

FRESNO AIRPORT AREA | OWNER USER AND/OR INVESTMENT OPPORTUNITY

2002 NORTH GATEWAY BOULEVARD, FRESNO, CA 93721

AVAILABLE FOR SALE OR LEASE



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2002 NORTH GATEWAY BLVD PROPERTY DESCRIPTION

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Located in the Fresno Airport area submarket with quick access to Fresno Yosemite International Airport across the street. Property is close to Freeway 180/Peach Avenue and Freeway 168/Mckinley Avenue interchanges offering easy access to Downtown Fresno and the City of Clovis. Restaurants, banks, and hotel services nearby.

PROPERTY INFORMATION

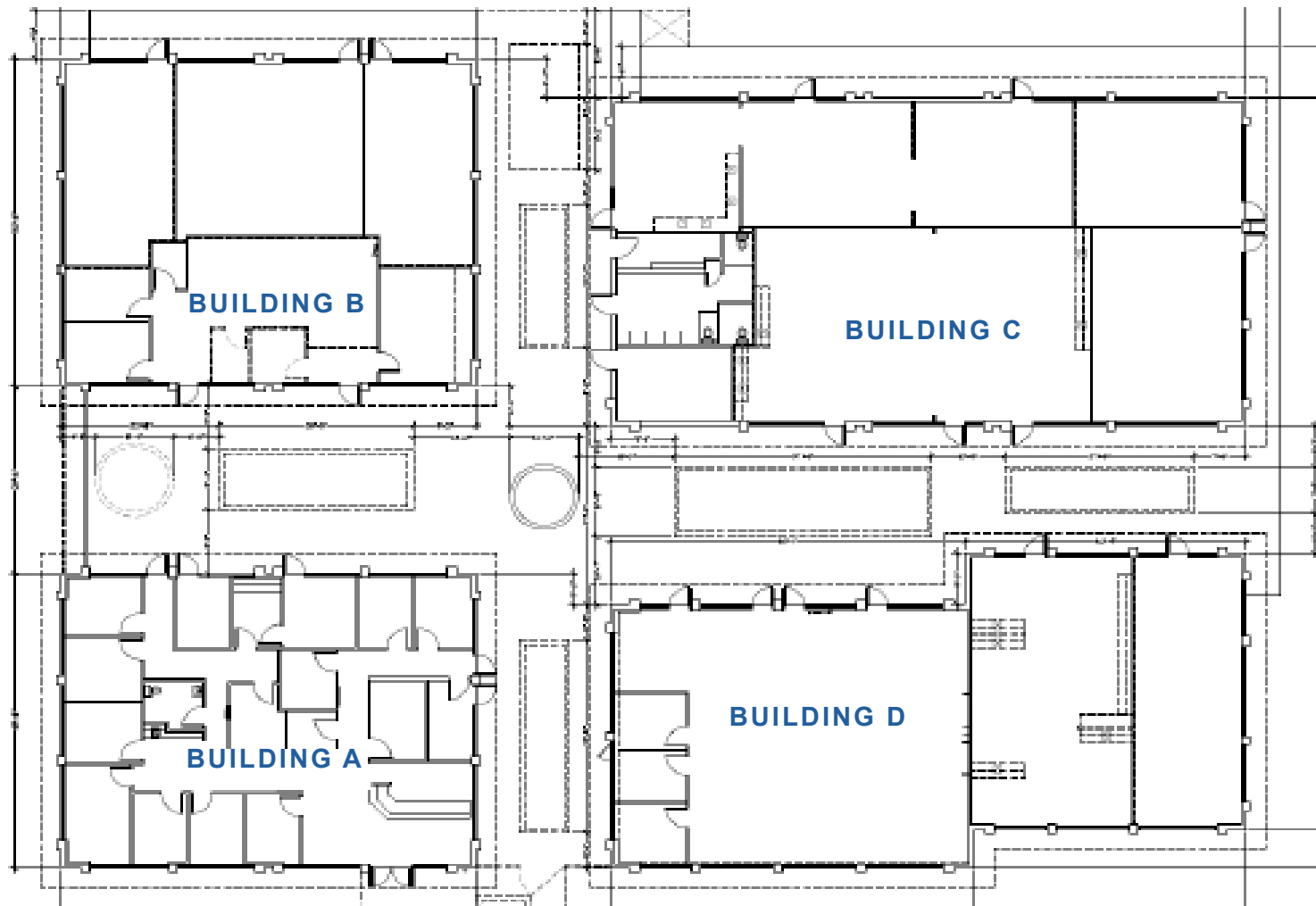
| | |
|----------------------------|---|
| LEASE OPPORTUNITIES | 1,200-4,060± RSF |
| BUILDING A | 2,753± SF (Fully Remodeled) |
| BUILDING B | 1,212-3,036± SF (Fully Remodeled) |
| BUILDING C | 1,200-4,060± SF |
| BUILDING D | 2,115± SF |
| LEASE RATE | \$1.50/PSF/MO |
| SALE PRICE | Contact Broker for Pricing |
| ZONING | IL (Light Industrial) |
| APN | 494-294-01 |
| YEAR BUILT | 1977. Full Exterior, Common Area and Facade Remodel in 2021 |
| LOT SIZE | 1.25± AC |
| INTERIORS | Electrical, Plumbing, Some Improvements |
| COMMENTS | Unique Opportunity for Larger Medical, General Office or Specialty User to Operate Within a Fully Remodeled Campus Setting. Below Replacement Cost. |



PROPERTY HIGHLIGHTS

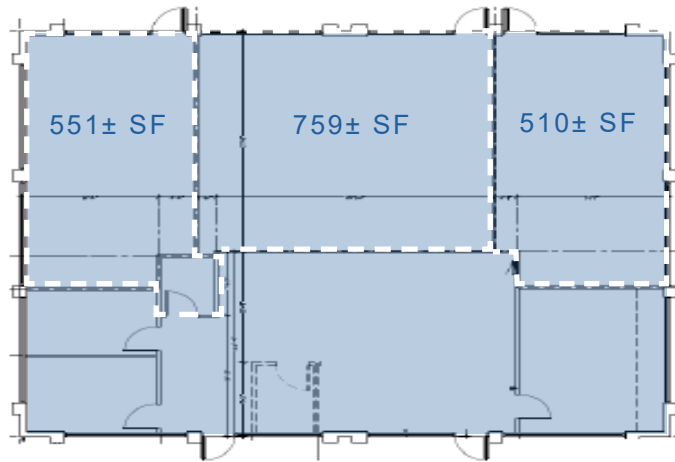
- Approximately 14,284± total square feet
- Located in the Fresno Airport area
- Full exterior remodel with brand new facade and common areas
- Updated landscaping, common area lighting, second courtyard
- Economical pricing
- Campus setting
- Flexible zoning & uses
- Building signage available
- Turn-key interior improvements available





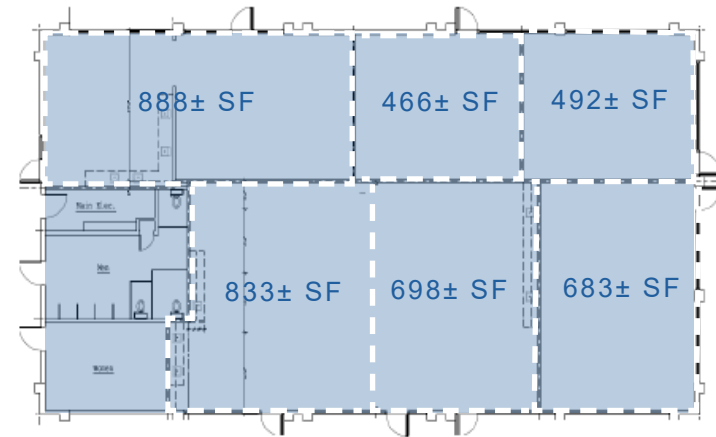
BUILDING B | 3,036± RSF

TENANT IMPROVEMENTS

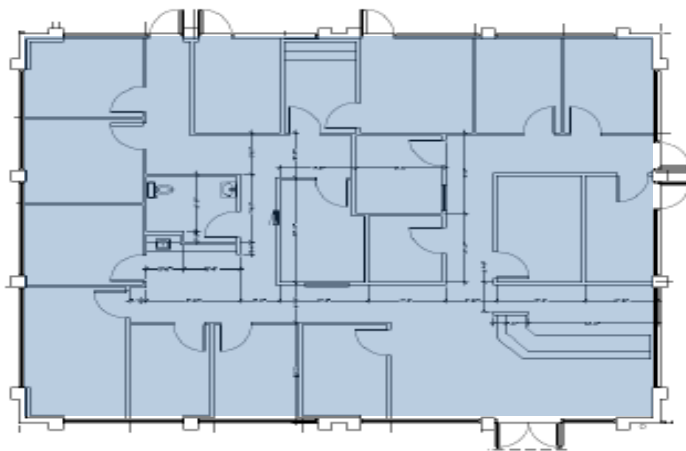


BUILDING C | 4,060± RSF

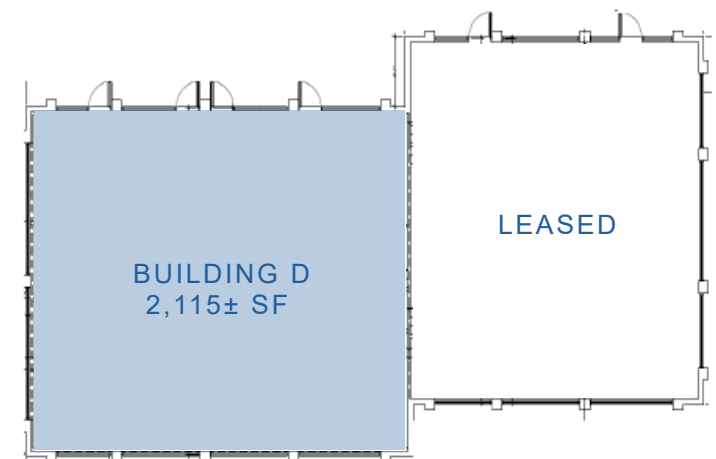
TENANT IMPROVEMENTS



BUILDING A | 2,753± RSF



BUILDING D | 2,115± RSF





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PROPERTY LOCATION

FRESNO COUNTY
931,847
2024 POPULATION

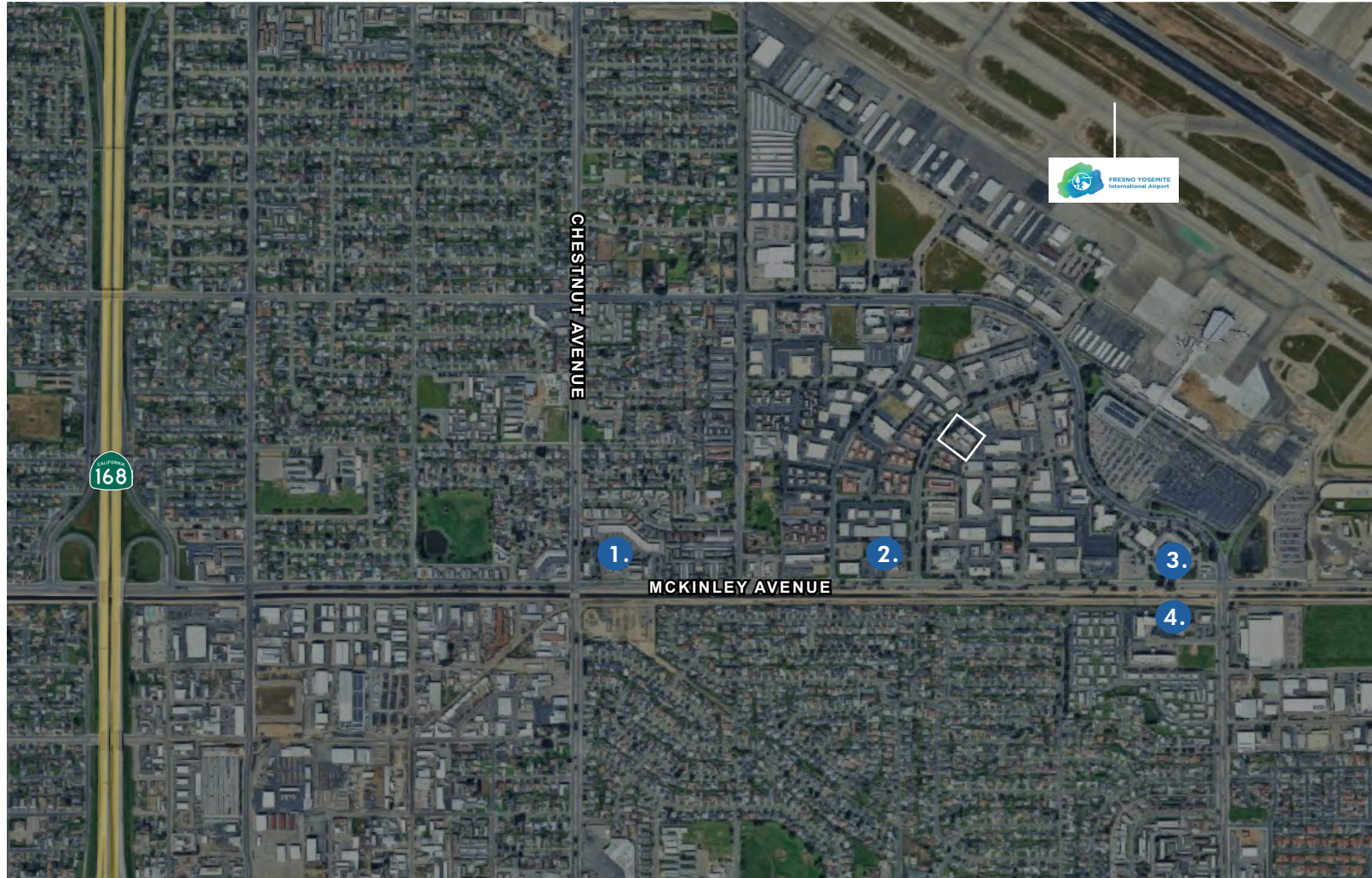
MEDIAN HOME VALUE
\$200,975
LIST PRICE

WORKFORCE
9,479
WITHIN 5 MILES

BUSINESSES
745
WITHIN 5 MILES

MEDIAN AGE
27.8
WITHIN 5 MILES

AVERAGE HH INCOME
\$45,447
WITHIN 5 MILES



1. MCDONALDS
ME-N-EDS PIZZA
SUBWAY
TACO BELL
CEICHES & BEER

2. KFC
TRIANGLE BURGER
CARL'S JR

3. PICCADILLY INN
QUALITY INN

4. BEST WESTERN
FAIRFIELD INN MARIOTT
HAMPTON INN
STARBUCKS

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CONTACT

Exclusively Offered By

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