



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

GARY B. GALLELLI
Broker
CA DRE #00811881

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:

±1,200 SF - ±2,197 SF Retail Space



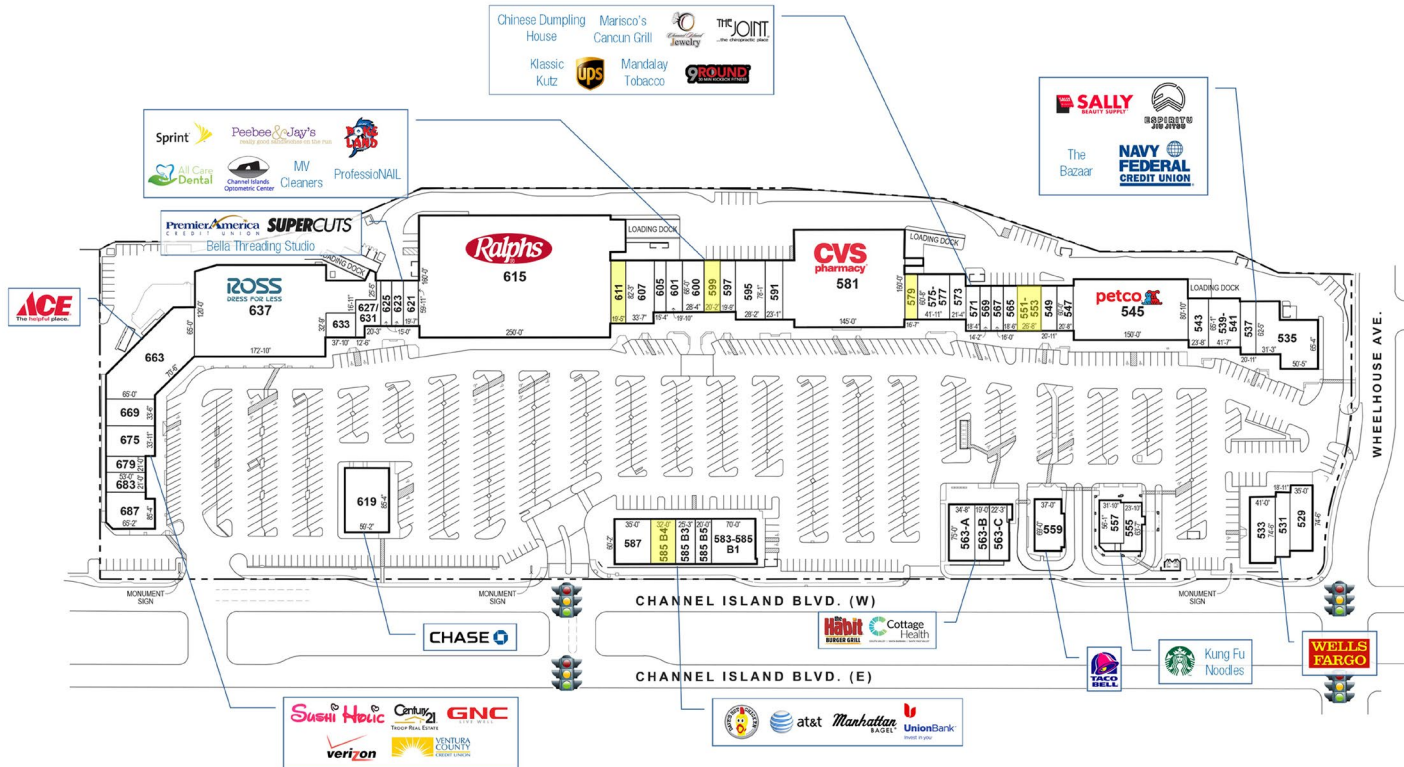
NNN's:

\$1.16 psf

	1-MILE	3-MILE	5-MILE
2022 TOTAL POPULATION	17,604	134,863	216,479
2022 DAYTIME POPULATION	12,770	105,824	186,578
2022 TOTAL EMPLOYEES	3,423	31,964	68,713
2022 TOTAL HOUSEHOLDS	6,156	38,266	60,004
2022 AVERAGE HOUSEHOLD INCOME	\$105,324	\$101,400	\$106,458
TRAFFIC COUNTS	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
601	Pokeland	1,351
605	Sprint	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	House of Gains Gym	4,049
533	Wells Fargo	3,075
535	Navy Federal Credit Union	5,500
537	The Bazaar	1,384
539-541	Espiritu Jiu Jitsu	2,912
543	Sally Beauty	1,537
545	Petco	12,000
547	9 Round Kickboxing	1,239

SUITE	TENANT	SQUARE FEET
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
565	Mandalay Tobacco	1,200

SUITE	TENANT	SQUARE FEET
567	The UPS Store	900
569	Klassic Kutz	900
555	Starbucks	900
573	Mariscos Cancun	1,144
579	AVAILABLE	1,200
581	CVS Pharmacy	20,588
583	Union Bank	4,220
585-B3	AT&T	1,477

SUITE	TENANT	SQUARE FEET
585-B4	AVAILABLE	1,902
585-B5	Manhattan Bagel	1,202
587	Dave's Hot Chicken	2,127
591	Channel Island Optometric	1,560
595	MV Cleaners	2,201
597	ProfessioNAIL	1,360
599	AVAILABLE	1,371
600	Peebee & Jay's	1,878

PROPERTY OVERVIEW

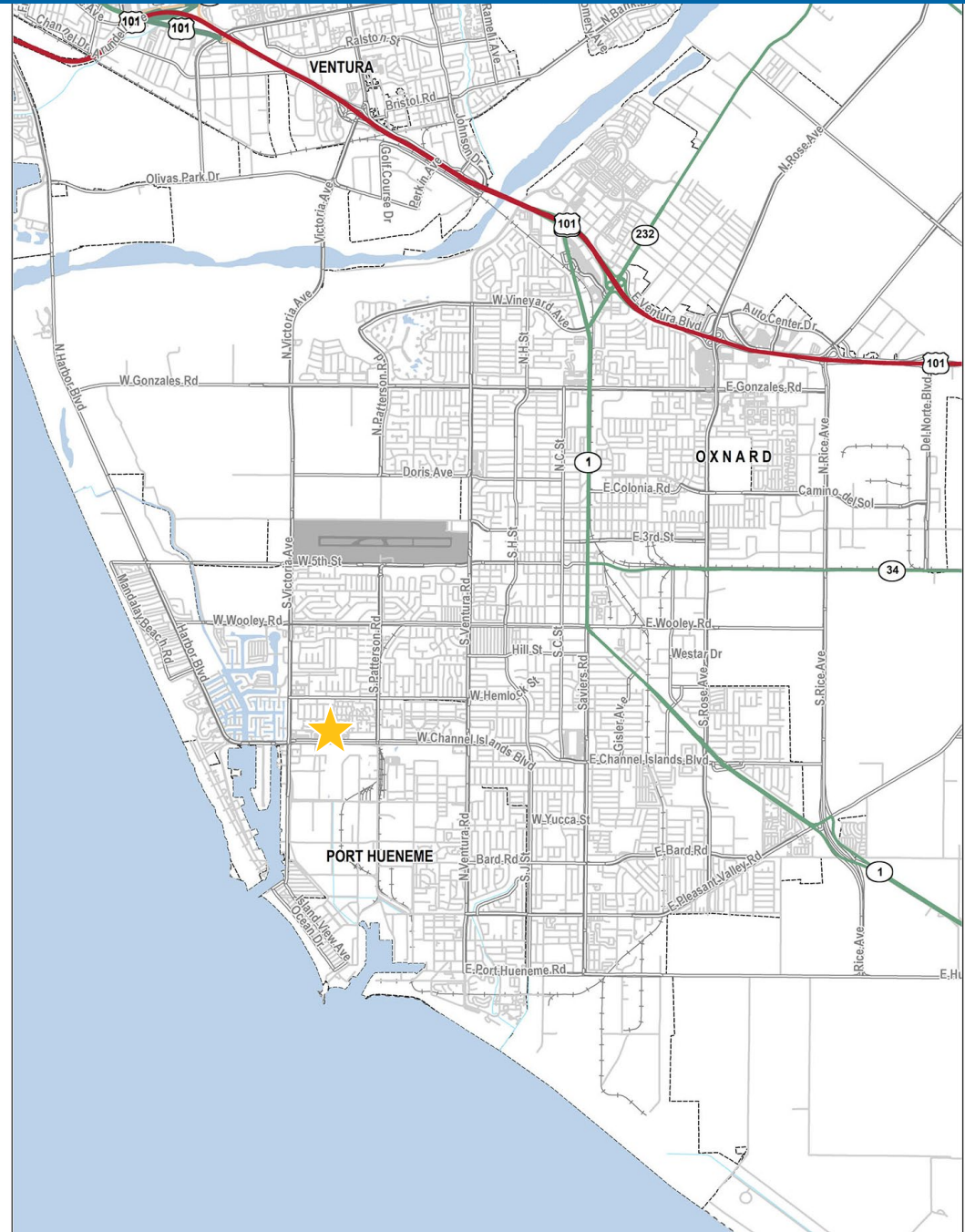
Mandalay Village Marketplace is a ±194,971 square foot center located at the northwest corner of Wheelhouse Avenue and Channel Islands Boulevard in Port Hueneme, California, just south of Oxnard, California.

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



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