

Gateway Village Shopping Center

2855-2893 Johnson Dr.
Ventura, CA

Property Features

- Newly Remodeled Center
- Building Size: 48,850 square feet
- Land Size: 4.84 acres
- Year Built: 1984
- Zoning: C-P-D
- APN: 132-0-080-295
- Price (Per Sq. Ft.): \$1.00 to \$1.75 PSF/Mo. NNN
\$0.46 PSF/Mo.

For more information:

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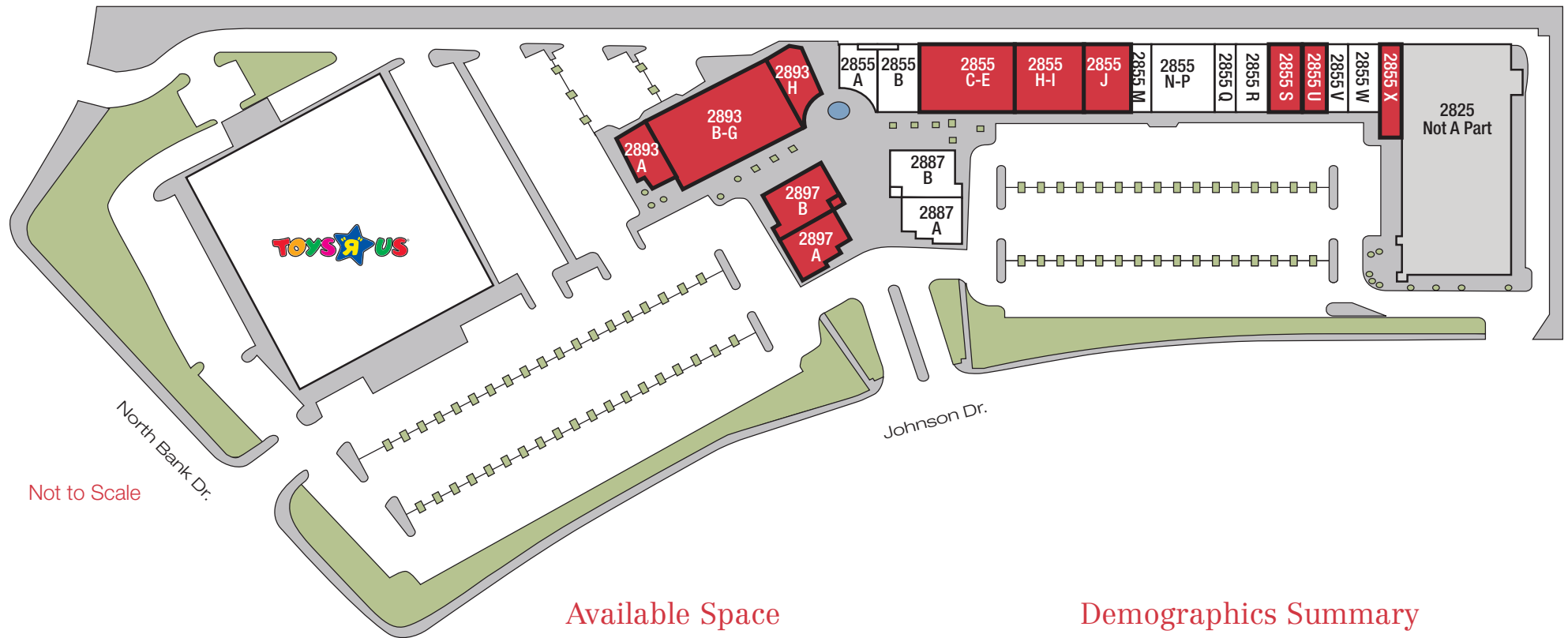


For Lease
Retail Space
Newly Remodeled

Gateway Village Shopping Center
Photos



Gateway Village Shopping Center Site Plan



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Available Space

2855 C-E	1,000 SF TO 7,019 SF
2855 H-I	3,000 SF
2855 J	3,400 SF Restaurant Space
2855 S	1,716 SF
2855 U	1,133 SF
2855 X	1,817 SF
2893 A-H	2,500 SF TO 11,872 SF
2897 A-B	1,000 SF TO 4,500 SF

BASE RENT: \$1.00 TO \$1.75 PSF/MO. NNN
NNN charges are \$0.46 PSF/MO.

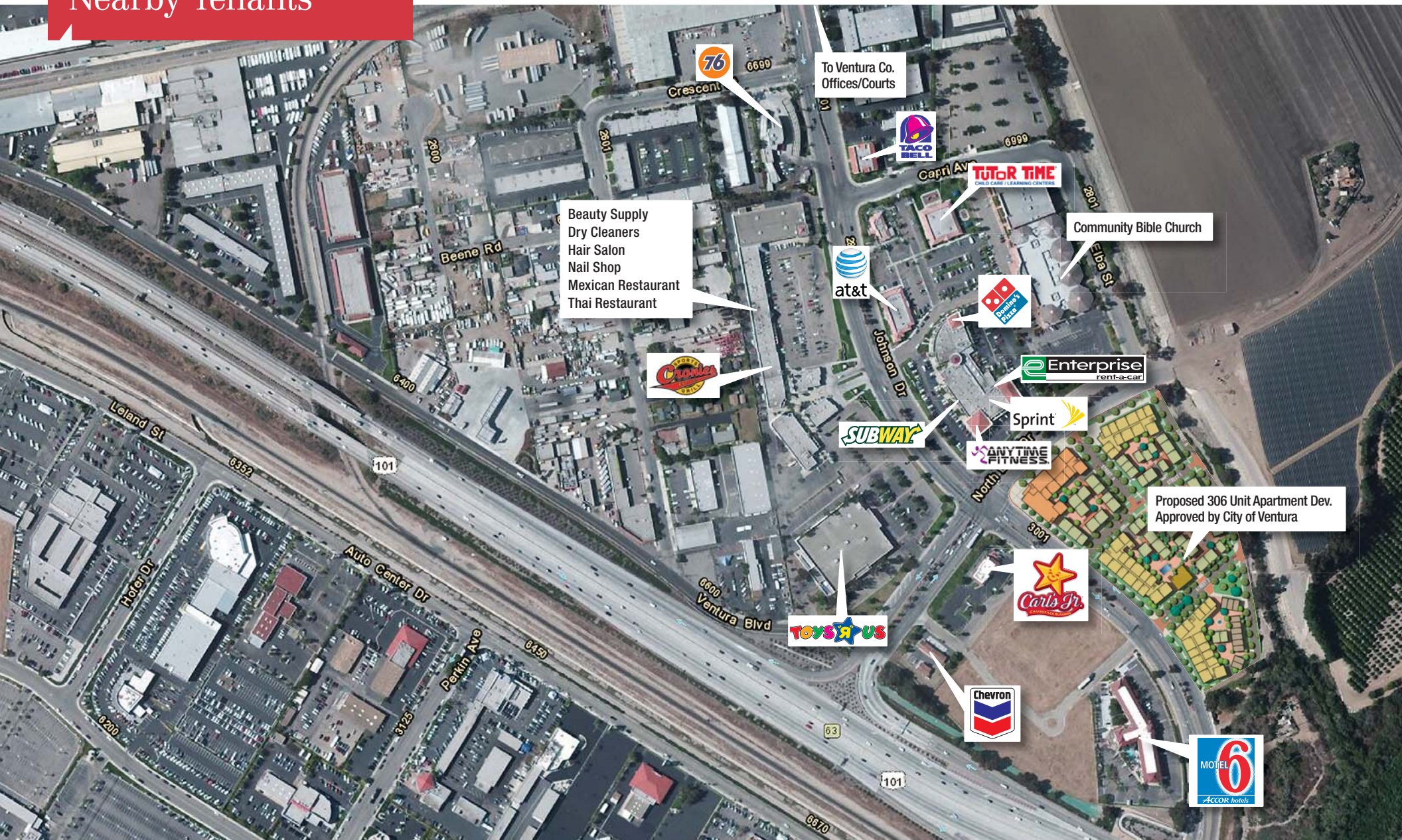
Demographics Summary

DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
POPULATION	8,276	114,878	236,742
AVG. HH INCOME	\$81,214	\$80,916	\$78,198
EMPLOYEES	8,777	55,152	120,669
TRAFFIC COUNTS			
JOHNSON DRIVE			19,086 CPD
US HIGHWAY 101			140,000 CPD

Gateway Village Shopping Center Property Aerial



Gateway Village Shopping Center Nearby Tenants



Business Advantages

Envision yourself in a well-rounded business community where quality of life is the way of life. Ventura offers:

A Smart Location

Ideally located along Southern California's high-tech corridor, Ventura is home to major corporations like Lost Arrow/Patagonia and dozens of smaller but progressive entrepreneurial companies in the high-technology industries. Easy access to Los Angeles, the nearby deep-water port of Port Hueneme, a well-educated workforce and excellent public services make Ventura a terrific choice for business.

A Technological Future

The City of Ventura is accelerating its effort to capture a major share of the technology-driven economy. In doing so, the City is updating its Comprehensive Plan to establish economic goals and policies to attract emerging industries like biotechnology, computer software, and business service sectors. The City is also developing a specific plan for Ventura's segment along Highway 101. Touted as Southern California's "high-tech corridor" by Newsweek Magazine, the Highway 101 specific planning process will identify appropriate development sites for light manufacturing and research and development opportunities.

Competitively Priced Commercial and Industrial Space

Ventura's commercial and industrial space is competitively priced. Home to over 10 million square feet of commercial and industrial space, commercial lease rates are generally \$1.35 - \$2.50 per square foot; industrial lease rates at \$0.69 - \$0.85 per square foot.

The International Link

The Port of Hueneme is located a few miles south of Ventura. Serving as the only deep-water port between Los Angeles and San Francisco, the Port is currently an official U.S. Department of Commerce Foreign Trade Zone. This status enables firms to defer payment of customs duties until their products exit the Port. With unsurpassed efficiency and quality, the Port of Hueneme is the clear business choice for timeliness.

A Quality Workforce

Ventura offers a highly skilled and trainable workforce. In fact, over 85% of our residents above age 25 have a high school diploma with 38% holding college degrees. Ventura is also home to a variety of higher-education institutions including Ventura College and extension campuses for the University of California, Santa Barbara, and California State University, Northridge. Other higher educational opportunities include California State University Channel Islands, California Lutheran University and various vocational and career centers.

A Quality Lifestyle

Ventura is more than a beachfront community with great weather. It is a community rich with cultural history, ample recreational opportunities, and top-notch health care facilities. Another boon to our high quality of life includes an award winning educational system, consistent ranking as one of the safest city in the United States, and the distinction of being one of America's most livable communities.

Various Travel Modes

Ventura businesses and residents enjoy a variety of transportation opportunities. This includes bus service from South Coast Area Transit, rail service by Metrolink and Amtrak, and airport access to the Los Angeles World Airports and municipal airports in nearby Santa Barbara, Camarillo, Oxnard and Santa Paula. The Port of Hueneme offers commercial shipping services and Ventura Harbor provides pleasure boating passage.

A Strong Consumer Base

From a numbers perspective, there are approximately 105,000 Venturans with a median household income of over \$58,000. Demographics within a 10-mile radius of Ventura provide an additional 232,420 consumers with a median household income of \$54,552. This offers a significant level of consumers and discretionary income just waiting for your business.

Gateway Village Shopping Center Demographics

	1 MILE	3 MILES	5 MILES
2012 POPULATION			
TOTAL POPULATION	8,276	114,878	236,742
MALE POPULATION	4,103	57,097	118,377
FEMALE POPULATION	4,173	57,868	118,716
MEDIAN AGE	36.9	34.7	34.0
2012 INCOME			
MEDIAN HH INCOME	\$65,091	\$62,428	\$59,068
PER CAPITA INCOME	\$26,452	\$26,392	\$24,686
AVERAGE HH INCOME	\$81,214	\$80,916	\$78,198
2012 HOUSEHOLDS			
TOTAL HOUSEHOLDS	2,750	36,573	73,314
AVERAGE HOUSEHOLD SIZE	3.00	3.08	3.19
HOUSEHOLD SIZE 2012-2017	0.77%	0.33%	0.29%
2012 HOUSING			
OWNER OCCUPIED HOUSING UNITS	61.7%	56.2%	52.5%
RENTER OCCUPIED HOUSING UNITS	34.5%	39.1%	41.8%
VACANT HOUSING UNITS	3.7%	4.7%	5.6%

	1 MILE	3 MILES	5 MILES
2012 RACE			
WHITE	67.9%	62.7%	60.1%
BLACK	1.9%	2.8%	2.8%
AMERICAN INDIAN, ESKIMO, ALEUT	1.3%	1.4%	1.4%
ASIAN	5.4%	5.8%	5.2%
HAWAIIAN OR PACIFIC ISLANDER	0.2%	0.3%	0.3%
OTHER	17.9%	21.8%	25.3%
MULTIRACE	5.4%	5.3%	5.0%
2012 ETHNICITY			
HISPANIC	42.4%	51.3%	56.7%
NON-HISPANIC	57.6%	48.7%	43.3%