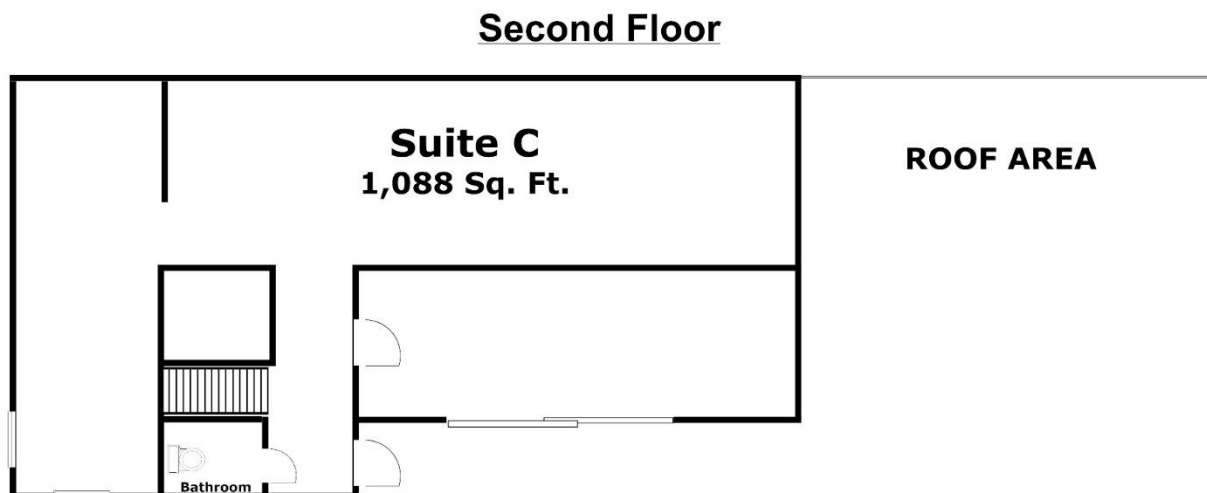
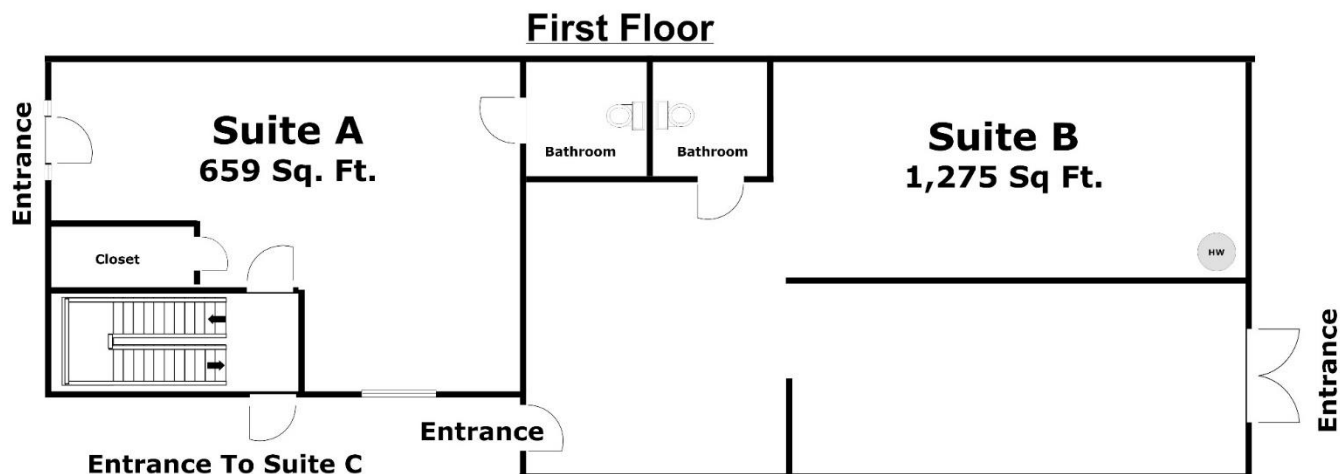
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OVERVIEW



# FLOOR PLANS



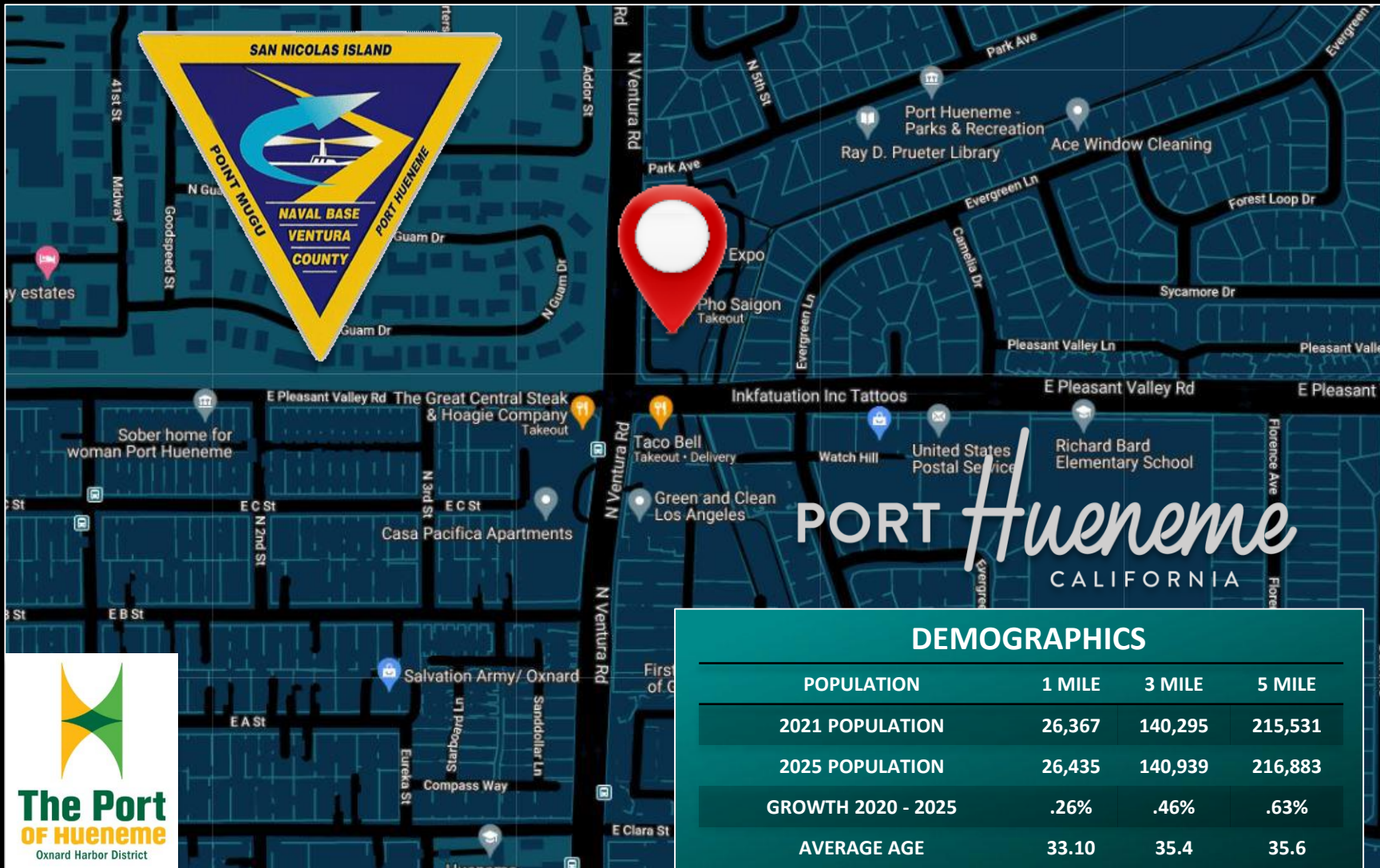
**832 North Ventura Road  
Port Hueneme CA 93041  
3,022 Total Sq. Ft.**



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# 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



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