



The Gateway Plaza

Retail/Office Suites Now Available for Lease
Grover Beach, California

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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.

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
- 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 La Michoacana.

Suite Sizes Available
2,000 - 4,200 SF

Year Built
1997

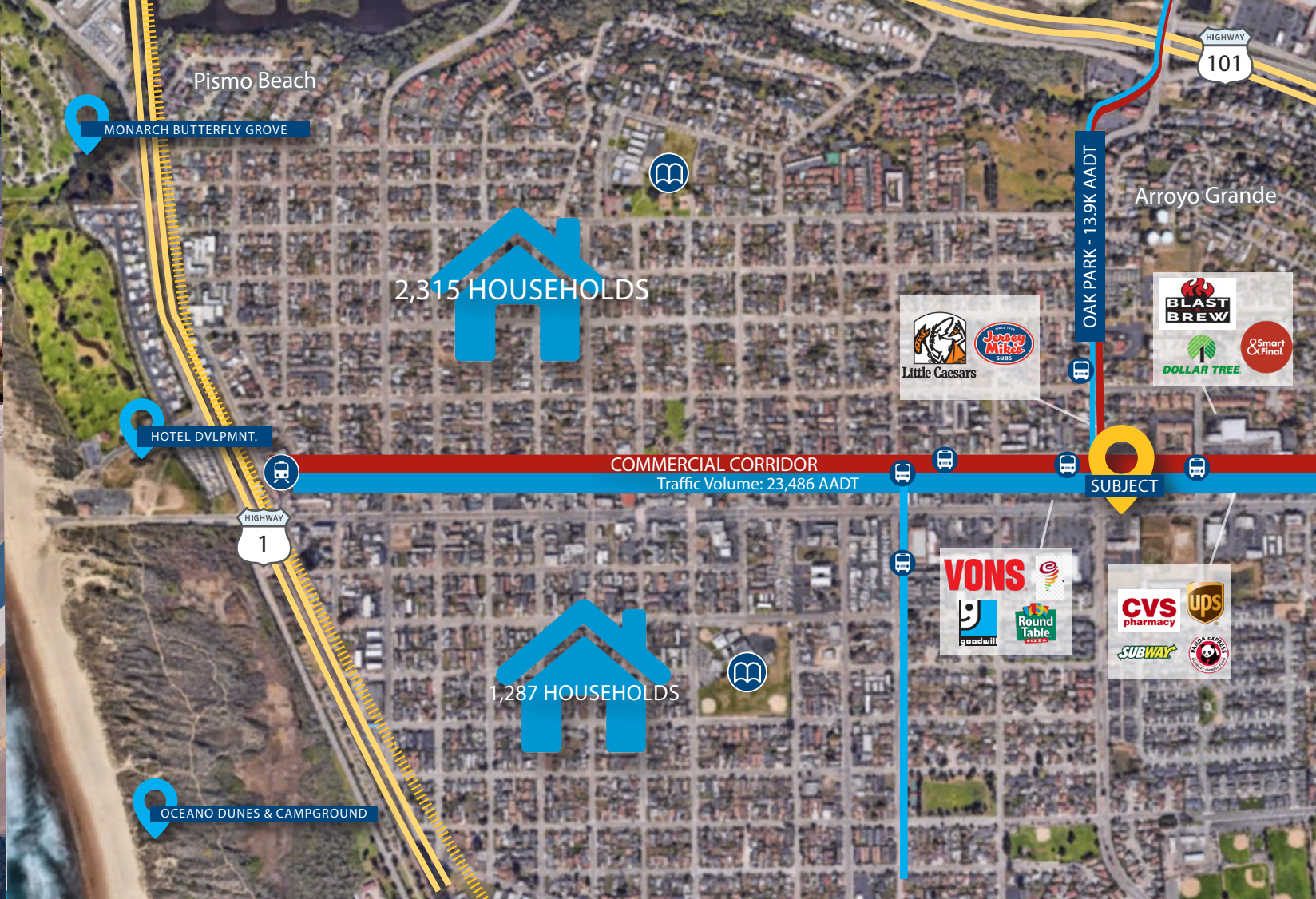
Parking Spaces
80 Spaces



Gateway Plaza Suite Index

A B	La Michoacana Ice Cream	3,569 SF	LEASED
C D	Culiacan	904 SF	LEASED
E	Legends United Insurance	1,020 SF	LEASED
F	Discount Cigarettes	1,500 SF	LEASED
G	Golden Valley Real Estate	1,500 SF	LEASED
H I	Suite H/I	2,200 SF	AVAILABLE
J K	Suite J/K	2,000 SF	AVAILABLE

L	Office	TBD	AVAILABLE
M	Taqueria Guerrero	1,490 SF	LEASED
N	Doughboys	1,044 SF	LEASED
O	Doughboys	1,824 SF	LEASED
P	Zacksters	2,000 SF	LEASED
Q R	7-Eleven	2,958 SF	LEASED
S	Chapter 25 Tea	450 SF	LEASED



3 MI. DEMOGRAPHICS



Current Population (2025)

44.5K



Projected Population Growth (2030)

44.1K



Average Household Income (2025)

\$118.9K



Average Disposable Income

\$88.1K



Total Households

18.7K

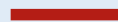
Gateway Plaza Local Area Map



Gateway Plaza



Transit Routes
& Bus Stops



Major Arteries



Public School



Amtrak Station



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