



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

1,500 - 5,700 SF

Year Built

1997

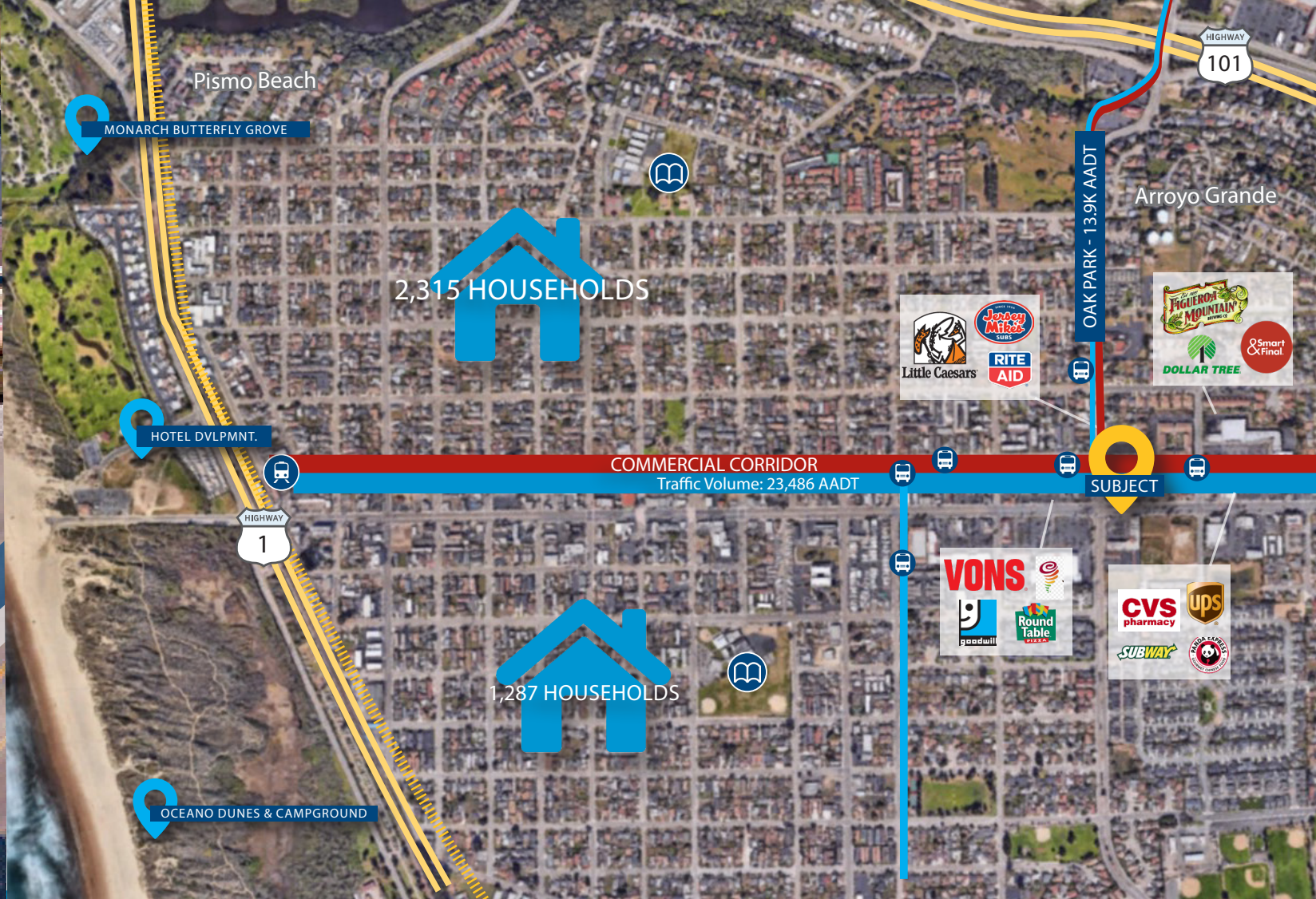
Parking Spaces

80 Spaces



Gateway Plaza Suite Index

A B	La Michoacana Ice Cream	3,569 SF	LEASED	L	Office	TBD	TBD
C D	Suite C/D	904 SF	LEASED	M	Taqueria Guerrero	1,490 SF	LEASED
E	California Home Outlet	1,020 SF	LEASED	N	Doughboys	1,044 SF	LEASED
F	Discount Cigarettes	1,500 SF	LEASED	O	Doughboys	1,824 SF	LEASED
G	Suite G	1,500 SF	AVAILABLE	P	Zacksters	2,000 SF	LEASED
H I	Suite H/I	2,200 SF	AVAILABLE	Q R	7-Eleven	2,958 SF	LEASED
J K	Suite J/K	2,000 SF	AVAILABLE	S	Tiger Teahouse	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

Gateway Plaza

Transit Routes & Bus Stops

Major Arteries

Public School

Amtrak Station



The Gateway Plaza

Retail/Office Suites Now Available for Lease

Grover Beach, California



1800

East Grand Avenue | Grover Beach, CA

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

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. As an independently owned and operated member of Colliers International, Colliers Tingey International, Inc. is solely responsible for its obligations and any liability arising from this agreement. ©2020. All rights reserved.



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