

AVAILABLE FOR LEASE

Planned Retail Shopping Center



PRIMARY TRADE AREA: ESTIMATED AT 70,778± POPULATION



HIGHLIGHTS

- ◆ Adjacent to O'Reilly Auto Parts
- ◆ Estimated Traffic Volume: 52,237± projected cars per day
- ◆ New residential growth area
- ◆ Excellent access/visibility from Freeway 99

For Additional Information Please Contact:

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SWC of Clinton and Marks Avenues - Fresno, California

Newmark Grubb
Pearson Commercial

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PROPERTY DETAILS & DEMOGRAPHICS

DESCRIPTION:

This planned shopping center development will be located at the southwest corner of Clinton and Marks Avenues in Fresno, California and the site encompasses 9± acres including the adjacent O'Reil ly Auto Parts. The location offers excellent exposure and direct, convenient access to U.S. Freeway 99 and Freeway 180 interchange. The proposed development will attract a customer base, servicing the daily needs of the population east and west of Freeway 99. The estimated trade area has a population of approximately 70,778±, which supports the need for "additional retail development."

Prominent, well-established developers and builders have taken a serious interest in West Fresno, resulting in additional housing as well as new schools including a collegiate stadium and K-12 education complex district.

TOTAL LAND SIZE:	9± acres
PARKING:	5± stalls per 1,000 sq. ft.
ZONING:	CG/UGM (Commercial General)
LEASE RATE:	Negotiable

DEMOGRAPHICS:

See Map for Primary Trade Area Boundaries on back page

	1 MILE	1.5 MILES	2 MILES	PRIMARY TRADE AREA	COUNTY OF FRESNO
Population Estimated 2015	19,014	41,570	66,777	70,778	971,217
Population Projection 2020	19,323	42,479	68,501	73,245	1,014,566
Estimated Growth 2015-2020	1.62%	2.19%	2.58%	3.49%	4.46%
Average HH Income 2015	\$37,424	\$41,626	\$43,259	\$46,905	\$60,382

Source: Claritas 2015

See page 4

TRAFFIC FLOW:

Clinton Avenue is one of the few streets in Fresno where traffic can cross Freeway 99. The intersection of Clinton and Marks is the first intersection west of Freeway 99 on Clinton Avenue, making the amount of traffic passing through this intersection on a daily basis substantial.

HIGHWAY 99 IMPROVEMENTS

Due to the California High-Speed Rail Project, the off-ramps and overpass at Clinton Avenue are being modified and widened and other existing off-ramps in the area are being closed.

TRAFFIC COUNTS:

There are 52,237± projected cars per day traveling through the intersection of Marks and Clinton Avenue.

Source: City of Fresno Department of Traffic Engineering (*A 3% increase multiplier has been applied per year to calculate ADT for 2015)

(SEE ENCLOSED TRAFFIC FLOW INFORMATION)

Approximately 105,000± projected cars per day travel on Freeway 99 at the Clinton Avenue exit.

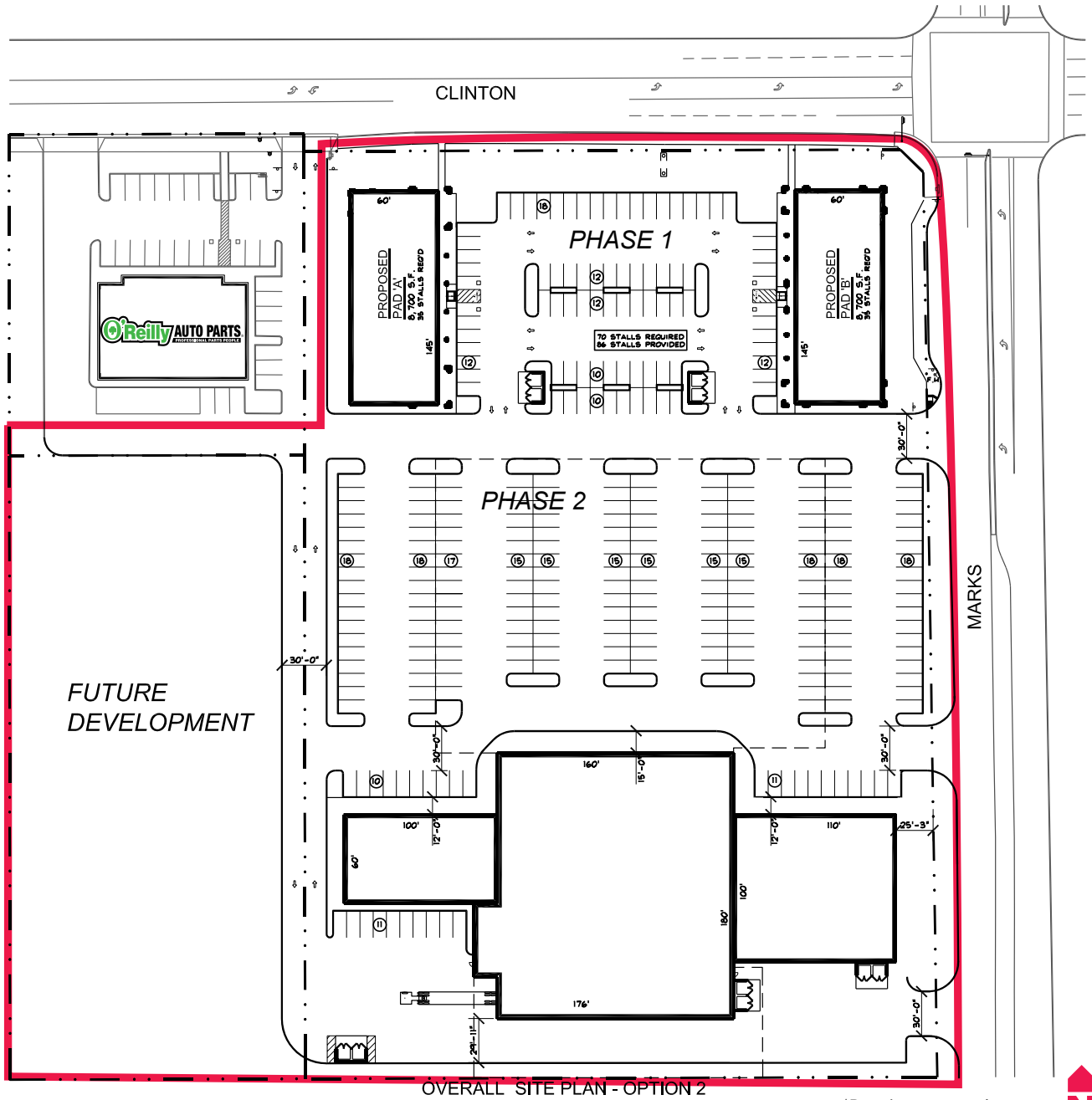
Source: Cal Trans (*A 3% increase multiplier has been applied per year to calculate ADT for 2015)

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PRELIMINARY SITE PLAN*



OVERALL SITE PLAN - OPTION 2

*Drawing not to scale

*Proposed Site Plan Subject to Change

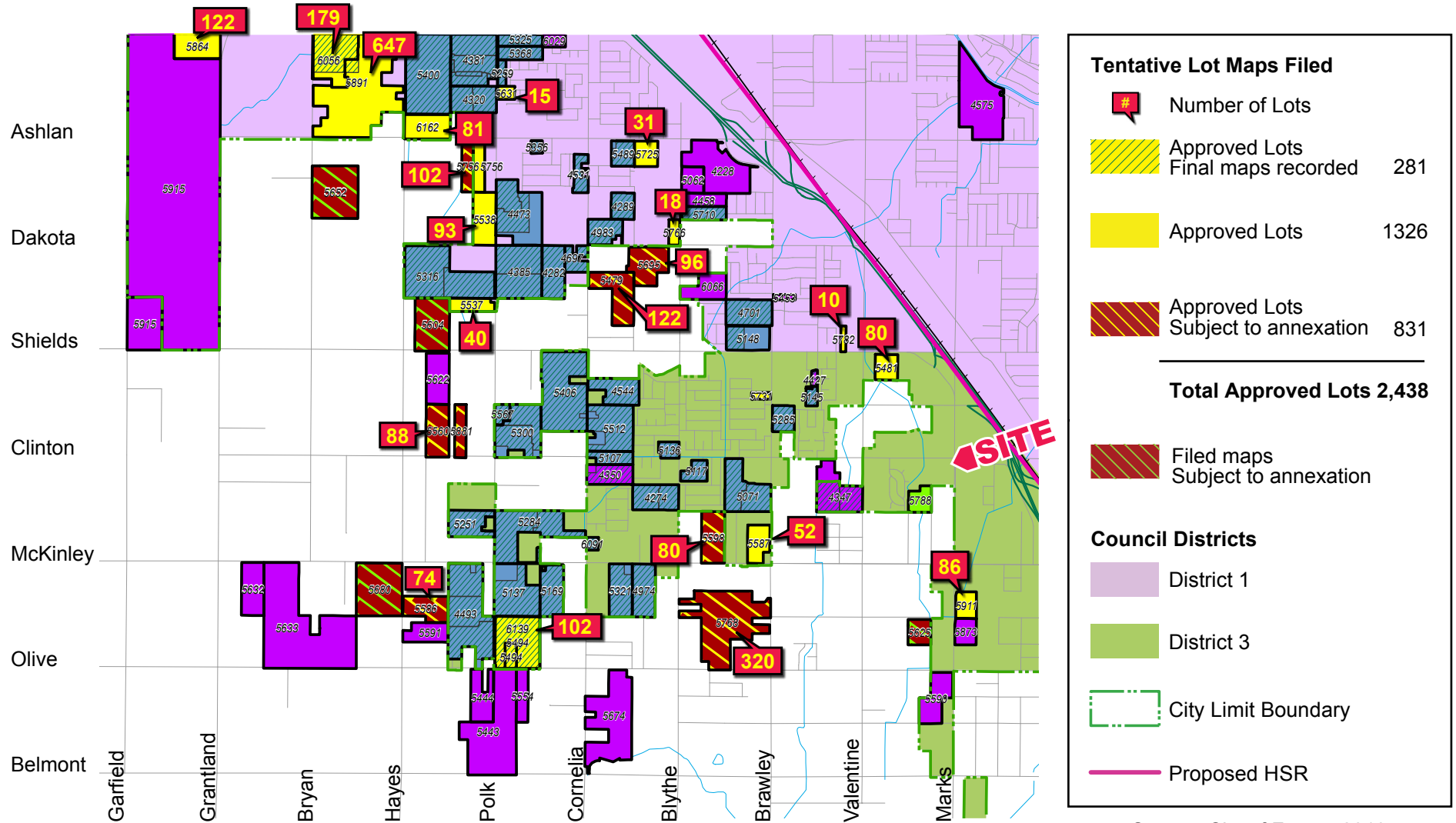


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WEST FRESNO HOUSING ACTIVITY MAP



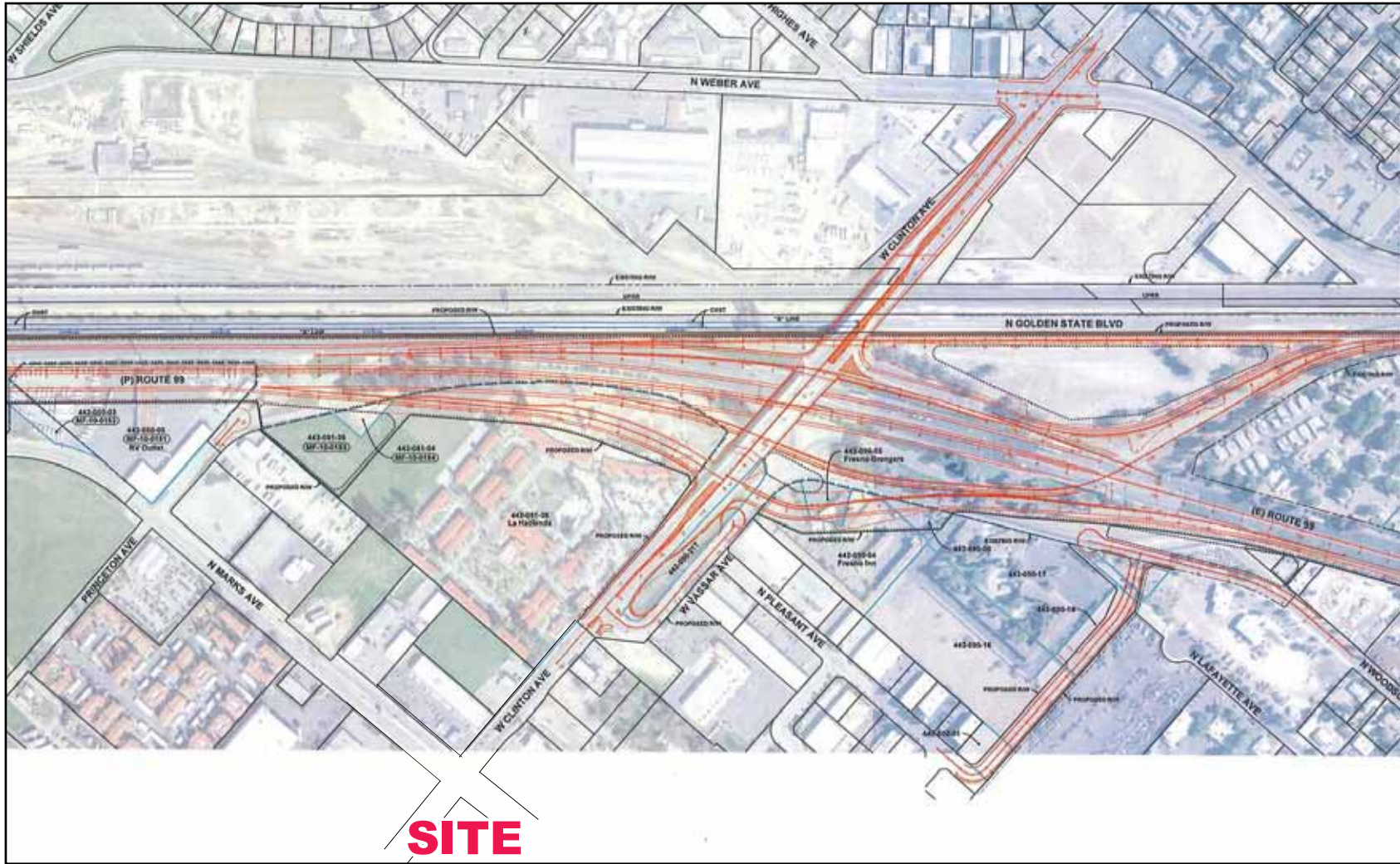
Source: City of Fresno 2018

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HIGH SPEED RAIL/PROPOSED NEW INTERCHANGE
- CLINTON AVENUE & FREEWAY 99



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PRIMARY TRADE AREA MAP

DEMOGRAPHICS:

Population Estimated 2015
Population Projection 2020
Estimated Growth 2015-2020
Average HH Income 2015

PRIMARY TRADE AREA

70,778
73,245
3.49%
\$46,905

Source: Claritas 2015



EXCLUSIVELY OFFERED BY:

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