

GATEWAY VILLAGE | 2855 Johnson Drive, Ventura CA 93003

Property Information:

- Available Space: ±1,300 SF to ±4,500 SF
- Located on heavily trafficked Johnson Drive which serves as the primary thoroughfare for affluent residents in East Ventura.
- Directly adjacent to the Willows / Ravello apartment development which includes 306 apartments.
- Well positioned off the US 101 Freeway at Johnson Drive
- Convenient left-turn access from Johnson Drive.



Surrounding Retailers:



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DEMOGRAPHICS (2024 Est) Source: Esri

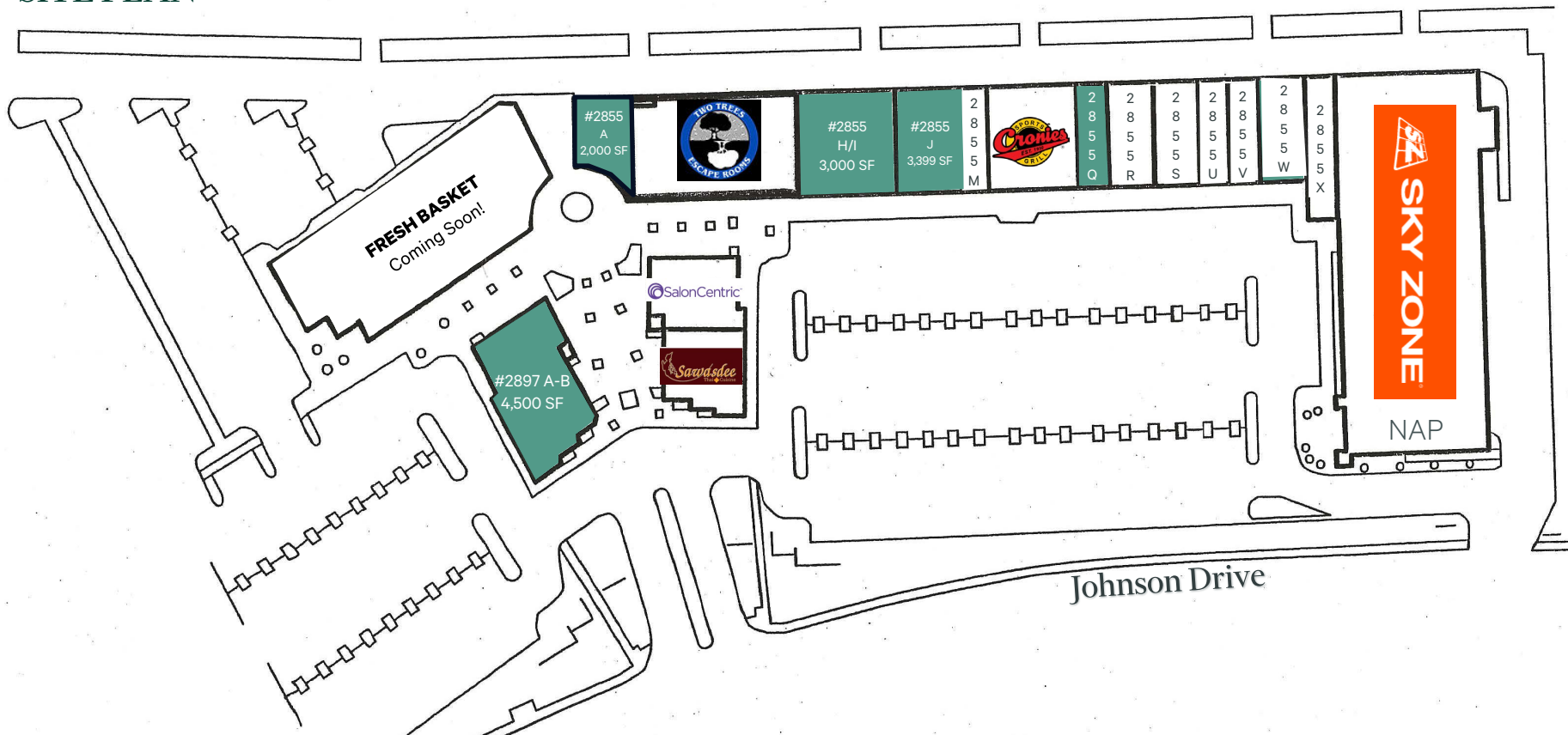
	1-Mile	2-Mile	3-Mile
Residential Population	9,202	56,722	121,001
Daytime Population	10,604	64,447	118,249
Average Household Income	\$127,015	\$124,252	\$132,296

TRAFFIC COUNTS

Johnson Drive	25,017 ADT
US 101	134,508 ADT
Northbank Dr	12,459 ADT

Source: Placer AI 2025

SITE PLAN



SPACE	TENANT	SF
2897-A/B	AVAILABLE - \$2.00/SF, NNN	4,500
2893-A-H	Fresh Basket	11,872
2887-A	Sawasdee Thai Cuisine	2,278
2887-B	SalonCentric	2,226
2855-A	AVAILABLE - \$3.00/SF, NNN	2,000
2855-C-G	Two Trees Escape Room	5,019
2855-H/I	AVAILABLE - \$1.75/SF, NNN	3,000
2855-J	AVAILABLE - \$3.00/SF, NNN	3,399
2855-M	Fresh Burrito Mexican Grill	1,133

SPACE	TENANT	SF
2855-O	Cronies	3,267
2855-Q	AVAILABLE \$2.75/SF, NNN	1,300
2855-R	Dryclean Safari	1,590
2855-S	Smoke Shop	1,716
2855-U	Ceviche Mariscos & Fish Tacos	1,133
2855-V	CK Nail Spa	1,133
2855-W/X	Buster's BBQ and Grill	3,234

NNN = ±\$0.77/SF



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