



AVAILABLE FOR LEASE

MANDALAY VILLAGE MARKETPLACE

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS

NWC Wheelhouse Avenue & Channel Islands Boulevard
PORT HUENEME, CA



±4,049 SF SIGNALIZED CORNER FRONT PAD OPPORTUNITY

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PROPERTY HIGHLIGHTS & DEMOGRAPHICS



SUITE 529 & 531







- Combinable ±4,049 SF Retail Corner PAD Space
- Features W Channel Islands Blvd facing Signage

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.

	1-MILE	3-MILE	5-MILE
 2024 TOTAL POPULATION	17,142	135,581	216,624
 2024 DAYTIME POPULATION	12,684	105,254	185,622
 2024 TOTAL EMPLOYEES	3,081	30,468	67,462
 2024 TOTAL HOUSEHOLDS	6,232	38,559	60,124
 2024 AVERAGE HOUSEHOLD INCOME	\$123,464	\$116,416	\$121,857
 TRAFFIC COUNTS	Channel Islands Blvd (at Victoria Ave)	±26,000 ADT	
	Victoria Ave (at Channel Islands Blvd)	±37,000 ADT	



INTERSECTION AERIAL



CVS
pharmacy



Ralphs

petco

the
Habit
BURGER GRILL

TACO BELL

THE JOINT
...the characteristic place

SALLY
BEAUTY SUPPLY

NAVY
FEDERAL
CREDIT UNION



AVAILABLE
±4,049 SF

W Channel Islands Boulevard

Wheelhouse Avenue

