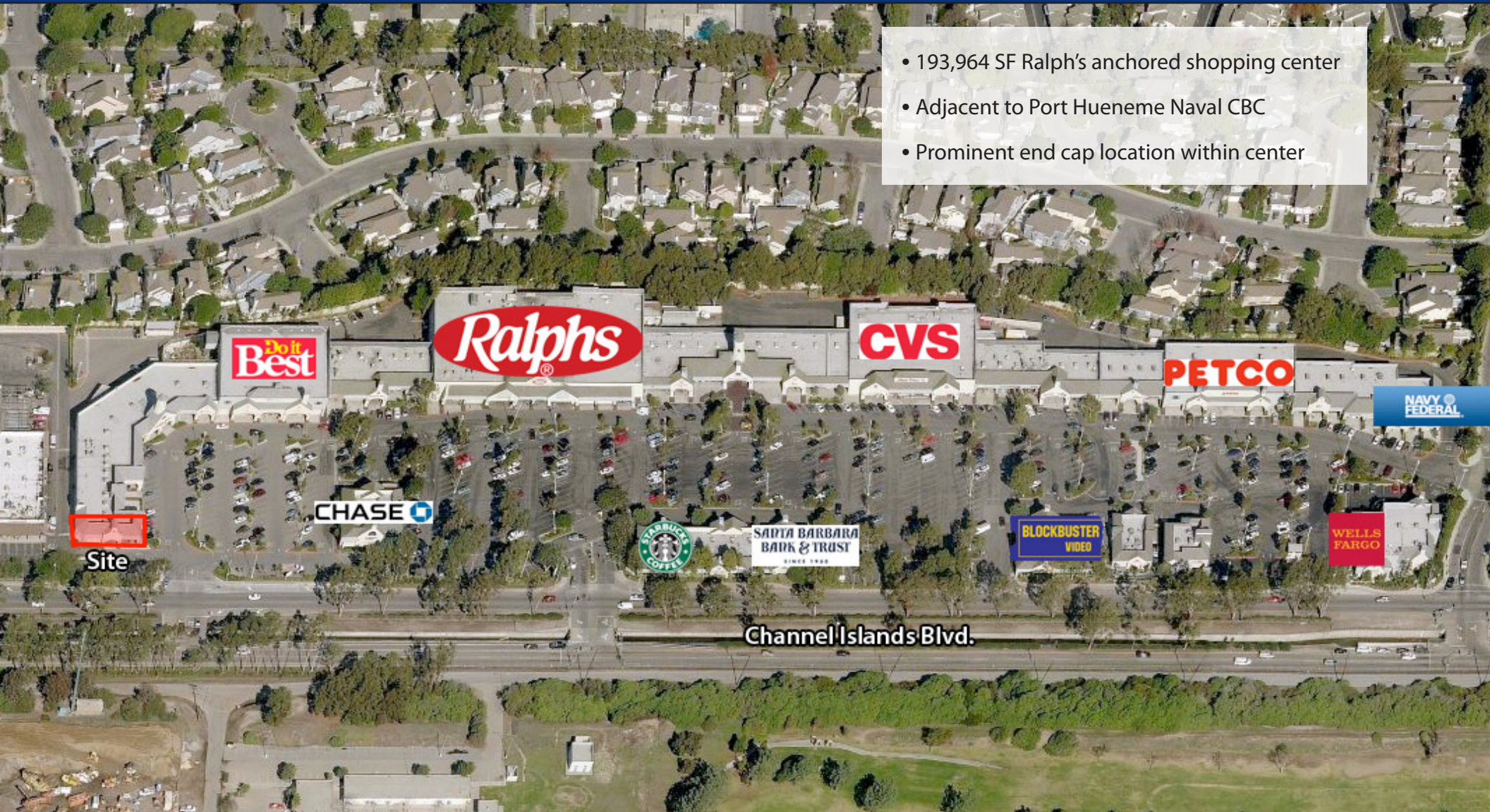


FOR SUBLEASE

Mandalay Village Marketplace, Port Hueneme
NWC Channel Islands Blvd and Wheelhouse Ave
Retail Space: 3,224 SF

- 193,964 SF Ralph's anchored shopping center
- Adjacent to Port Hueneme Naval CBC
- Prominent end cap location within center



FOR SUBLEASE

Mandalay Village Marketplace, Port Hueneme
 NWC Channel Islands Blvd and Wheelhouse Ave
 Retail Space: 3,224 SF



Address: 687 W. Channel Islands Blvd.
 Port Hueneme, CA 93041

Available Space: 3,224 SF

Center Size: 193,964 SF Ralph's anchored shopping center

Rent: \$2.25 NNN (.51)

Available: Now

Term: Through 5/31/2018

Comments: End cap location in prominent Port Hueneme center. High traffic counts on Channel Island Blvd. Located at one of the busiest entry points into center. Signage on two sides.

Radius Demographics (2009)

| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------------------|---------------|---------------|-----------------|
| Residential Population | 19,191 | 130,161 | 218,050 |
| Average Household Income | \$77,469 | \$72,501 | \$73,748 |
| Total Retail Expenditure | \$188,318,345 | \$893,273,768 | \$1,463,452,245 |

Traffic Counts (2005)

| | |
|---|------------|
| W. Channel Islands Blvd (at Wheelhouse Ave) | 16,700 ADT |
|---|------------|

The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Property tours, including site photos, are strictly prohibited until store closings in late April. All tours must be pre-arranged by broker.

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