



# RARE INDUSTRIAL BUILDING

FOR SALE OR LEASE

*A ±11,208 SF industrial building ideal for an owner/user  
located in Port Hueneme*

735 INDUSTRIAL AVE, PORT HUENEME, CA 93041

*±11,208 SF*  
BUILDING

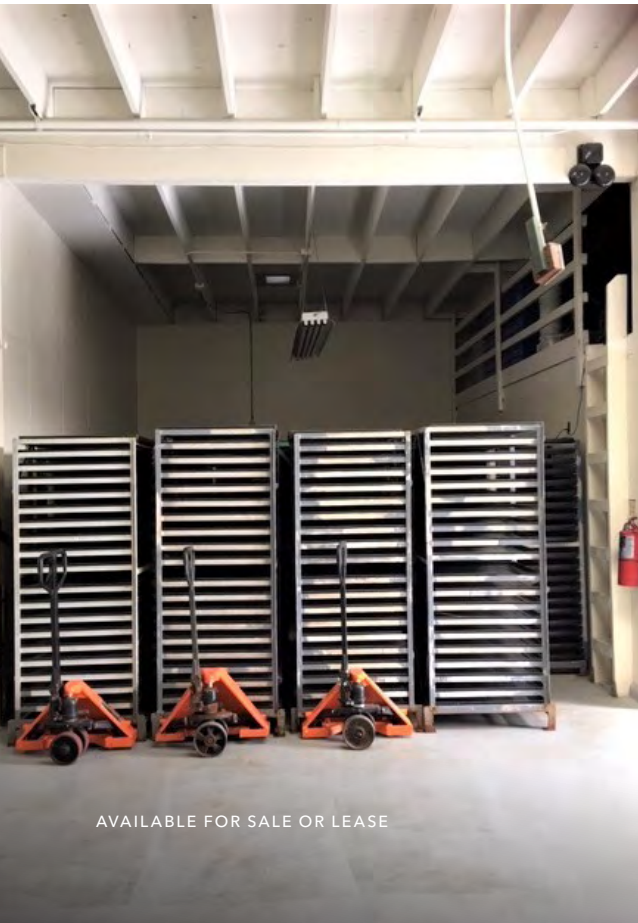
*±21,200 SF*  
FENCED LOT

## Property Features

ADDRESS	735 Industrial Way Port Hueneme, CA 93041-3505
APN	207-0-260-405
YEAR BUILT	1970
STORIES	1
UNITS	1
BUILDING TYPE	Industrial
BUILDING SIZE	±11,208 SF
LOT SIZE	±20,908 SF/0.48 AC
INDOOR/OFFICE BUILDOUT RATIO	Approximately 50/50
CLEAR HEIGHT	12' - 16'
POWER	200A / 460V 3P 3W (verify)
GRADE LEVEL DOORS	2
LOADING DOCK	1
REAR YARD SPACE	±10,000 SF secured/fenced-in
PARKING	1.78/1,000
ZONING	M-1 Light Industrial



735 INDUSTRIAL AVE



AVAILABLE FOR SALE OR LEASE



KIDDER MATHEWS

735 INDUSTRIAL AVE



AVAILABLE FOR SALE OR LEASE

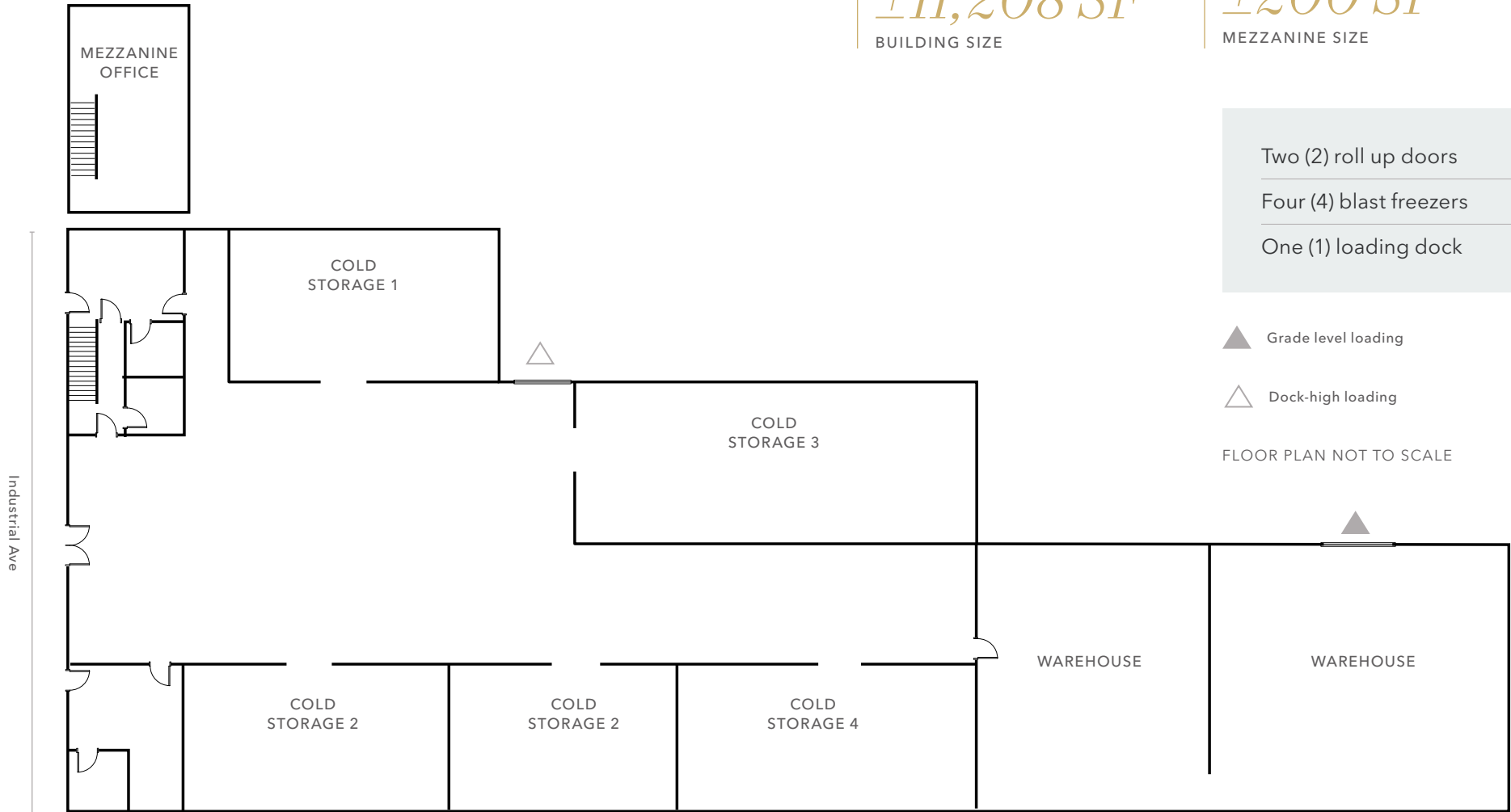


KIDDER MATHEWS

# FIRST FLOOR PLAN

***±11,208 SF***  
BUILDING SIZE

***±200 SF***  
MEZZANINE SIZE

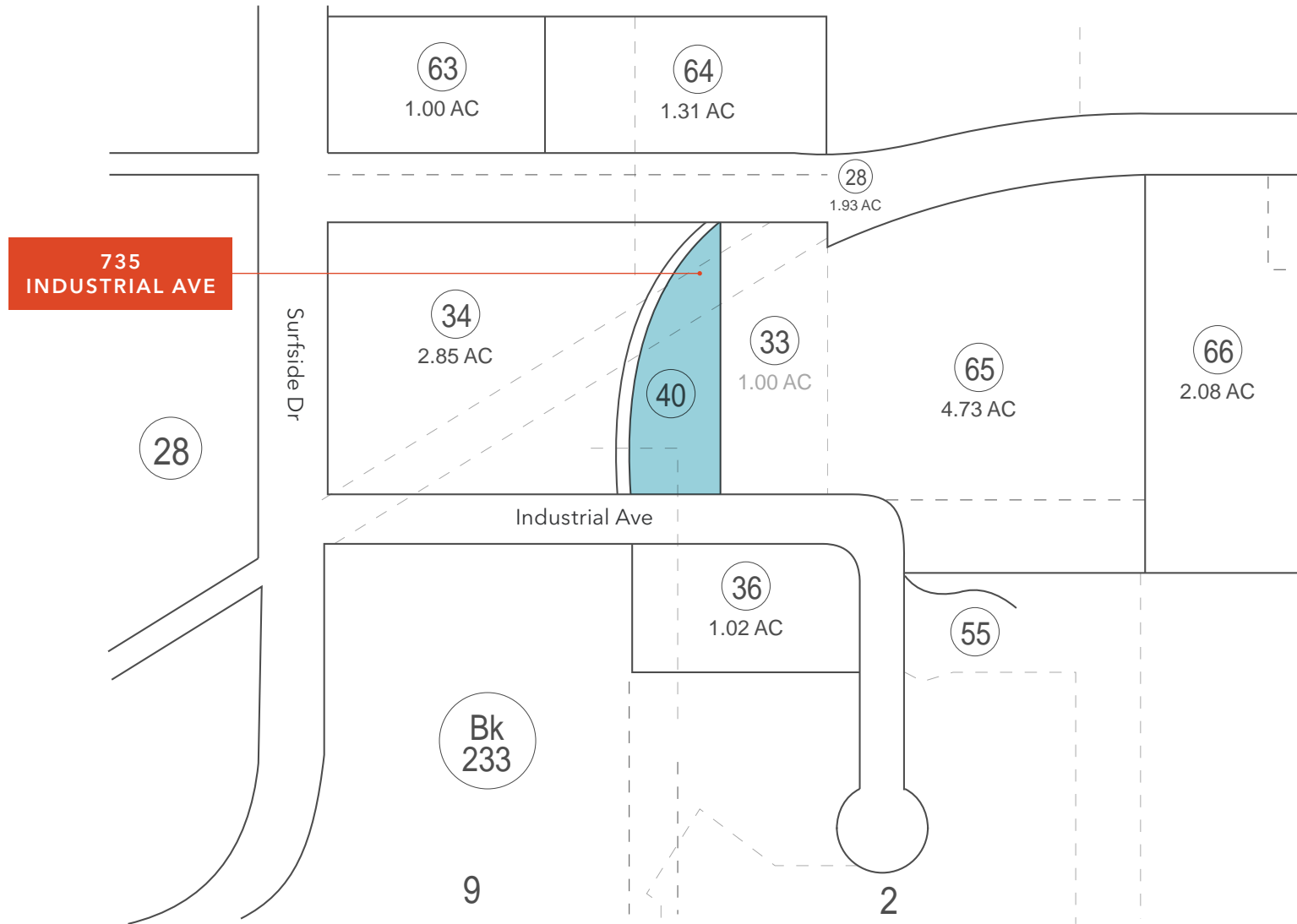


- Two (2) roll up doors
- Four (4) blast freezers
- One (1) loading dock

- ▲ Grade level loading
- △ Dock-high loading

FLOOR PLAN NOT TO SCALE

# PLOT MAP



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	19,330	96,359	174,442
2029 PROJECTION	18,651	92,532	167,825
2020 CENSUS	19,942	98,023	177,424
PROJECTED GROWTH 2024 - 2029	-0.7%	-0.8%	-0.8%
AVERAGE AGE	32.3	34.1	35.0

## EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	\$90,827	\$102,222	\$110,350
TOTAL BUSINESSES	232	1,463	3,900
TOTAL EMPLOYEES	2,749	14,712	41,044

## EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	6.7%	9.8%	9.1%
HIGH SCHOOL DIPLOMA	24.1%	23.6%	24.5%
SOME COLLEGE	15.4%	17.4%	17.5%
ASSOCIATE	6.1%	6.0%	6.2%
BACHELOR'S	9.6%	12.8%	13.8%
GRADUATE	4.4%	4.7%	6.3%

## HOUSEHOLDS

5,598  
1 MILE

25,541  
3 MILES

48,296  
5 MILES

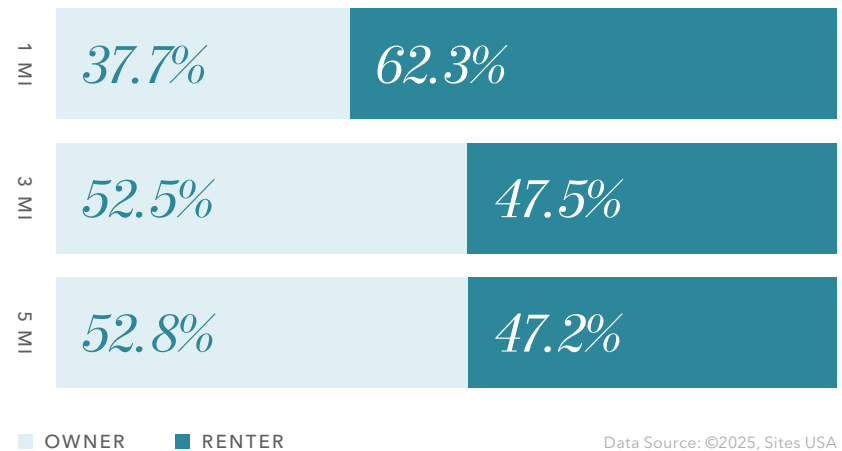
## 2029 PROJECTED GROWTH

-0.4%  
1 MILE

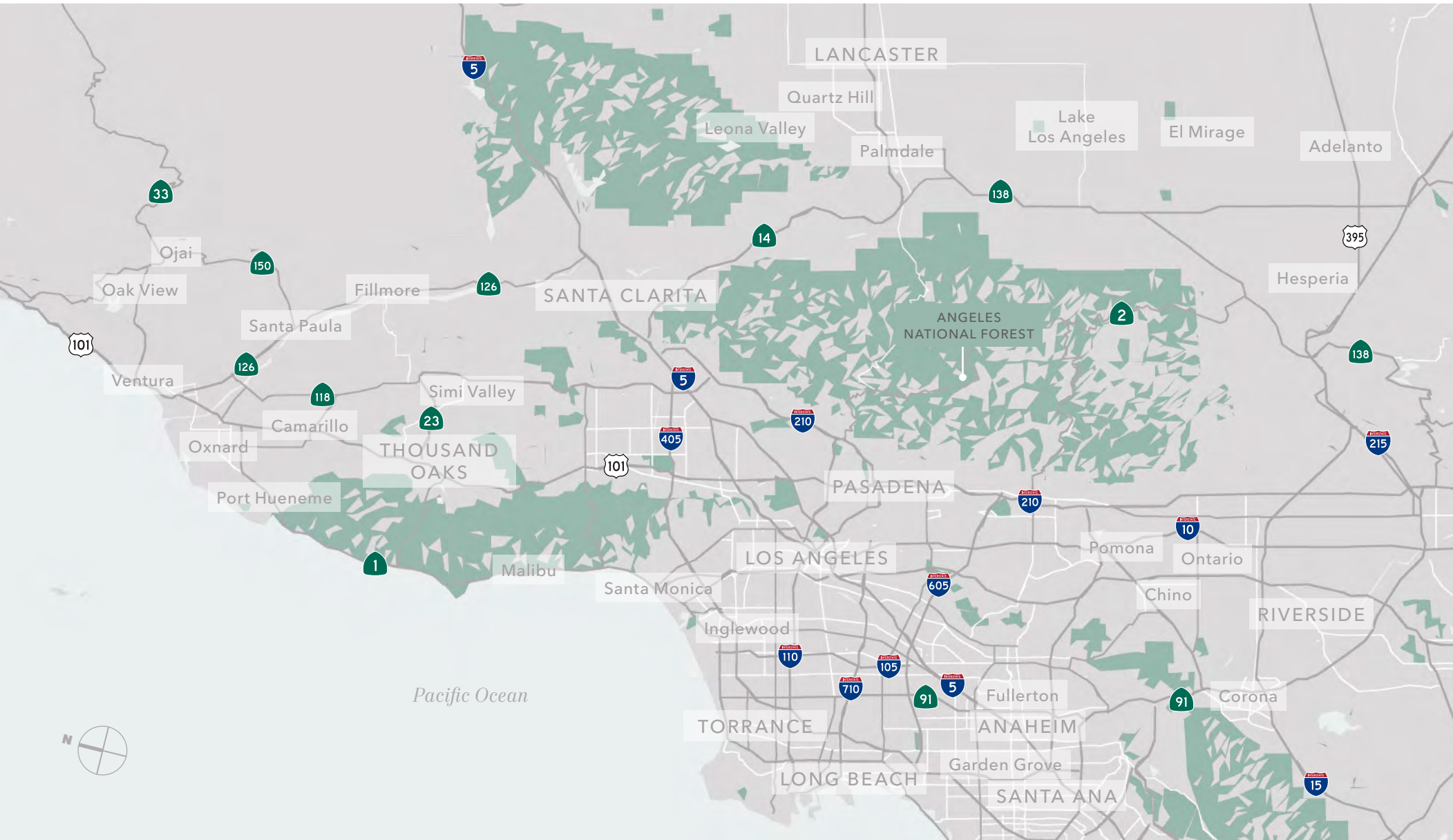
-0.5%  
3 MILES

-0.5%  
5 MILES

## OWNER VS. RENTER OCCUPIED



Data Source: ©2025, Sites USA





±3,232 VEHICLES  
Average Daily Traffic

735  
INDUSTRIAL AVE

±862 VEHICLES  
Average Daily Traffic

PORT HUENEME  
BEACH PARK

TSUMAS  
CREEK

ORMOND  
BEACH

*For more information on  
this property, please contact*

WYNNE ZHANG  
925.905.1107  
wynne.zhang@kidder.com  
LIC N° 02248016

KIDDER.COM

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