260-278 S. SURFSIDE DRIVE - PORT HUENEME, CA



CANNABIS REAL ESTATE OPPORTUNITY



John Ochoa, SIOR - Principal (805) 626-1208 jochoa@lee-re.com CalBRE #0986604 Chris Roth - Principal (760) 448-2448 croth@lee-associates.com CalBRE #01789067

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investment summary

260-278 S. Surfside offers the unique opportunity to purchase income producing cannabis zoned property in the coastal city of Port Hueneme, CA. The property currently is operated as a multi-tenant industrial and RV park and could continue to operate in that fashion for an investor not interested in cannabis related activities.

Sale Price:	Submit Price
Address:	260-278 S. Surfside Dr - Port Hueneme, CA
Building SF:	Six Buildings Totaling 20,000 SF
Land Size:	100,188 (2.3 Acres)

INVESTMENT HIGHLIGHTS

Rare Cannabis Zoning

The property is one of a handful of properties in the M-1 zoning allowing multiple cannabis related activities including manufacturing, processing, and cultivation.

Short Term Leases

The short term leases offer a cannabis user flexibility to occupy the property once they are approved for their business license and an investor the ability to increase rents immediately.

Income in Place

The income being produced allows a cannabis user income while going through the city approval process.

Location

The property is located within walking distance to the Pacific Ocean and has excellent proximity to the Port of Hueneme





Cannabis Zoning

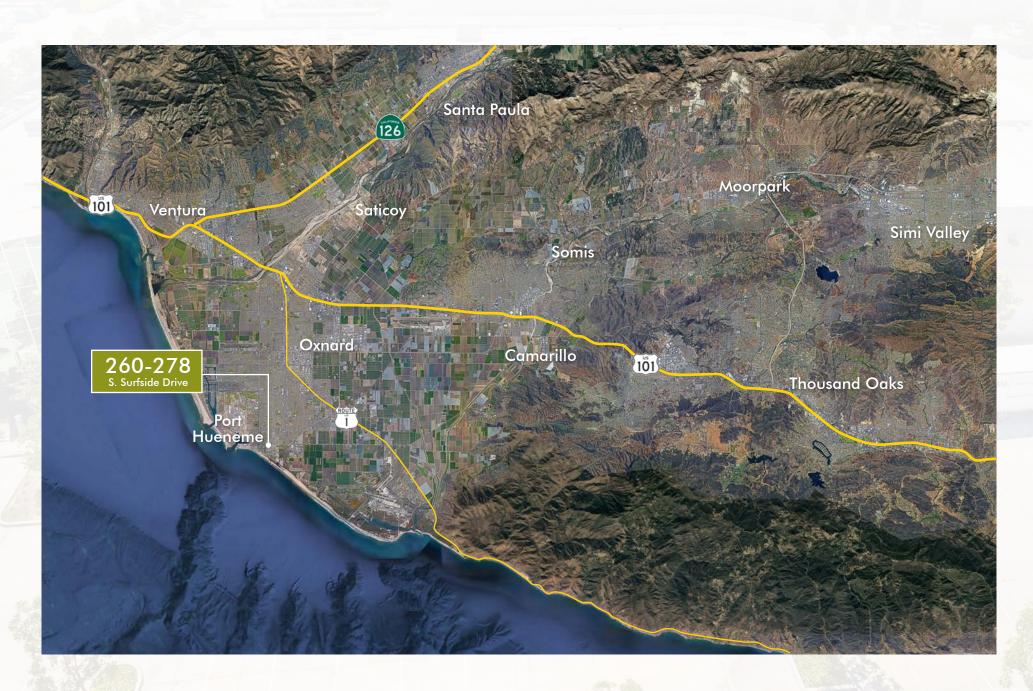
M-1 ZONING

- Allowing for cannabis cultivation, possession, manufacture, storing, processing and distribution with a conditional use permit
- 260-278 S. Surfside is the only M-1 zoned property available for sale in Port Hueneme

Below is an aerial of all M-1 Zoned land in Port Hueneme.



Maps



Maps



Port Hueneme Overview

Port Hueneme has an amazing location in Coastal California and is conveniently located 60 miles northwest of Los Angeles and 40 miles south of Santa Barbara. It is known for it's small town atmosphere, affordable housing, diverse economy, temperate climate, clean air, low crime, quality education, and plentiful recreation.

Port Hueneme is also home to The Port of Hueneme which, along with the Naval Base, makes up approximately 60% of the City's total land area. The Port is owned and operated by Oxnard Harbor District and has an annual economic impact of over half a billion dollars.

Five Primary Economic Drivers

- 1. Oil Production
- 2. Defense
- 3. Manufacturing
- 4. Agriculture
- 5. Tourism

Major Tourist Attractions

- Go to the Beach!
- Tour the Lighthouse
- Walk Port Hueneme Pier
- Enjoy the walking and biking trails



DEMOGRAPHICS	1 mi	3 mi	5mi
Population	22,604	113,072	190,714
Daytime Population	2,836	15,493	41,836
Average HH Income	\$94,365	\$80,977	\$84,912
Median Home Values	\$63,887	\$66,821	\$68,960

Ventura County Overview

Ventura County's ten key cities are Camarillo, Fillmore, Moorpark, Ojai, Oxnard, Port Hueneme, Thousand Oaks, Santa Paula, Simi Valley and Ventura.

Whether starting a business, expanding a business or relocating a business, the advantages of this remarkable county are unmatched.

Access to Markets

- Freeway access to Los Angeles.
- Amtrak and Metrolink service through five locations.
- International trade through the Port of Hueneme deepwater port of entry and foreign trade zone.
- Located between three commercial airports, Santa Barbara, Burbank and LAX

Diverse Economic Base

- Tourism and hospitality, wholesale trade and logistics, health services and biomedical, direct international trade, agriculture, and professional and business services.
- A significant cluster of new technology activities.

Good Access to Both Skilled and Unskilled Labor

- A highly educated workforce with 30% of the population has a bachelor's degree or more.*
- 82% of the population has a high school diploma

Great Quality of Life

- Safe FBI rankings rate many Ventura County cities as some of the safest cities in America (pop. >100,000)
- Education Public K-12 schools are among the best in the state. Three community colleges, Cal State Channel Islands, and Cal Lutheran
- Climate Some areas have more than 300 sunny days a year.
- Open Space Permanent, natural open space combined with a healthy agriculture industry, contribute to an overall pastoral ambiance.
- Affordable An affordable alternative to affluent areas in neighboring regions, while offering a comparable quality of life. You can live better for less in Ventura County



