

# SHOPPING CENTER ANCHOR BUILDING FOR LEASE

872 N. Ventura Rd., Port Hueneme, CA 93041

Bldg: +/-16,960 sf



- **Visibility:** Prominent location fronting Ventura Road
- **Access:** Direct access to Ventura Rd., Pleasant Valley Road, and Park Ave.
- **Proximity:** Adjacent Naval Base Ventura County, a major aviation shore command and Naval Construction force, employing over 17,000 military and civilian personnel, is the largest employer in Ventura County.
- **Parking:** +/-70 non-exclusive stalls
- **Traffic:** Over 33,000 cars per day.
- **Trade Area:** 71,000 people living within 2 miles of the property.

	<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>
Population	24,441	71,180	132,154
Avg HH Inc	\$60,815	\$63,489	\$67,225

Contact:  
 Jeremy Just Lic #01264077  
 143 Triunfo Canyon Rd., Suite 225G  
 Westlake Village, CA 91361  
 Off. 805.379.6720 Cell 818.497.7990  
 E-Mail: jeremy@blacktidedev.com

**BLACKTIDE**  
 DEVELOPMENT CORP.

The Information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy we do not guaranty it.

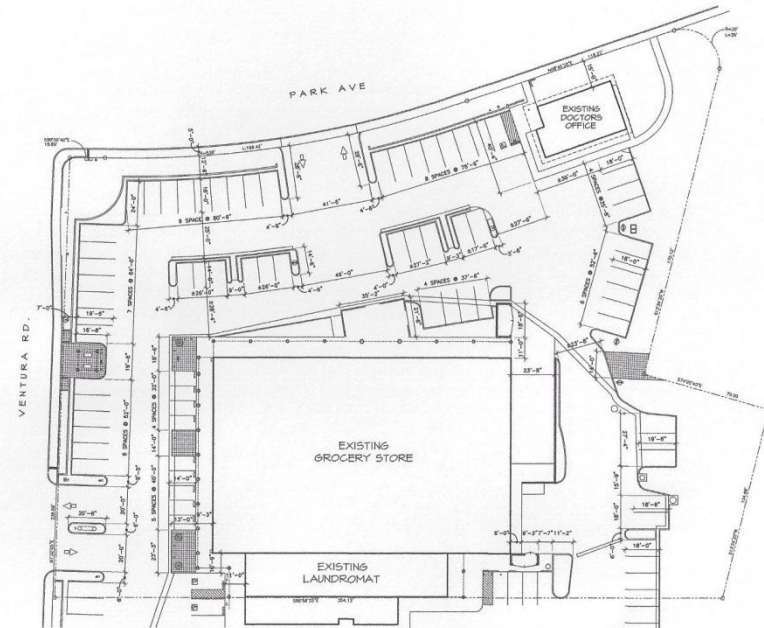
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