



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
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

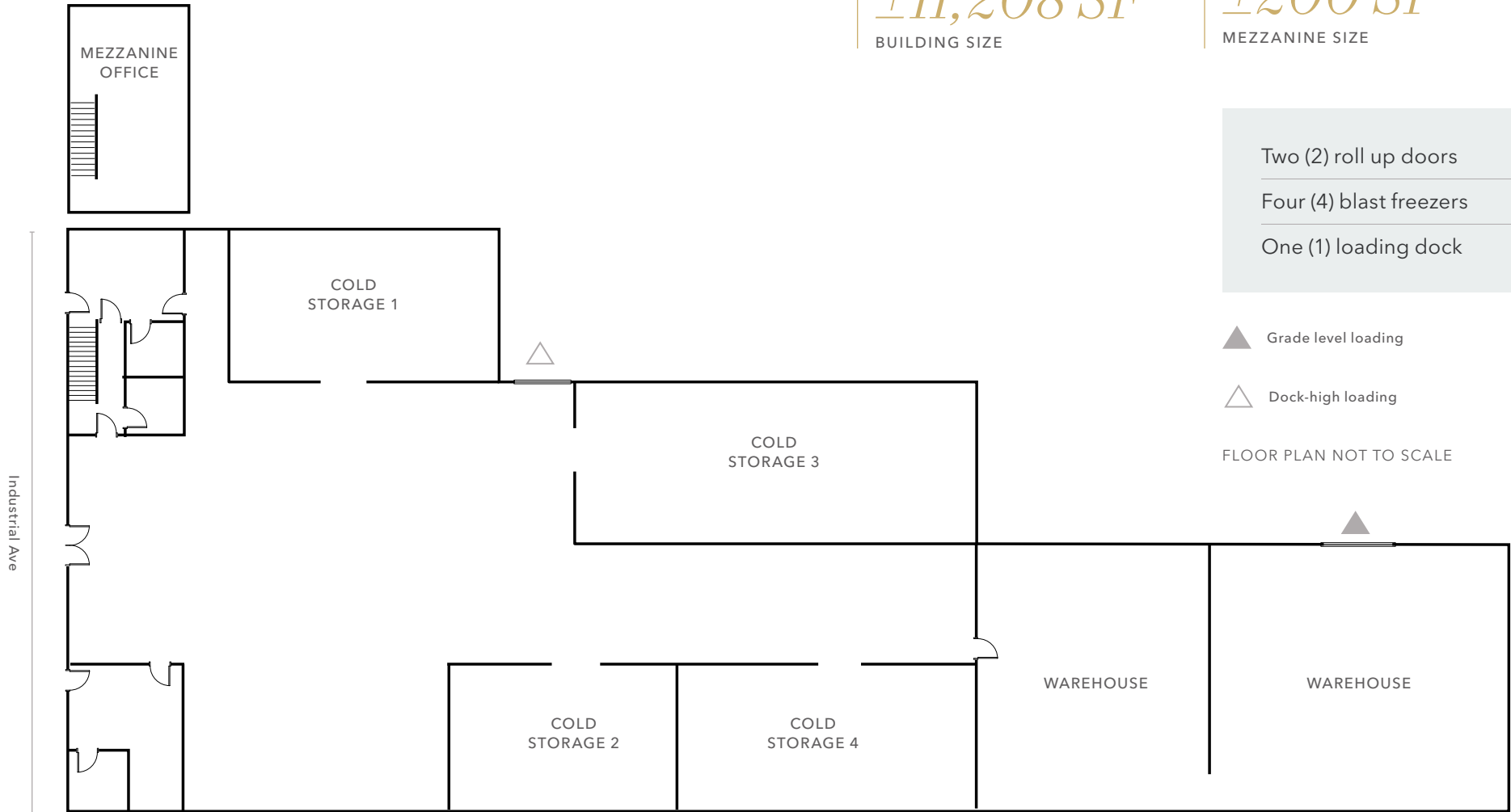


KIDDER MATHEWS

FIRST FLOOR PLAN

±11,208 SF
BUILDING SIZE

±200 SF
MEZZANINE SIZE

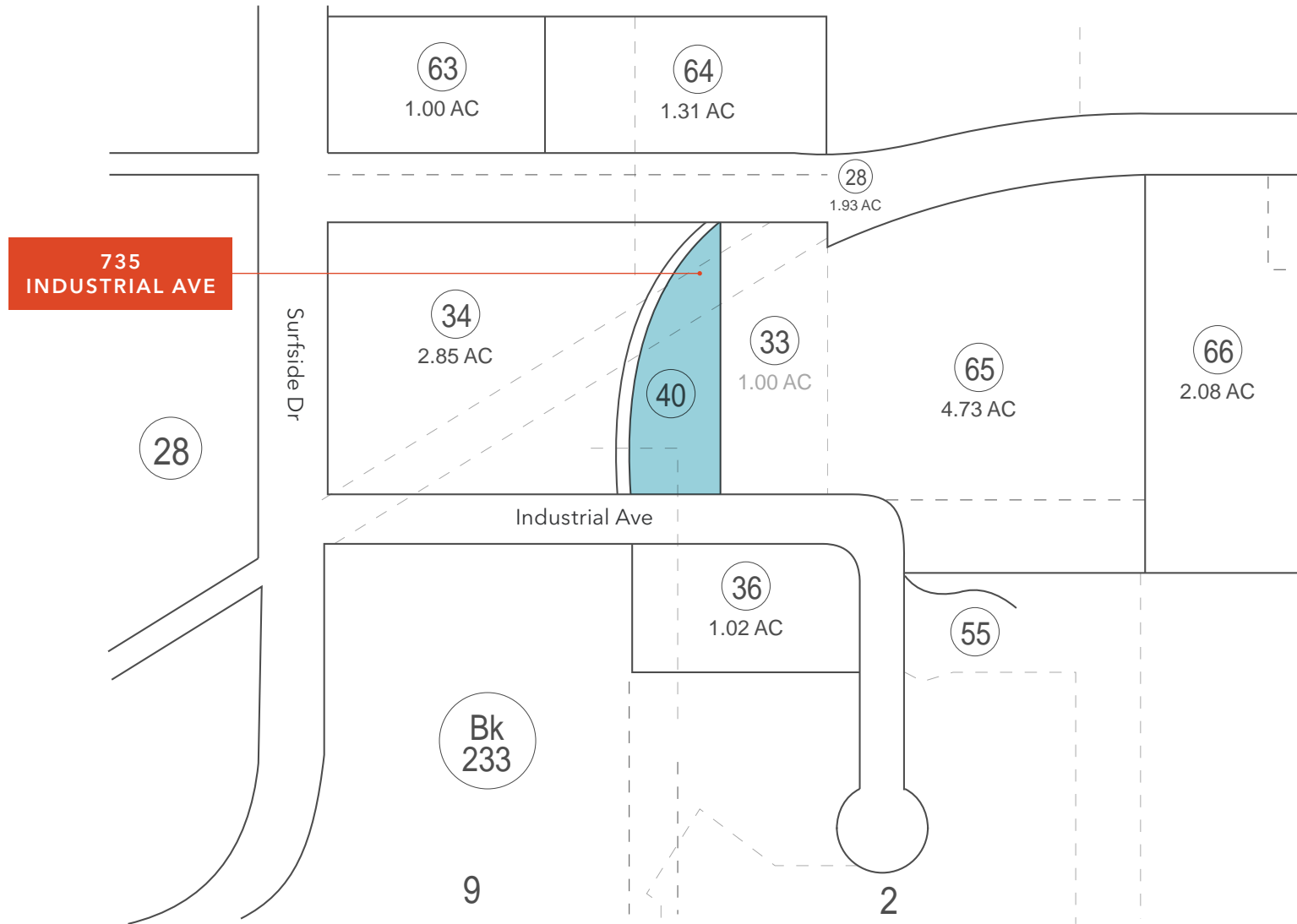


- Two (2) roll up doors
- Four (4) blast freezers
- One (1) loading dock

- ▲ 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

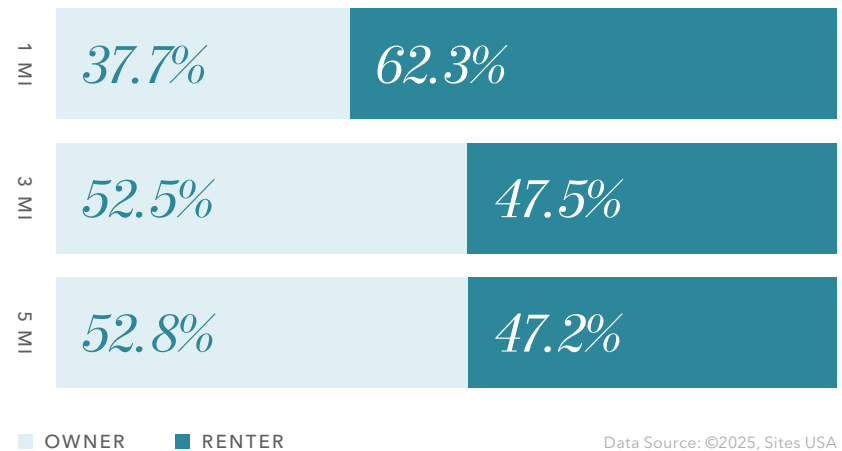
2029 PROJECTED GROWTH

-0.4%
1 MILE

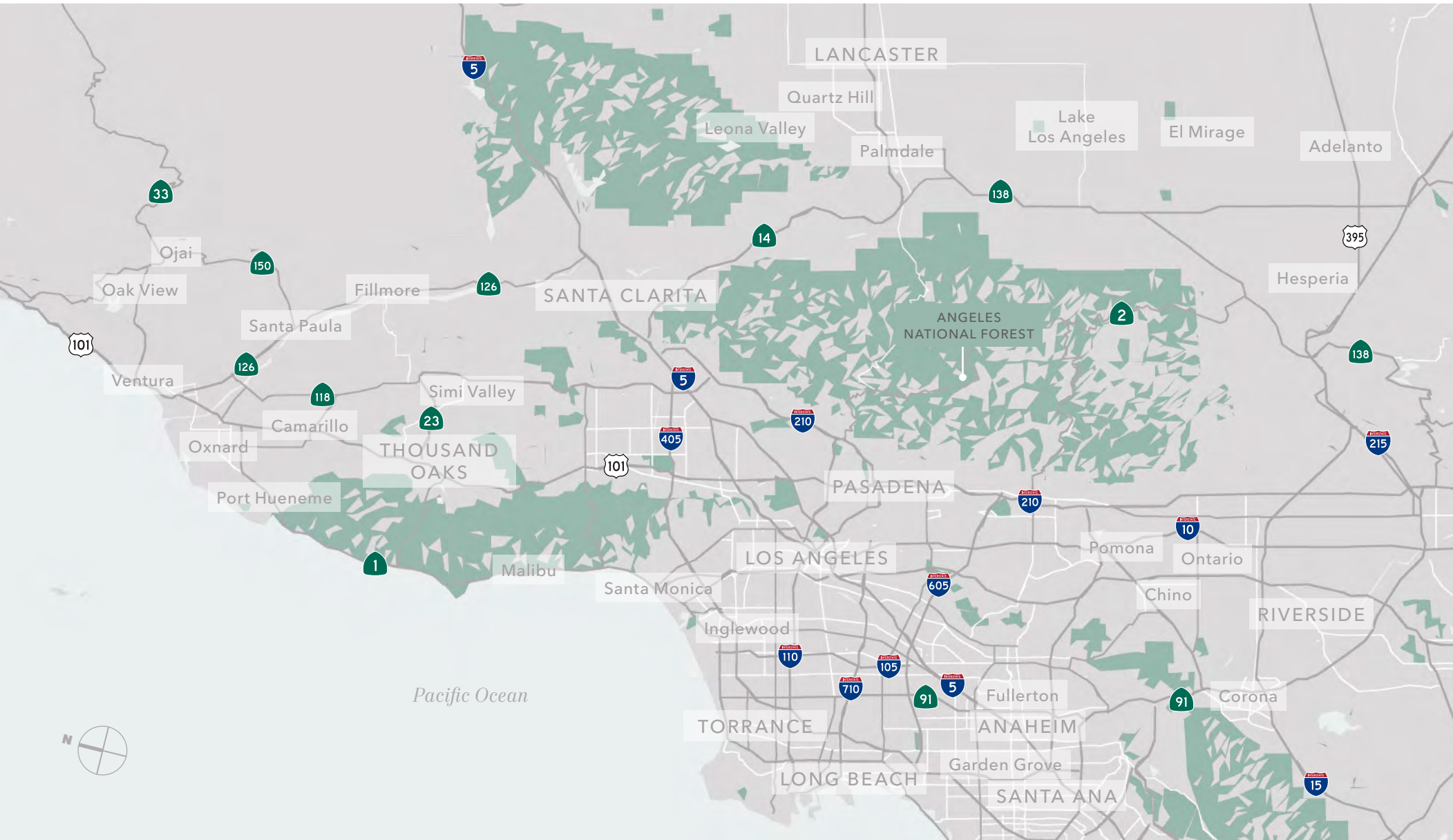
-0.5%
3 MILES

-0.5%
5 MILES

OWNER VS. RENTER OCCUPIED



Data Source: ©2025, Sites USA





*For more information on
this property, please contact*

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

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

