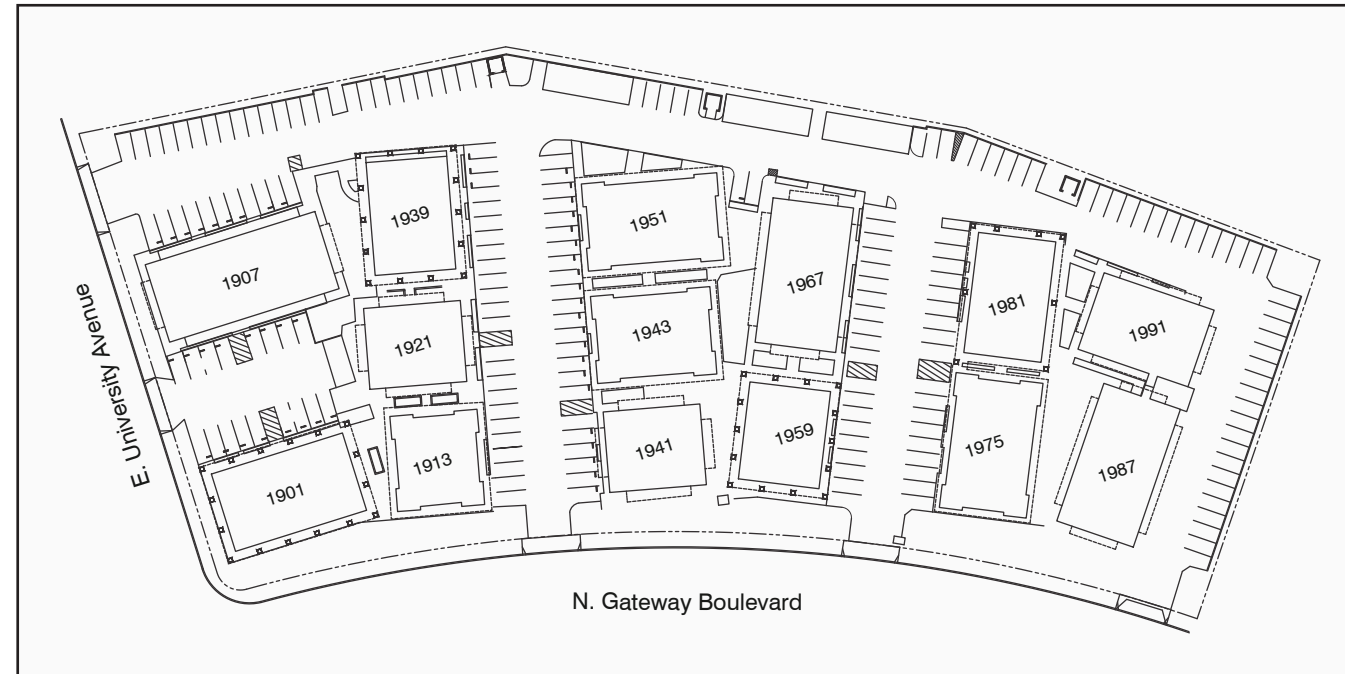


## SITE PLAN



### ON-SITE LEASING OFFICE

1951 N Gateway Blvd, Suite 102  
 Fresno, CA 93727  
 559.400.8580

### CORPORATE OFFICE

12447 Lewis Street, Suite 203  
 Garden Grove, CA 92840  
 562.435.2100 Main  
 562.435.2109 Fax

[www.TheAbbeyCo.com](http://www.TheAbbeyCo.com)



MAP



# GATEWAY PLAZA

1901-1991 NORTH GATEWAY BLVD., FRESNO, CA 92327

TENANT IMPROVEMENTS AVAILABLE

NEW SUITES MOVE-IN READY

The information contained within has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.





## PROPERTY HIGHLIGHTS

The Gateway Plaza office park features 14 free-standing buildings in a tranquil garden style layout in central Fresno, California.

- A wide array of space accommodations ranging from single suites to entire buildings
- On-site leasing and property management office
- Available spec suites feature brand new interior construction including new modern, private restrooms, new paint and carpet, and new 2x2 ceiling grids with modern, energy efficient LED light fixtures
- Churrasco Grill restaurant located on-site and open daily for lunch and dinner, as well as catering
- Located in the heart of the Fresno Yosemite International Airport submarket
- Within ten minutes to 99, 180, 41, and 168 freeways
- Convenient surface parking adjacent to all suites
- Per the City of Fresno, the property is zoned Light Industrial (LI) which allows for an extremely wide range of acceptable and approved uses such as general office, medical office, personal services, colleges & schools, religious & community assembly, restaurants, and more
- A total of four vehicular entrances/exits, one located on East University Avenue and three located on North Gateway Boulevard
- Adjacent to the Fresno Yosemite International Airport which is serviced by public transit buses with half hourly service. The nearby city of Visalia operates a bus between the Visalia Transit Center and the Fresno Yosemite International Airport
- Directory/Monument signage available



BRAND NEW INTERIOR CONSTRUCTION



## LOCATION SUMMARY

With over 21 million square feet of office space in the greater Fresno market, Gateway Plaza is conveniently located in the heart of the 1.73 million square foot airport submarket. Easily accessible as it is less than 5 minutes from the 168 and 180 freeways, the airport submarket is an attractively priced and centrally located opportunity for a wide range of potential users. Gateway Plaza sits on North Gateway Boulevard and has a number of amenities which would be expected to service an airport such as Wyndham Garden Hotel, Piccadilly Inn, Quality Inn, Best Western Inn, and restaurants. Gateway Plaza's central regional location, free and convenient parking, and extremely aggressive occupancy costs, make it a desirable alternative to some of the other Fresno markets.

## PROPERTY INFORMATION

<b>ADDRESS</b> 1901-1991 North Gateway Blvd. Fresno, CA 92327	<b>TOTAL SF</b> 53,817 SF	<b>PROPERTY TYPE</b> Multi-Tenant Office Park	<b>YEAR BUILT</b> 1981, Renovated 2017	<b>ZONING</b> LI (Light Industrial)
<b>CONSTRUCTION</b> Wood Frame and Stucco	<b>LAND AREA</b> 1.61 Acres	<b>FLOORS</b> 1-Story	<b>PARKING</b> 4/1,000	
<b>DESIGN</b> Garden Office Park	<b>OFFICE PERCENTAGE</b> 97.98%	<b>BUILDINGS</b> 14	<b>PARCEL NUMBER</b> 494-293-04	

## AREA OVERVIEW

With a population of approximately 520,000, Fresno is the 5th most populous city in California, the most populous city in the Central Valley, the most populous inland city in California, and the 34th most populous city in the nation. Being in the heart of California, it lies almost equal distance from Los Angeles, Sacramento, and San Francisco, and thus acts as the agro-economics capital of the central valley. Home to Fresno State University, currently enrolling approximately 24,400 students, the city and area maintain a very delicate balance between "small-town farmland" and "large urbanized city" feelings.

