

Hoover Marketplace Shopping Center



- High Traffic Signalized Intersection
- 53,487± Avg Daily Traffic Counts
- Close to Freeway 41 Ramps
- Strong Daytime Population
- Adjacent to Hoover High School
- Retail on three corners
- Well maintained shopping center
- Monument Signage Available

Hoover Marketplace
SEC Bullard & First St.
Fresno, CA 93710

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Hoover Marketplace Shopping Center

SEC Bullard Ave & First St in Fresno, CA

Property Summary

Property Description

The Hoover Marketplace is a well maintained community shopping center anchored by Save Mart. The center features a newly built Red Carpet Ride N' Shine car wash. Other nearby retailers include Walgreens, Rite Aid, 99 Cents Only, Citibank, Super Cuts, Port of Subs, Me & Ed's Pizza, Subway, Rally's, KFC, & many more.

Location Description

The Hoover Marketplace is located at the southeast corner of Bullard Avenue and First Street, less than three quarters of a mile from Freeway 41 on/off ramps. There is a high daytime population in the immediate area with a multi-building office complex located at the NWC of the intersection as well as Hoover High School just to the south, and Ahwahnee Middle School to the north of the shopping center.

Available Space: See availability site plan on page 5

GLA: 103,196± SF of multiple retail shop space

Zoning: C-2, Community Shopping Center

2017 Traffic Counts:

Bullard Ave @ First St:	30,437 ADT
First St @ Bullard Ave:	<u>22,951</u> ADT
TOTAL:	53,388 Avg Daily Traffic

Source: Kalibrate Technologies

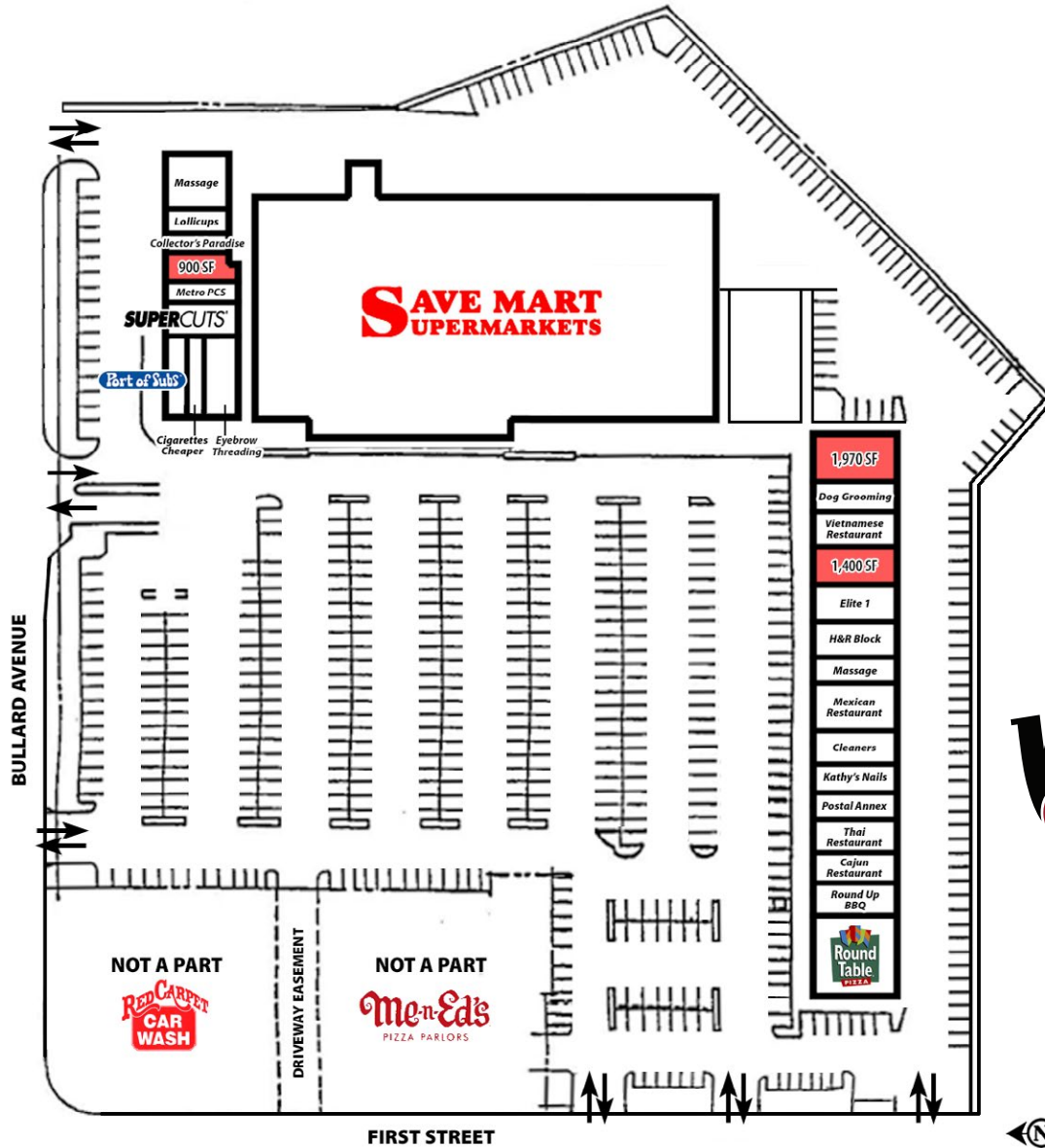
2018 Demographics:

	<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>
Total Population	21,631	66,621	141,230
Total Households	7,872	24,481	51,308
Average Household Income	\$56,582	\$60,641	\$69,130
Total Daytime Population	30,763	101,428	185,094

Source: Pitney Bowes Software



Hoover Marketplace Shopping Center Availability Site Plan



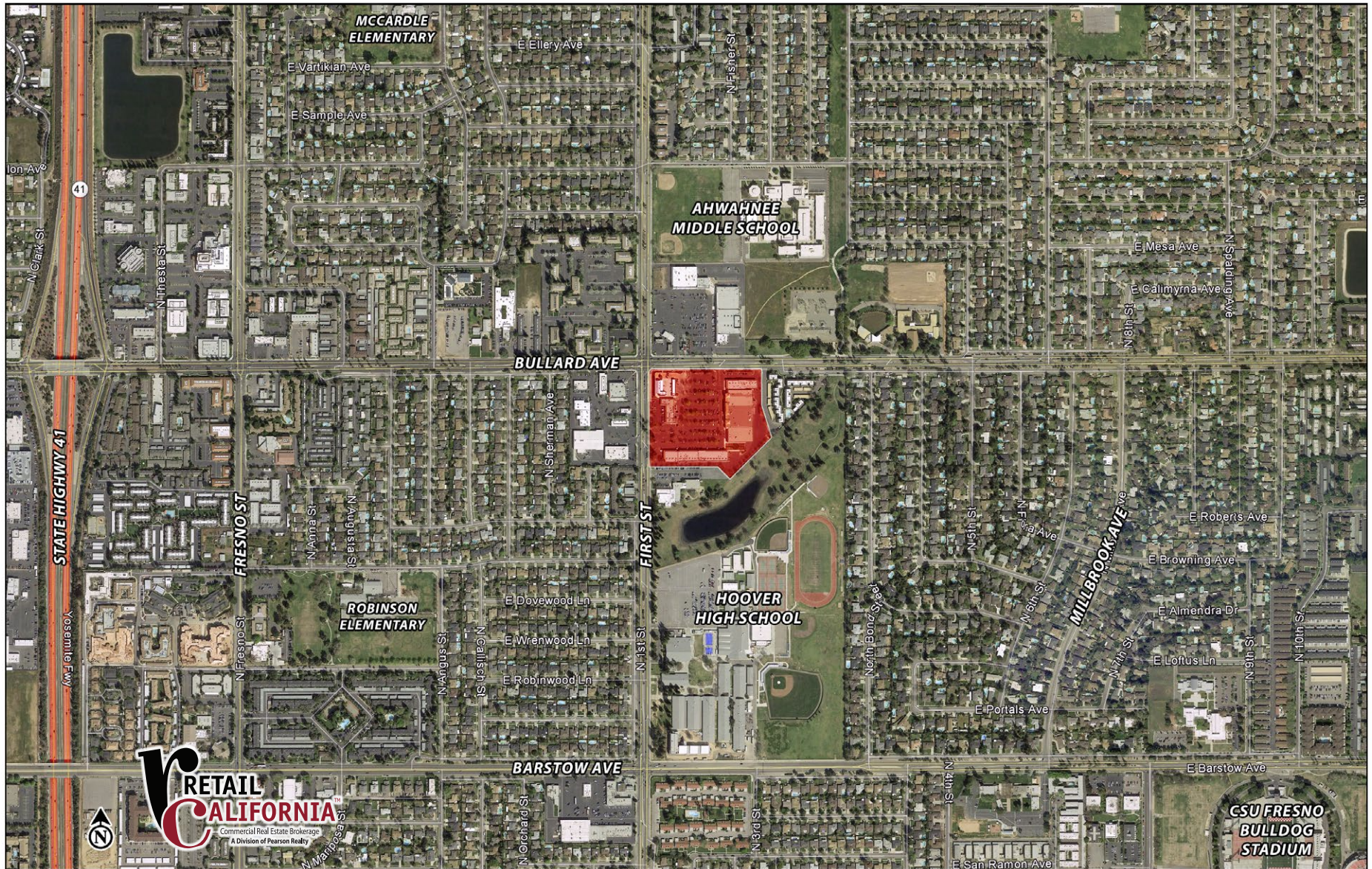
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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or financial advisor make an independent projection. ©2019 Retail California. All rights reserved.

Hoover Marketplace Proximity - SEC Bullard & First, Fresno, CA 93710



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Retail California CRE
Updated Summary Report



E Bullard Ave AT N 1st St
E Bullard Ave AT N 1st St Fresno, CA 93710

27 June 2019

Coordinates Longitude: -119.772273
Latitude: 36.823027

	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
Population Trend			
2000 Total Population	19,518	61,612	128,684
2010 Total Population	20,444	63,604	133,941
2018 Total Population	21,631	66,621	141,230
2023 Total Population	22,120	67,613	143,575
Households Trend			
2000 Total Households	7,614	24,205	49,827
2010 Total Households	7,773	24,381	50,631
2018 Total Households	7,872	24,481	51,308
2023 Total Households	7,977	24,587	51,681
Population Change Trend			
2000 to 2010 Population Change	4.7%	3.2%	4.1%
2000 to 2018 Population Change	10.8%	8.1%	9.7%
2010 to 2023 Population Change	8.2%	6.3%	7.2%
2018 to 2023 Population Change	2.3%	1.5%	1.7%
Household Change Trend			
2000 to 2010 Household Change	2.1%	0.7%	1.6%
2000 to 2018 Household Change	3.4%	1.1%	3.0%
2010 to 2023 Household Change	2.6%	0.8%	2.1%
2018 to 2023 Household Change	1.3%	0.4%	0.7%
2018 Race			
White alone	66.2%	68.1%	68.9%
Black or African American alone	7.7%	6.4%	5.8%
American Indian and Alaska Native alone	2.0%	2.4%	2.3%
Asian alone	8.3%	8.4%	8.5%
Native Hawaiian and OPI alone	0.6%	0.4%	0.3%
Some Other Race alone	12.3%	11.5%	11.4%
Two or More Races	2.9%	2.8%	2.7%
2018 Income			
Per Capita Income	\$20,844	\$22,968	\$25,508
Household Income: Median	\$42,462	\$45,365	\$48,849
Household Income: Average	\$56,582	\$60,641	\$69,130
Less than \$10,000	13.5%	10.6%	8.7%

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	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
\$10,000 to \$14,999	4.6%	5.7%	5.8%
\$15,000 to \$19,999	5.8%	6.2%	5.8%
\$20,000 to \$24,999	7.0%	6.1%	5.8%
\$25,000 to \$29,999	6.3%	6.0%	5.9%
\$30,000 to \$34,999	5.9%	5.8%	5.6%
\$35,000 to \$39,999	4.3%	4.4%	4.5%
\$40,000 to \$44,999	5.2%	4.8%	4.1%
\$45,000 to \$49,999	4.4%	5.4%	4.9%
\$50,000 to \$59,999	6.5%	8.2%	7.6%
\$60,000 to \$74,999	11.8%	10.5%	9.8%
\$75,000 to \$99,999	10.5%	10.9%	11.1%
\$100,000 to \$124,999	5.5%	6.4%	7.7%
\$125,000 to \$149,999	4.0%	3.6%	4.5%
\$150,000 to \$199,999	3.1%	3.0%	4.4%
\$200,000 or more	1.5%	2.5%	3.8%
Average household size	2.7	2.6	2.7
Total Daytime Population	30,763	101,428	185,094
Total Employee Population	18,251	62,001	101,539
Total Daytime at Home Population	12,512	39,427	83,555
Total Employee Population (% of Daytime Population)	59.3%	61.1%	54.9%
Total Daytime at Home Population (% of Daytime Population)	40.7%	38.9%	45.1%