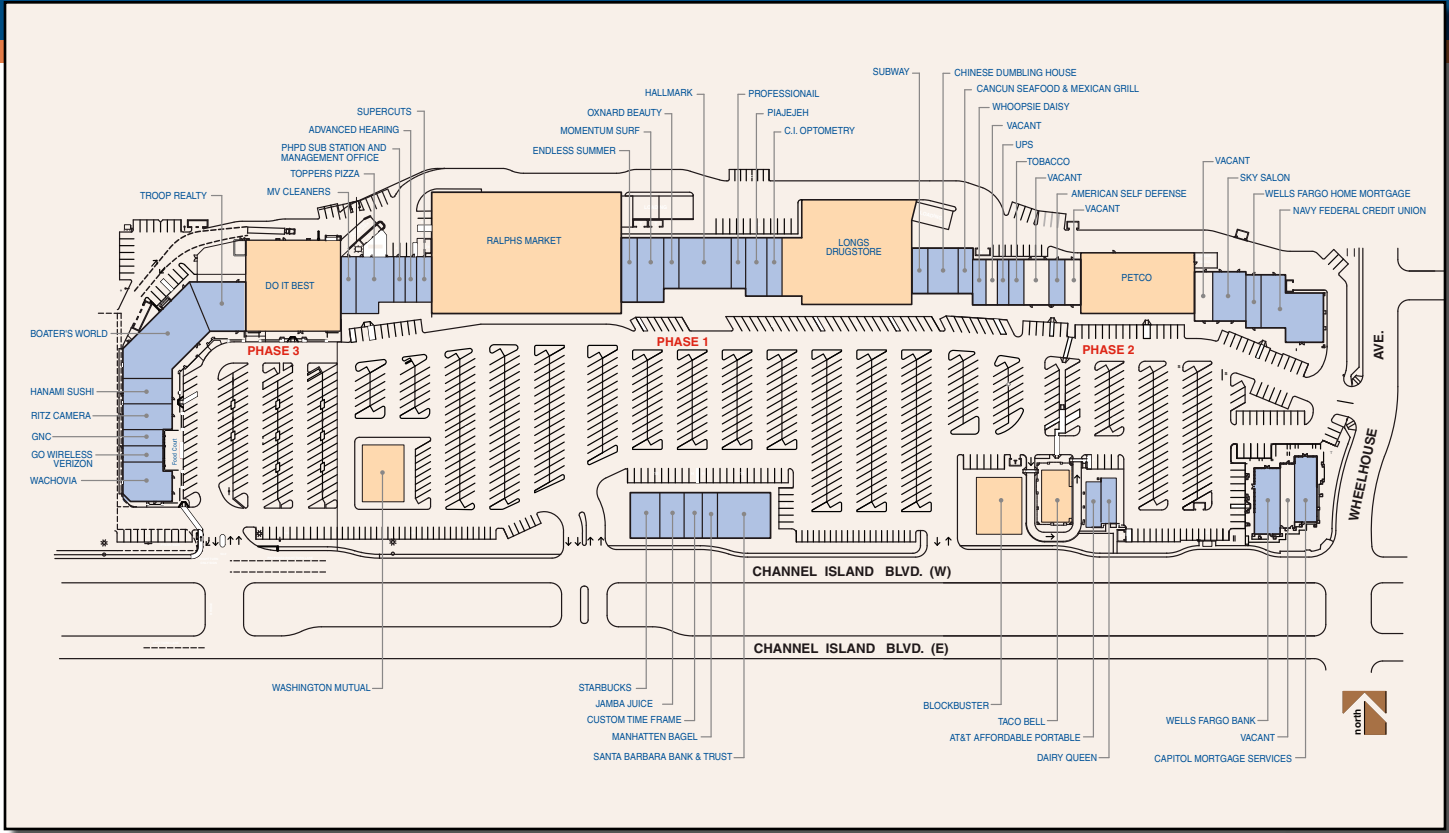


Leasing Opportunity

A 193,964 square foot Grocery/Drug Anchored Center



MANDALAY VILLAGE

PORT HUENEME, CALIFORNIA

FOR MORE INFO CONTACT
Adrian Goldstein
 818-636-0600



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Weston Communities
 10960 Wilshire Boulevard, Suite 1960
 Los Angeles, CA 90024

HIGHLIGHTS

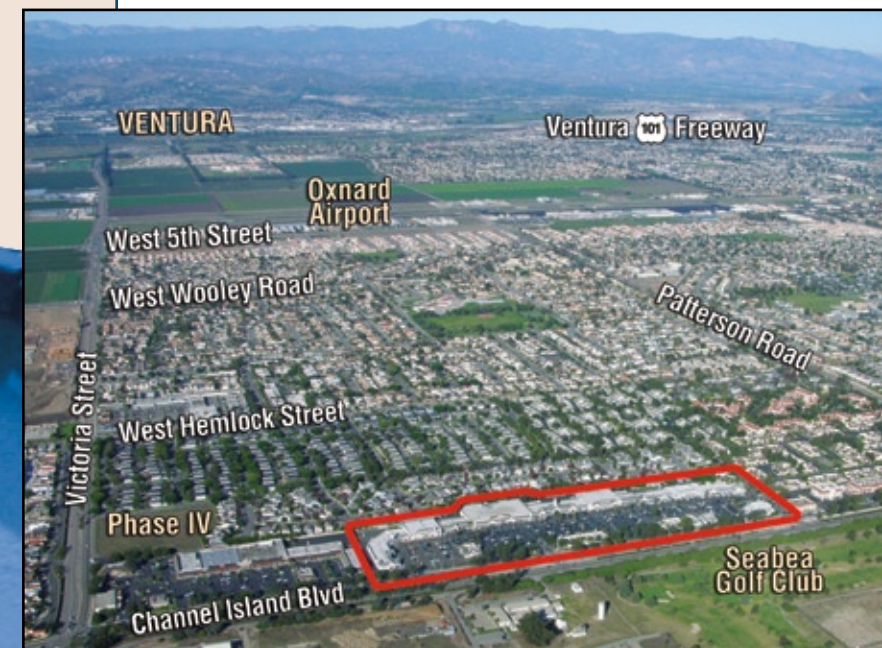
- ◆ Ralph's, Longs, Petco, "Do It Best" Anchors
- ◆ Stable and Prestigious Roster
- ◆ Strong Demographics
- ◆ New Construction (Built 1988 - 2005)
- ◆ The Dominant Community Shopping Center
- ◆ Strong Sales Activity
- ◆ Flexible Lease Terms
- ◆ Land: 17.22 acres / 750,216 square feet
- ◆ Ample Parking
- ◆ Parking Ratio 4.7:1,000 (938 cars)
- ◆ Professionally Managed

AREA AND LOCATION

- ◆ Located in Port Hueneme, California
- ◆ Adjacent to The Naval Base, The Harbor and Marina
- ◆ Home prices range from \$350,000 - \$5 mm
- ◆ Burgeoning community. 1,000 new homes under construction or recently completed
- ◆ Strong tourism, vibrant residential community and active daytime workforce
- ◆ Traffic Counts 48,000 ADT on Channel Island Blvd. and Victoria Ave respectively.

DEMOGRAPHICS

- ◆ Port Hueneme has a population approximately 22,000
- ◆ 1 mile radius 18,237 (2010 estimate)
- ◆ 3 mile radius 137,380 (2010 estimate)
- ◆ Avg. Household Income \$65,179
- ◆ Avg. Family Household Income \$67,984



RENT ROLL

MAJOR TENANTS	Square Feet
Ralph's	40,000
Longs	20,588
Petco	12,000
Do It Best	17,500
Total Major Tenants	90,088
NATIONAL TENANTS	
Go Wireless (Verizon)	1,134
GNC	1,134
Ritz Camera	2,210
Boater's World	8,005
Supercuts	1,200
Hallmark	4,624
Piajeh	2,184
Subway	1,200
UPS	900
Wells Fargo Bank	3,075
Navy Federal Credit Union	5,500
Wells Fargo Mortgage	1,400
Affordable Portables (AT&T)	1,200
Dairy Queen	1,200
Taco Bell	2,584
Blockbuster	6,000
Santa Barbara Bank & Trust	4,220
Manhattan Bagel	1,202
Jamba Juice	1,902
Starbucks	2,108
Wachovia	3,224
Washington Mutual	5,000
Total National Tenants	61,206
Total Credit & National Tenants	151,294
LOCAL TENANTS	
Hanami Sushi	2,172
Troop Realty	3,935
Customtime Frame	1,477
MV Cleaners	1,500
Toppers Pizza	3,382
Advanced Hearing	900
Endless Summer	1,826
Momentum Surf	2,822
Oxnard Beauty	1,360
ProfessioNail	1,360
Optometrist	1,560
Chinese Dumpling	2,400
Cancun Seafood & Mexican Grill	1,144
Whoopsie Daisy	900
Vacant	900
Mandalay Tobacco	1,200
Vacant	1,980
American Self Defense	1,260
Vacant	1,260
Vacant	1,560
Sky Salon	2,860
Capital Mortgage Services	2,598
Vacant	1,414
Mgmt. Office/Police Sub Station	900
Total Local Tenants	42,670
GRAND TOTAL	193,964

Join Mandalay Village Marketplace, the dominant Community Shopping Center and experience the benefits of high foot traffic, visibility and association with the most prestigious tenant roster in Port Hueneme.

