

FRESNO AIRPORT AREA | OWNER USER AND/OR INVESTMENT OPPORTUNITY

2002 NORTH GATEWAY BOULEVARD, FRESNO, CA 93721

AVAILABLE FOR SALE OR LEASE



FORTUNE ASSOCIATES
Commercial Real Estate Brokerage

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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

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- 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



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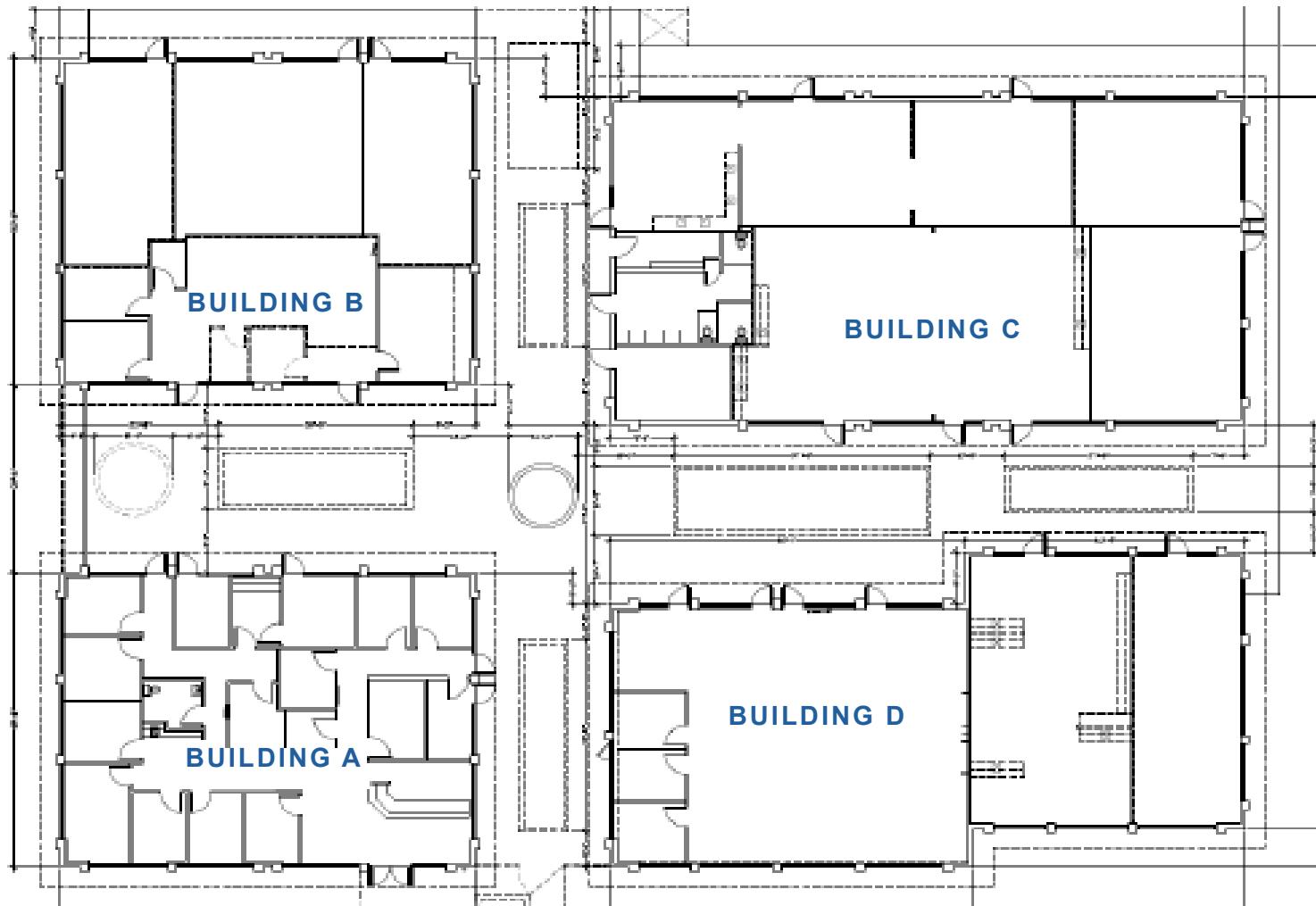
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2002 NORTH GATEWAY BLVD
SITE PLAN



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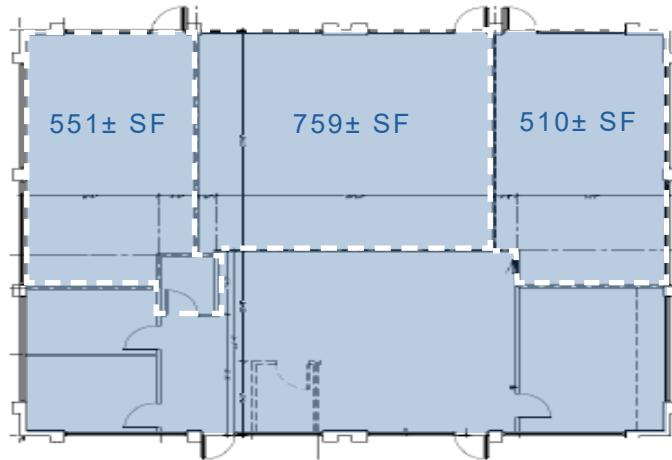
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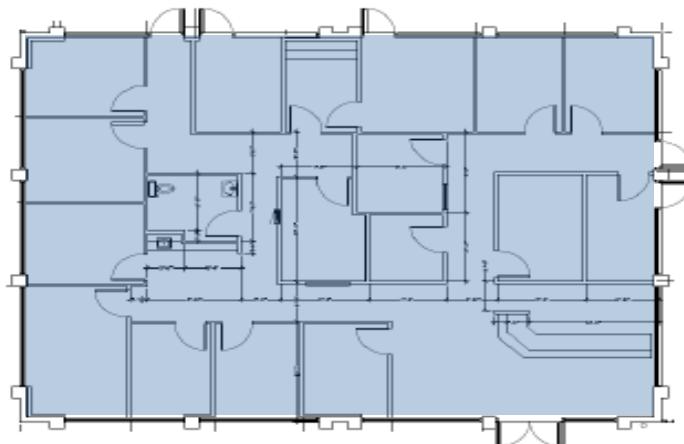
2002 NORTH GATEWAY BLVD
FLOOR PLANS

BUILDING B | 3,036± RSF

TENANT IMPROVEMENTS

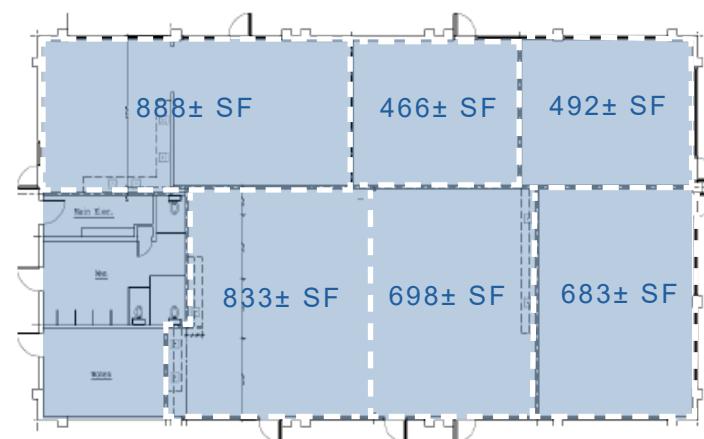


BUILDING A | 2,753± RSF

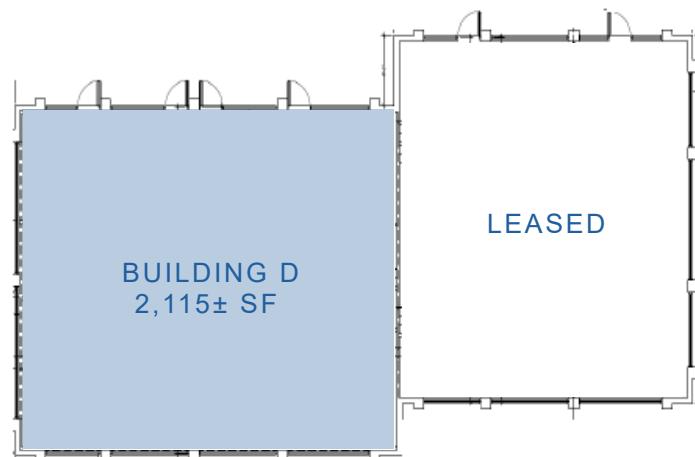


BUILDING C | 4,060± RSF

TENANT IMPROVEMENTS



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

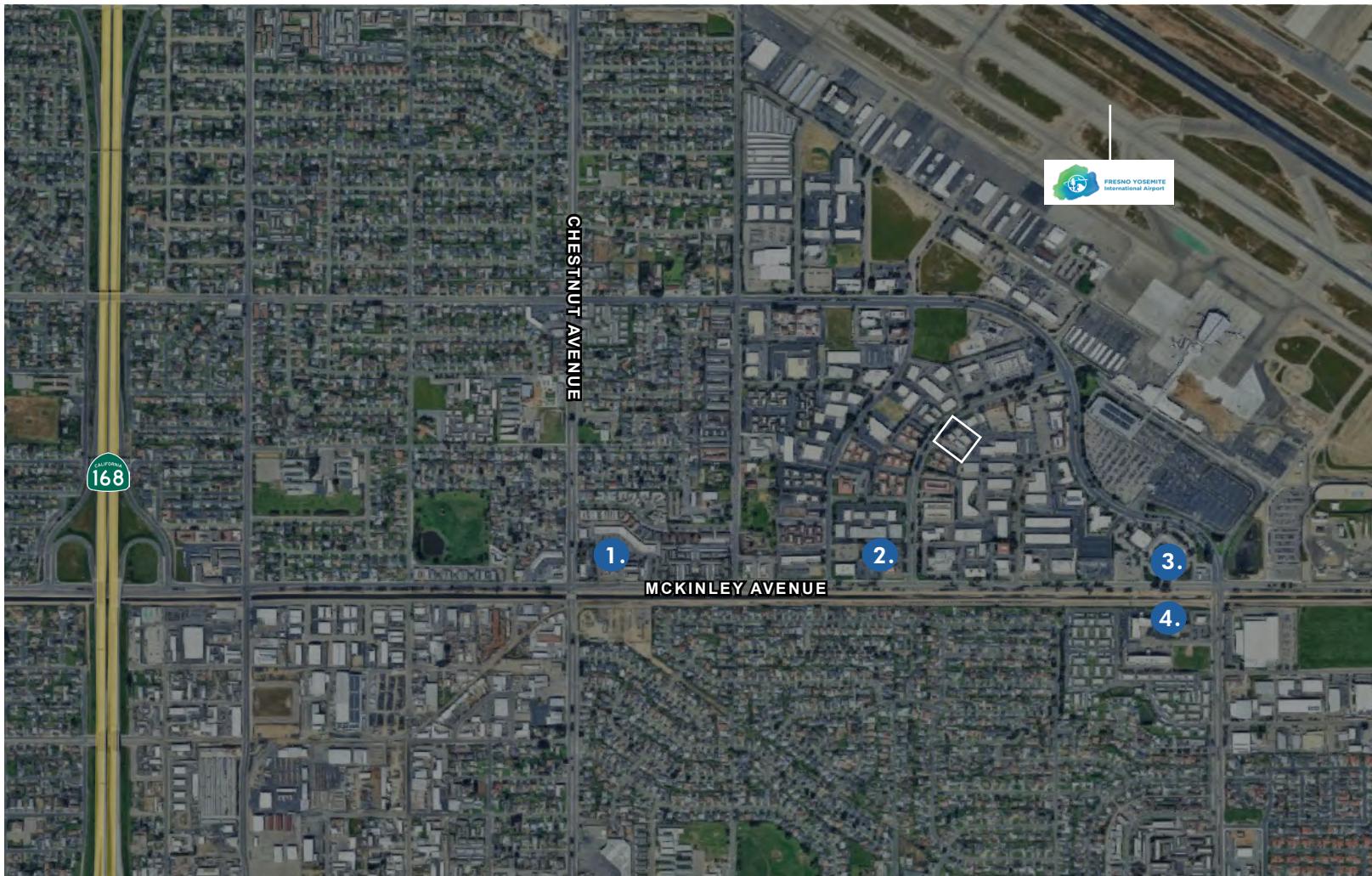
27.8

WITHIN 5 MILES

AVERAGE HH INCOME

\$45,447

WITHIN 5 MILES



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