



# One Fresno

AT MANCHESTER CENTER

1901 E Shields Avenue • Fresno, CA



## A BOLD AND EXCITING MAKE-OVER OF MANCHESTER CENTER

Watch as **One Fresno AT MANCHESTER CENTER** is transformed and beautified into something entirely unique, engaging and entertaining for the Fresno community.

A new **MIXED-USE** shopping destination offering plenty of retail, dining, over 550 residential units, office and entertainment options.

Owned and Operated by

# OMNINET

For more information, please contact:

**VINCENT ROCHE**  
Executive Director  
(661) 633-3817  
[vincent.rocche@cushwake.com](mailto:vincent.rocche@cushwake.com)  
License No. 01155079

**TERRI GIOVACCHINI**  
Director  
(559) 433 3530  
[terri.giovacchini@cushwake.com](mailto:terri.giovacchini@cushwake.com)  
License No. 00964226



**CUSHMAN &  
WAKEFIELD**



# One Fresno

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## One Fresno

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- Anchored by Regal Cinemas, the center will offer 1,000,000+ square feet of GLA in retail, dining and entertainment options. With plentiful outdoor gathering space, One Fresno is sure to become a destination for all of Fresno.

## Features

- Immediate access to Highway 41 Freeway, State Highway 99, 169 and 180 connect One Fresno to all parts of Central California
- New Electronic Pylon Sign with Highway 41 visibility to approximately 250,000 cars per day
- New design, architecture and modern finishes
- New exterior elevations
- 24-hour on-site security and police department
- On-site property management
- Ample parking
- Common area business center and meeting spaces
- Fresno Area Express Bus Station on-site
- Located in the Blackstone Business Corridor currently undergoing a MAJOR REVITALIZATION. Click here  for more information on The Better Blackstone Association and Design Challenge

### Some of the Tenants Calling One Fresno home

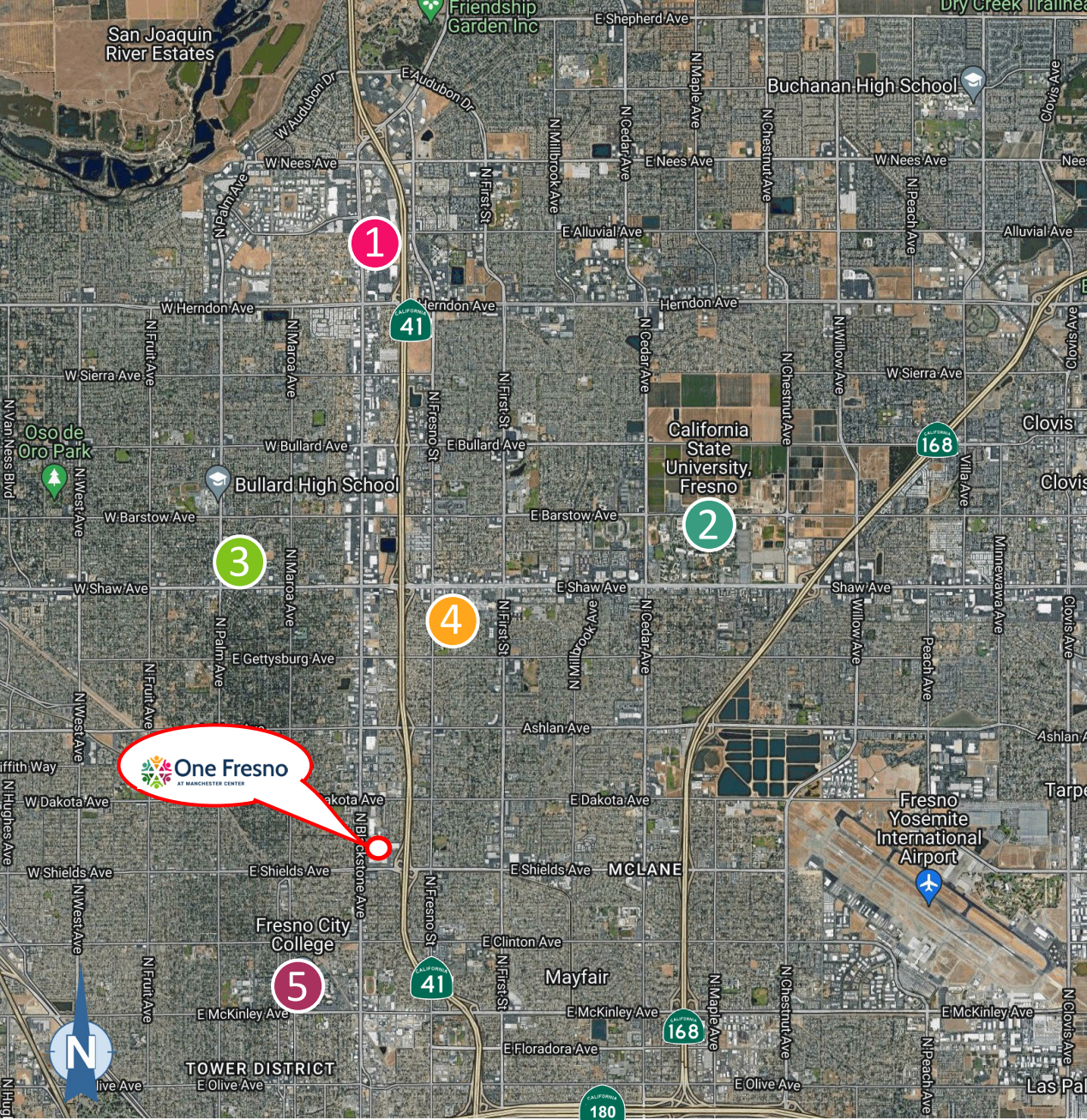


# Area Aerial



# One Fresno

AT MANCHESTER CENTER



1

## RIVER PARK

River Park is one of Fresno's newest shopping destinations offering a lifestyle, outdoor shopping district featuring dining, shopping and entertainment.

2

## FRESNO STATE

California State University, Fresno is located less than 4.5 miles from One Fresno. It is one of 23 campuses in the California State University system and has an approximate enrollment of 24,619 students.

3

## FIG GARDEN VILLAGE

Fig Garden is a retail icon in the Fresno area offering upscale shopping and dining.

4

## FASHION FAIR

Fashion Fair Mall is an indoor/outdoor mall with over 140 stores including Macy's, JC Penney and numerous other national retailers and restaurants.

5

## Fresno City College

Fresno City College is a public community college located approximately 1 mile from One Fresno. Fresno City has an approximate enrollment of 22,278 students.

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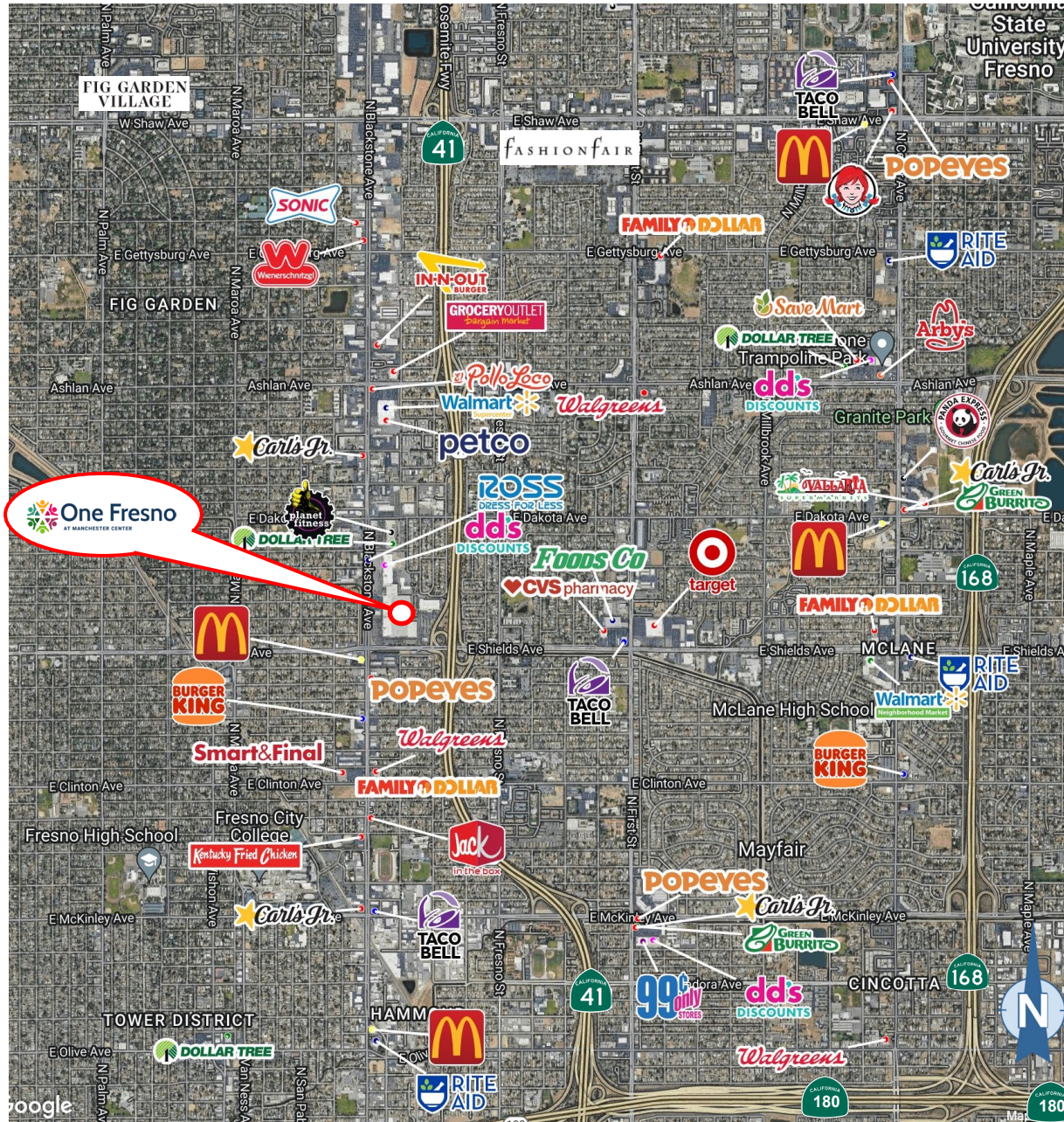


# Area Retailers



# One Fresno

AT MANCHESTER CENTER



# Aerial



# One Fresno

AT MANCHESTER CENTER



# Aerial





# One Fresno

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EASY HWY  ACCESS  
WITH EXCELLENT  
TRAFFIC COUNTS



Hwy  North: 70,352 cpd

Hwy  South: 65,440 cpd

E Shields: 28,169 cpd

N Blackstone: 27,437 cpd

\*source: SitesUSA



# Site Plan



# One Fresno

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# Renderings



# One Fresno

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# Renderings



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# Renderings



One Fresno will offer over  
550 residential units,  
offering a unique LIVE,  
WORK, PLAY environment

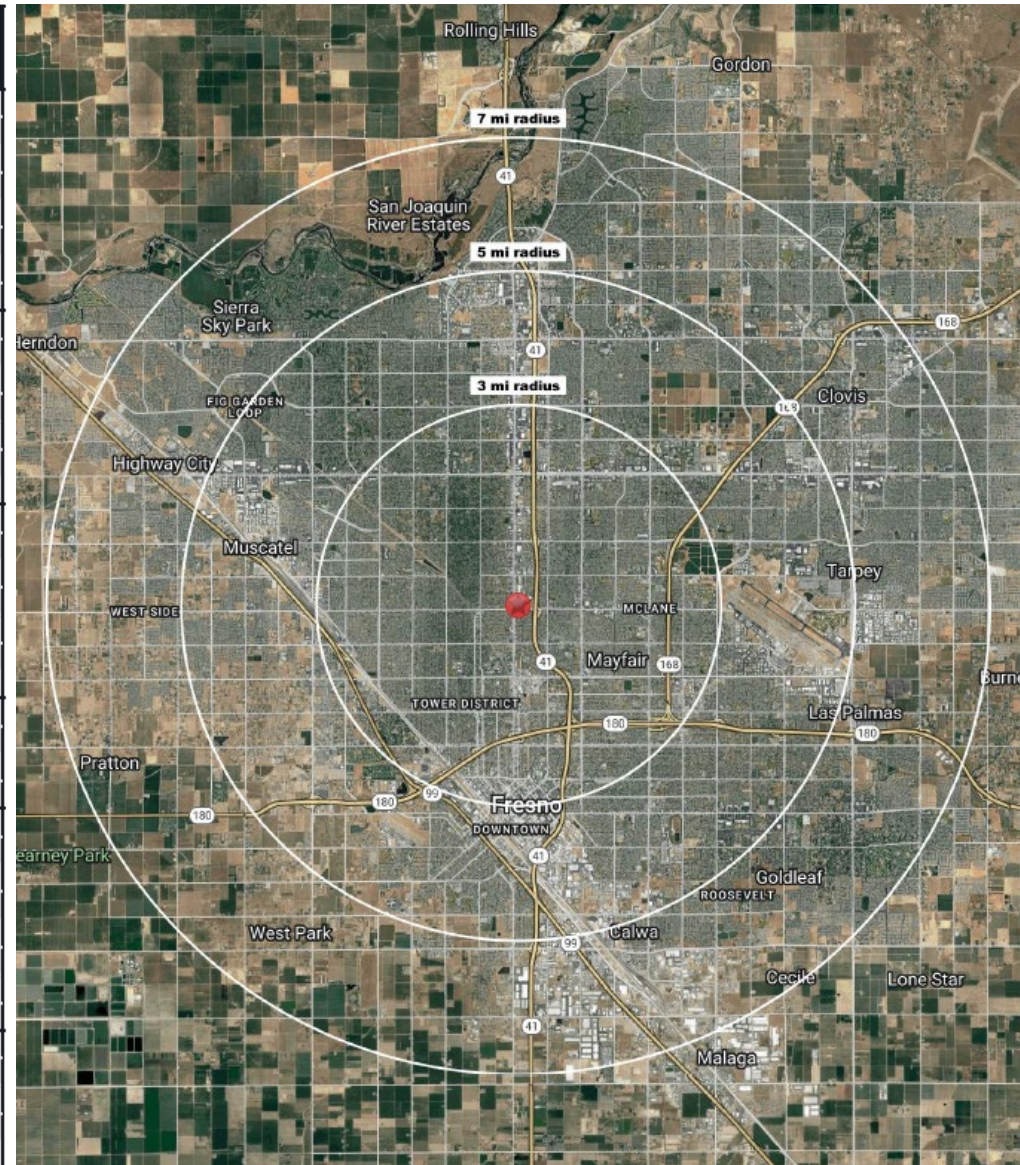


# Demographics



**One Fresno**  
AT MANCHESTER CENTER

1901 E Shields Ave Fresno, CA 93726	3 mi radius	5 mi radius	7 mi radius
<b>Population</b>			
2021 Estimated Population	182,516	410,271	616,894
2026 Projected Population	184,652	416,824	633,182
2020 Census Population	181,968	409,983	615,610
2010 Census Population	177,149	398,233	580,993
Projected Annual Growth 2021 to 2026	0.2%	0.3%	0.5%
Historical Annual Growth 2010 to 2021	0.3%	0.3%	0.6%
2021 Median Age	31.4	32.0	32.7
<b>Households</b>			
2021 Estimated Households	60,894	136,161	204,436
2026 Projected Households	61,976	139,208	210,981
2020 Census Households	60,692	135,997	203,955
2010 Census Households	57,899	129,881	189,740
Projected Annual Growth 2021 to 2026	0.4%	0.4%	0.6%
Historical Annual Growth 2010 to 2021	0.5%	0.4%	0.7%
<b>Race and Ethnicity</b>			
2021 Estimated White	34.0%	34.6%	37.6%
2021 Estimated Black or African American	7.9%	8.1%	7.2%
2021 Estimated Asian or Pacific Islander	11.0%	12.0%	13.5%
2021 Estimated American Indian or Native Alaskan	2.9%	2.5%	2.2%
2021 Estimated Other Races	44.3%	42.7%	39.5%
2021 Estimated Hispanic	56.4%	54.0%	49.3%
<b>Income</b>			
2021 Estimated Average Household Income	\$58,101	\$62,269	\$73,581
2021 Estimated Median Household Income	\$46,832	\$49,782	\$60,323
2021 Estimated Per Capita Income	\$19,660	\$20,924	\$24,587
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	12.3%	12.9%	11.1%
2021 Estimated Some High School (Grade Level 9 to 11)	13.1%	11.6%	9.9%
2021 Estimated High School Graduate	23.8%	23.9%	22.9%
2021 Estimated Some College	26.0%	25.3%	24.9%
2021 Estimated Associates Degree Only	8.6%	9.0%	9.6%
2021 Estimated Bachelors Degree Only	10.9%	12.1%	14.6%
2021 Estimated Graduate Degree	5.1%	5.2%	7.0%
<b>Business</b>			
2021 Estimated Total Businesses	6,168	15,616	22,199
2021 Estimated Total Employees	56,682	161,031	229,618
2021 Estimated Employee Population per Business	9.2	10.3	10.3
2021 Estimated Residential Population per Business	29.6	26.3	27.8



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## Central California Regional Overview

300 MILES OF OPPORTUNITY...

...in the middle of the world's 5th largest economy. The eight-county Central California region encompasses 62 cities with 25,000 square miles and continues to be one of the state's fastest growing regions.

## Home To 85% of California's New Growth

With an industrial base climbing past 300 million square feet, spec buildings are being filled as fast as they are built. Companies are migrating inland from the Bay and Southern California areas. Employees who once commuted to these areas now have local job opportunities where they can afford to own a home.

The Central California region is a highly attractive location for companies to access the California and West Coast marketplace. Strategically located, Central California offers one-day turnaround travel times throughout the state, as well as parts of Nevada and Arizona. Dual rail lines, BNSF and UP, run up both sides of the Valley exiting at the Northern and Southern ends.

Accessing workers may be the most appealing feature, with a pipeline of talent generated from Career Technical Education programs and hiring assistance throughout the Valley. And, with the lowest turnover rates in the state, keeping workers is an asset for business.

Central California is experiencing growth in Distribution, Food Processing, Manufacturing, Health Services and Energy. Our counties have talent ready to work, available sites, room to grow, affordable housing and a good quality of life with proximity to some of the best outdoor recreational areas in the world. Central California is also home to the most business-friendly counties in the state.

### LOGISTICS HUB

Amazon's 885,000 square foot facility order filling station operations in last 14 months, hiring 15,000 workers

### HOUSING

Fresno was among the top 10 housing markets to watch in 2019

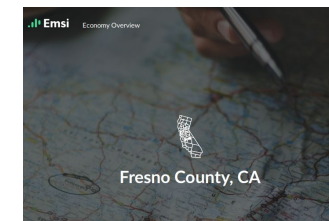
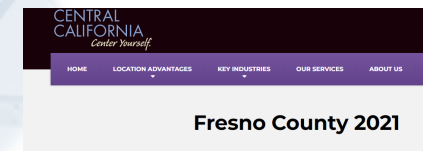
Workforce, Incentives and Sites...  
the trifecta of site selection.  
We've got it all in the Central Valley.

Central California is one of the fastest growing real estate markets on the West Coast, with land and leasing costs often half the price of major industrial markets.

### Fresno County

Home to the 5th largest city in the world's 5th largest economy, Fresno County is "Growing the California Dream". A population of over 1 million residents with a well-trained and available workforce, Fresno County serves as the state's strategic center with "money back guarantees" to get projects quickly through the permitting process.

LINKS TO ADDITIONAL INFORMATION ON FRESNO



CITY OF FRESNO DEMOGRAPHICS	2022
TOTAL POPULATION	538,185
HOUSEHOLDS	174,820
AVERAGE HH INCOME	\$75,307