

# The Gateway Plaza

Retail/Office Suites Now Available for Lease

Grover Beach, California

Tony Andreini  
+1 805 801 1924  
tony.andreini@colliers.com  
Lic. No. 02039290

Colliers International  
1301 Chorro Street  
San Luis Obispo, CA  
P: +1 805 544 3900



# 1800 East Grand Avenue

 GROVER BEACH. CA

The Gateway Plaza benefits from its prime, centralized location along the Grover Beach/Arroyo Grande commercial corridor. With traffic counts exceeding 23,000 and monument signage opportunities, Tenants experience maximum exposure and visibility. Additionally, the center benefits from a high sales volume, anchor-serving neighbor (Vons - \$50 Million/Year).

#### PROPERTY HIGHLIGHTS

- Prime, signalized corner in busiest intersection in market area, boasting impressive traffic counts of 23,486 AADT on Grand Ave and 13,903 AADT on Oak Park Blvd
- Adjacent to high sales volume Vons Grocery (\$50MM/Yr)
- Monument Signage Opportunity



1800 GRAND AVE

# Gateway Plaza

## SUMMARY

Gateway Plaza sits in the prime corner location at Grand Ave and Oak Park Blvd. Available suites can be made contiguous to accommodate a larger tenant. Tenants have excellent exposure and monument signage opportunity. Major tenants include 7-Eleven, Doughboys Pizza, Taqueria Guerrero, J Nails and Spa, Discount Cigarettes and Crossroads Cafe.

Suite Sizes Available  
2,000 - 4,200 SF

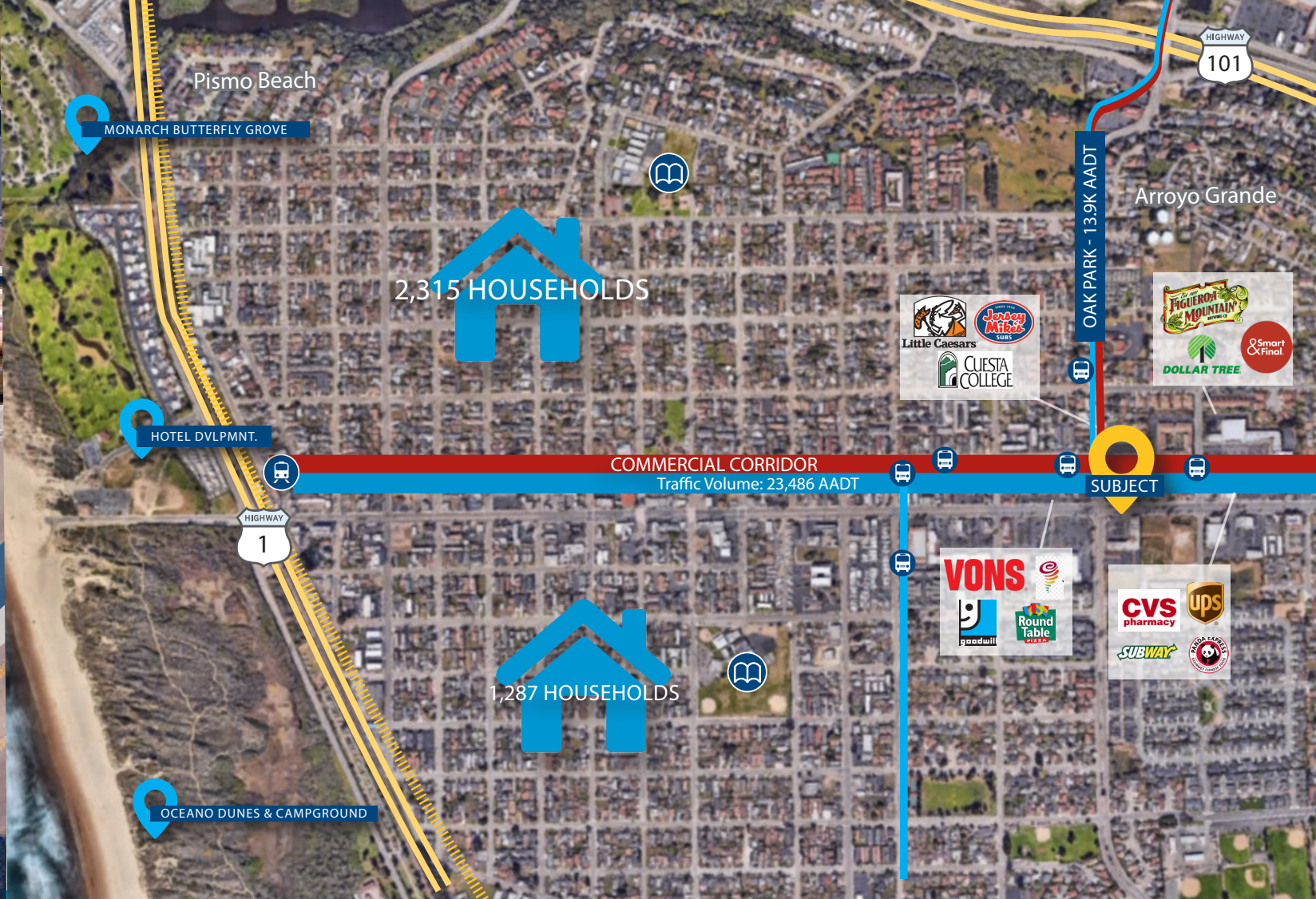
Year Built  
1997

Parking Spaces  
80 Spaces



## Gateway Plaza Suite Index

<b>A B</b>	La Michoacana Ice Cream	3,569 SF	LEASED		
<b>C D</b>	Suite C/D	904 SF	LEASED		
<b>E</b>	California Home Outlet	1,020 SF	LEASED		
<b>F</b>	Discount Cigarettes	1,500 SF	LEASED		
<b>G</b>	Golden Valley Real Estate	1,500 SF	LEASED		
<b>H I</b>	Suite H/I	VACANT	2,200 SF	AVAILABLE	
<b>J K</b>	Suite J/K	VACANT	2,000 SF	AVAILABLE	
<b>L</b>	Office	TBD		TBD	
<b>M</b>	Taqueria Guerrero	1,490 SF	LEASED		
<b>N</b>	Doughboys	1,044 SF	LEASED		
<b>O</b>	Barbershop	1,824 SF	LEASED		
<b>P</b>	Suite P	VACANT	2,000 SF	AVAILABLE	
<b>Q R</b>	7-Eleven	2,958 SF	LEASED		
<b>S</b>	Chapter 25	450 SF	LEASED		



### 3 MI. DEMOGRAPHICS

- Current Population (2018) **46.6K**
- Projected Population Growth (2023) **48.4K**
- Average Household Income (2018) **\$8.86K**
- Annual Consumer Spending **\$541.7K**
- Total Households **\$18.8K**

## Gateway Plaza Local Area Map

**SUBJECT**

Gateway Plaza

Transit Routes & Bus Stops

Major Arteries

Public School

Amtrak Station



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