

Gateway business park

PROJECT SUMMARY

NET SITE	10.97 ACRES= 595,900 SF
BLDG:	Retail / Gas: 17,200 SF
	General Office: 79,000 SF
	Hotel:
	1 st & 2 nd Flr - 16,400 SF
	3 rd Flr - 12,070 SF
	4 th Flr - 12,070 SF
TOTAL:	136,800 SF
RIG. PRVD:	480 SP



Gateway Business Park | Visalia, CA

Property For Sale

3714 West Mineral King Avenue
 Visalia, California 93291
 O | 559.754.3020
 F | 559.429.4016
 www.mdgre.com

GRAHAM & ASSOCIATES

Matt Graham
 Lic# 01804235
 www.mdgre.com

to learn more, visit: www.mdgre.com

PROPERTY DETAILS

Address:	Gateway Business Park 29625 Road 84 Visalia, CA 93291
Legal:	091-170-016, 017, 018, 019, 021, 022, 023
Land Available:	6.94 +/- Acres - Total Individual Pad Sales
Zoning:	BRP Business Research Park with Master Approved Conditional Use Permit
Sales Price:	See Parcel Map for Individual Pad Sales Price

Additional Comments:

Gateway Business Park offers premier land for businesses not only in the Visalia area, but also Tulare, Hanford, Dinuba, Reedley and even Selma communities. With its optimal location right off Highway 198 and Plaza Drive, it is ideal for both businesses based in and near Visalia. Ample visibility from the highly traveled Highway and 99 Freeway. This project, which is established in the Airport Commercial District, is available as a whole or in parcels. Currently developed with a Hilton Hotel and Jack in the Box - best suited for business services, offices, office/warehouses, as well as numerous other businesses. Please call for further details.

**Contact Broker:**

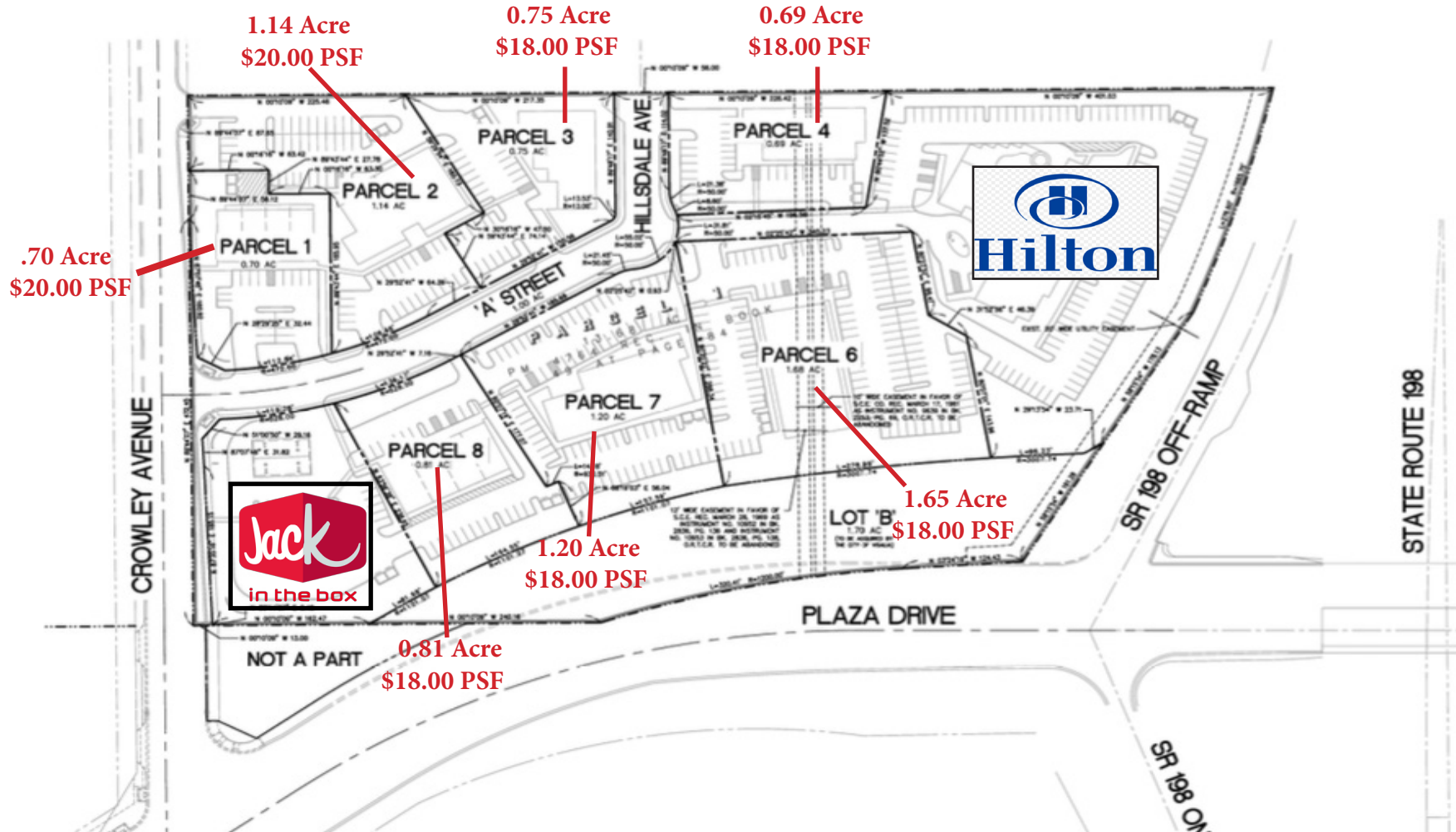
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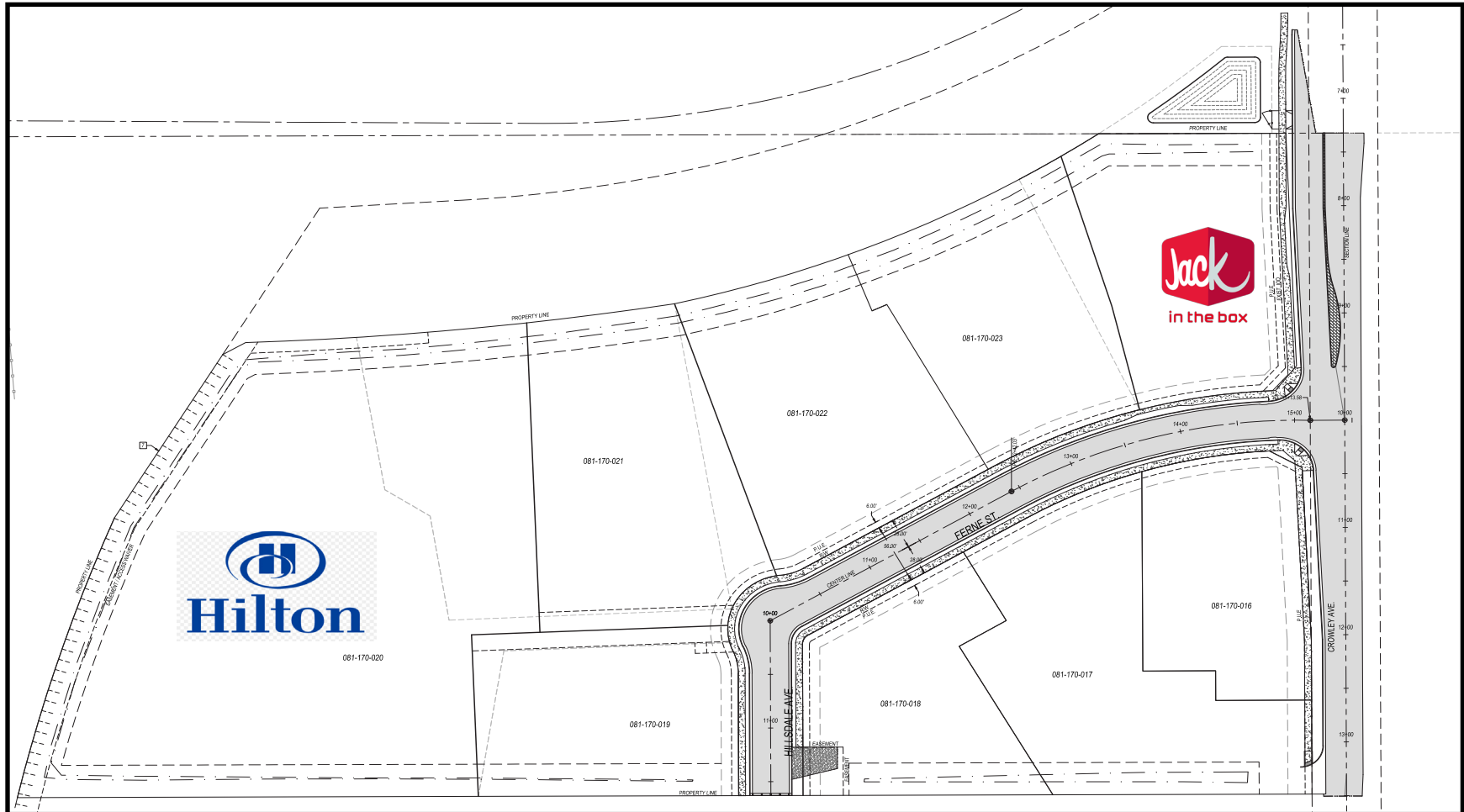
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PARCEL MAP



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SITE MAP



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DEMOGRAPHICS

Business Employment by Type	Number of Businesses		
	1 Mile	3 Mile	5 Mile
Retail	133	1,224	3,629
Wholesale	31	104	149
Hospitality & Food Service	6	60	214
Real Estate, Renting & Leasing	3	49	155
Finance & Insurance	3	57	292
Information	4	21	75
Scientific & Technology Services	13	92	457
Management of Companies	0	1	1
Health Care & Social Assistance	2	323	800
Education Services	6	29	92
Public Administration & Sales	1	26	92
Arts, Entertainment, Recreation	4	22	51
Utilities	0	0	3
Admin Support & Waste Management	7	61	159
Construction	14	121	236
Manufacturing	10	44	68
Agriculture, Mining, Fishing	4	17	37
Other Services	6	70	303

Source: CoStar

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2017 Total Population	112	26,104	82,022
2022 Population	116	26,979	84,714
Pop Growth 2017-2022	3.57%	3.35%	3.28%
Average Age	36.2	35.7	34.9
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2017 Total Households	38	8,884	27,340
HH Growth 2017-2022	5.26%	3.14%	3.16%
Median Household Income	\$107,143	\$65,111	\$57,425
Average Household Size	3	2.9	3
2017 Average HH Vehicles	2	2	2
HOUSING	1 MILE	3 MILE	5 MILE
Median Home Value	\$279,999	\$236,211	\$206,966
Median Year Built	2001	1991	1984

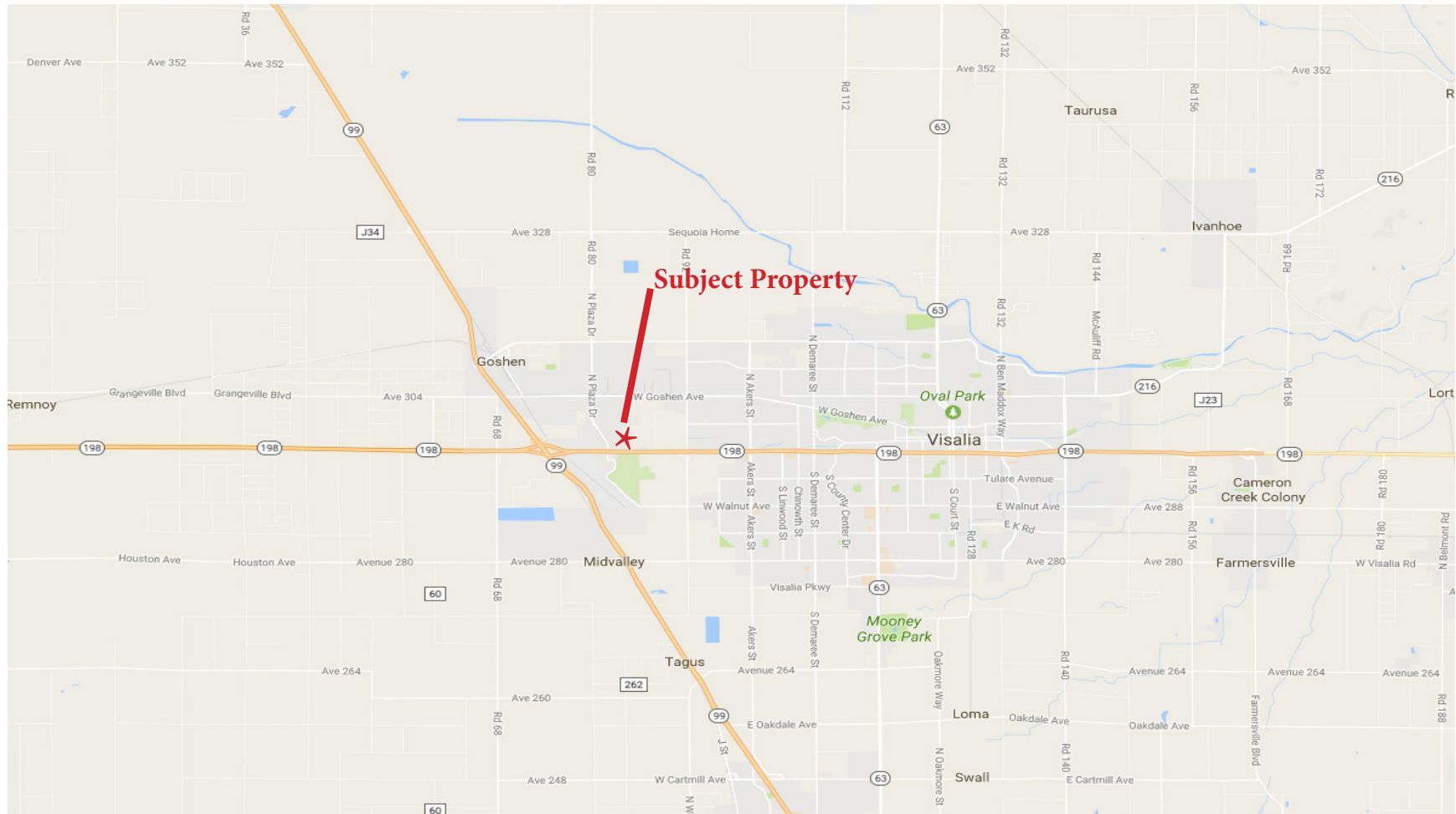
Source: CoStar

CAR COUNTS

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DIST. FROM SUBJECT
Plaza Drive	Crowley Ave	17,961	2015	.08
Crowley Ave	Plaza Drive	76	2015	.18
State Highway 198	Road 86	49,062	2011	.25
Ave 296	State Highway 198	39,978	2015	.25
S Plaza St	W Airport Drive	5,630	2011	.28
S Plaza St	Plaza Drive	4,244	2015	.28
W Airport Drive	S Plaza St	4,335	2015	.38
N Plaza Drive	W Placer Ave	15,650	2011	.41
Road 80	W Damsen Ct	17,425	2015	.41
Ave 296	State Highway 198	42,606	2015	.44

Source: CoStar

LOCATION MAP



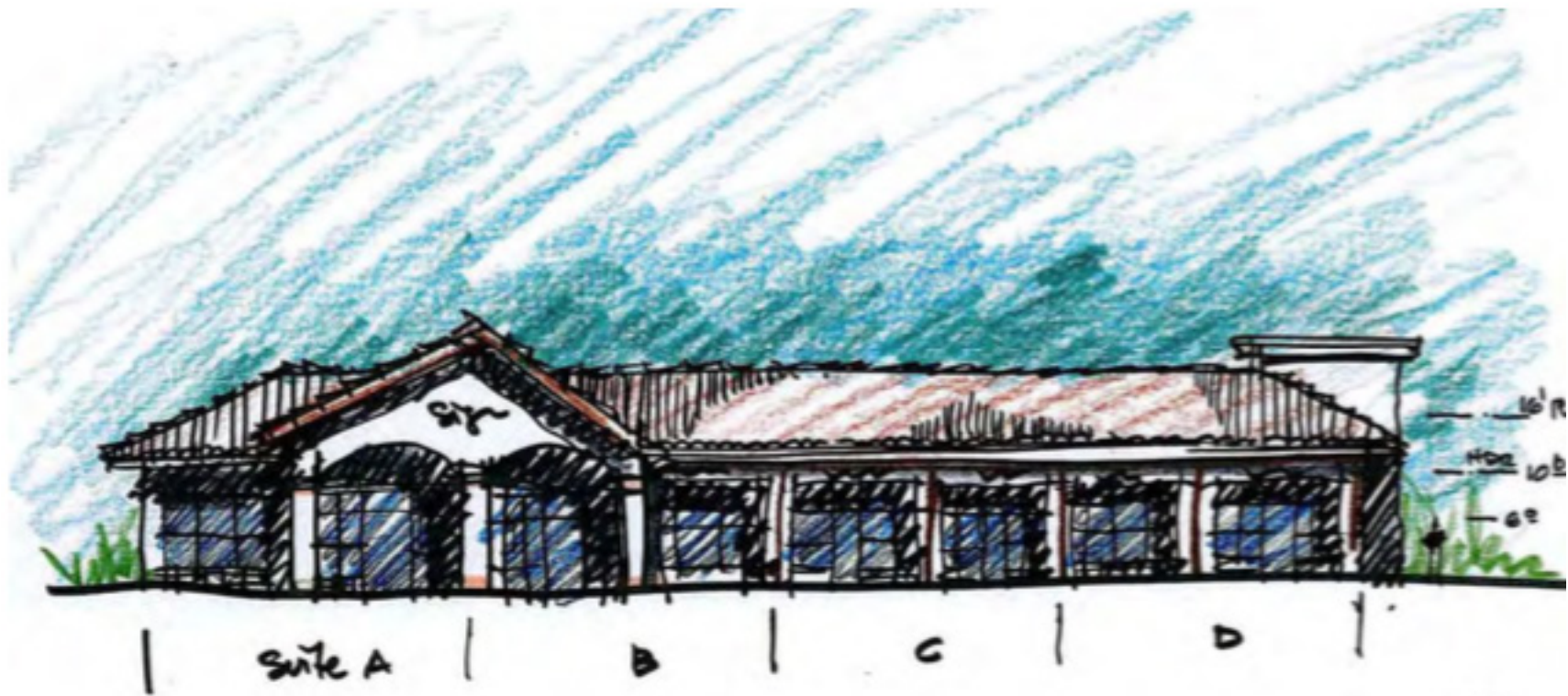
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PROPERTY LAYOUT



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PROJECT ELEVATIONS



Retail Building (1-story) Elevation

PROJECT ELEVATIONS



Office Building (3-story) Elevation