

Jensen Landing

A Planned 65,000sf Retail, Professional & Multi-Family Project

NEC Jensen Avenue and Maple Avenue | Fresno, California



Fresno

5th largest market
in California

97,849
Population
(3 mile radius)

41K+
DAILY
VEHICLES

- Prime exposure & direct access from both East Jensen & South Maple Avenues
- Close to Highway 99 (approx. 1.5 miles east of 99)
- High Traffic Volumes
- Well parked, architected & landscaped

TERRI GIOVACCHINI
Director
(559) 433 3530
terri.giovacchini@cushwake.com
Lic. 00964226

RICK AMERINE
Senior Director
(559) 433 3541
rick.amerine@cushwake.com
Lic. #00551583

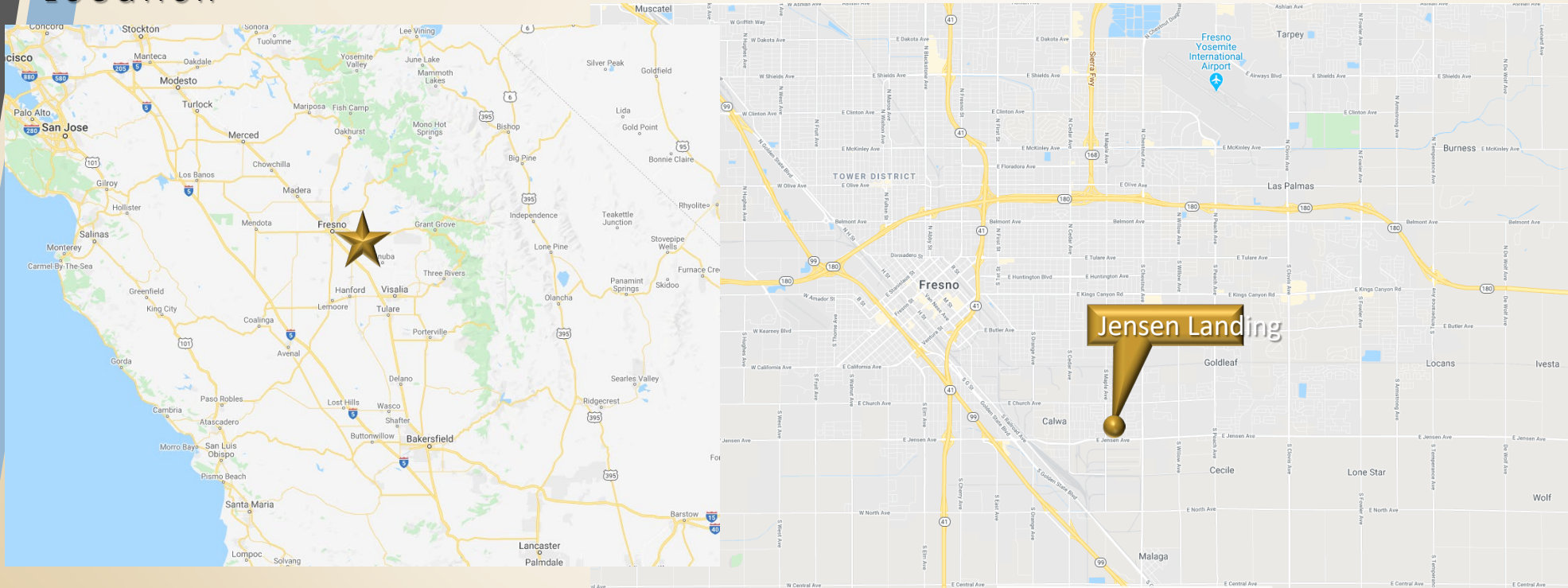


Jensen Landing

A Planned 65,000sf Retail, Professional & Multi-Family Project

NEC E Jensen Avenue and S Maple Avenue | Fresno, CA

Location



JENSEN LANDING 2019 DEMOGRAPHICS

TOTAL POPULATION

1 MILE

13,143

2 MILE

42,260

3 MILE

97,849

HOUSEHOLDS

3,295

11,460

26,103

AVERAGE HH INCOME

\$44,730

\$45,770

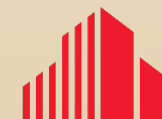
\$49,104

DAYTIME POPULATION

3,671

20,429

37,548



**CUSHMAN &
WAKEFIELD**

Jensen Landing

A Planned 65,000sf Retail, Professional & Multi-Family Project
NEC E Jensen Avenue and S Maple Avenue | Fresno, CA

Sample Elevations



Jensen Landing

A Planned 65,000sf Retail, Professional & Multi-Family Project
NEC E Jensen Avenue and S Maple Avenue | Fresno, CA

Site Plan



Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Jensen Landing

A Planned 65,000sf Retail, Professional & Multi-Family Project

NEC E Jensen Avenue and S Maple Avenue | Fresno, CA

The Fresno Market

THE LOCATION

Close proximity to Freeway, Logistics, Tech & New Housing Development

THE LOCATION

Located in the Fresno Opportunity Zone

EMERGING TECH HUB

Growing Technology 200 tech companies to its startup including Bitwise with 200,000 square feet of workspace

GROWTH

Herndon & Willow with 320 apartment homes on 20 acres. NWC Shepherd & Willow with 255 units along with retail. Chestnut & Alluvial with 175 apartments and 30 single family homes

HOUSING

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

LOGISTICS HUB

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

CITY OF FRESNO DEMOGRAPHICS

TOTAL POPULATION

2019

532,581

HOUSEHOLDS

176,319

AVERAGE HH INCOME

\$70,253

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Jensen Landing

A Planned 65,000sf Retail, Professional & Multi-Family Project

NEC E Jensen Avenue and S Maple Avenue | Fresno, CA

The Central Valley Market

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.

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.



Click  to download the complete Central California Regional Overview

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

