

AVAILABLE FOR LEASE
NWC JENSEN AVE. & MARTIN LUTHER KING JR. BLVD

WEST CREEK VILLAGE MASTER PLANNED COMMUNITY

FRESNO, CA



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WEST CREEK VILLAGE

FRESNO, CA

PROPERTY INFORMATION

TOWN CENTER AVAILABLE SPACE:

Grocery Anchor:	60,000 - 80,000± SF
Cinema Anchor:	40,000± SF
Junior Anchor:	40,945± SF
Home Improvement:	20,109± SF
Quick Service Restaurants:	38,603± SF
Fast Food Restaurants:	2,500± SF
Bank:	2,500± SF
Office:	50,000± SF

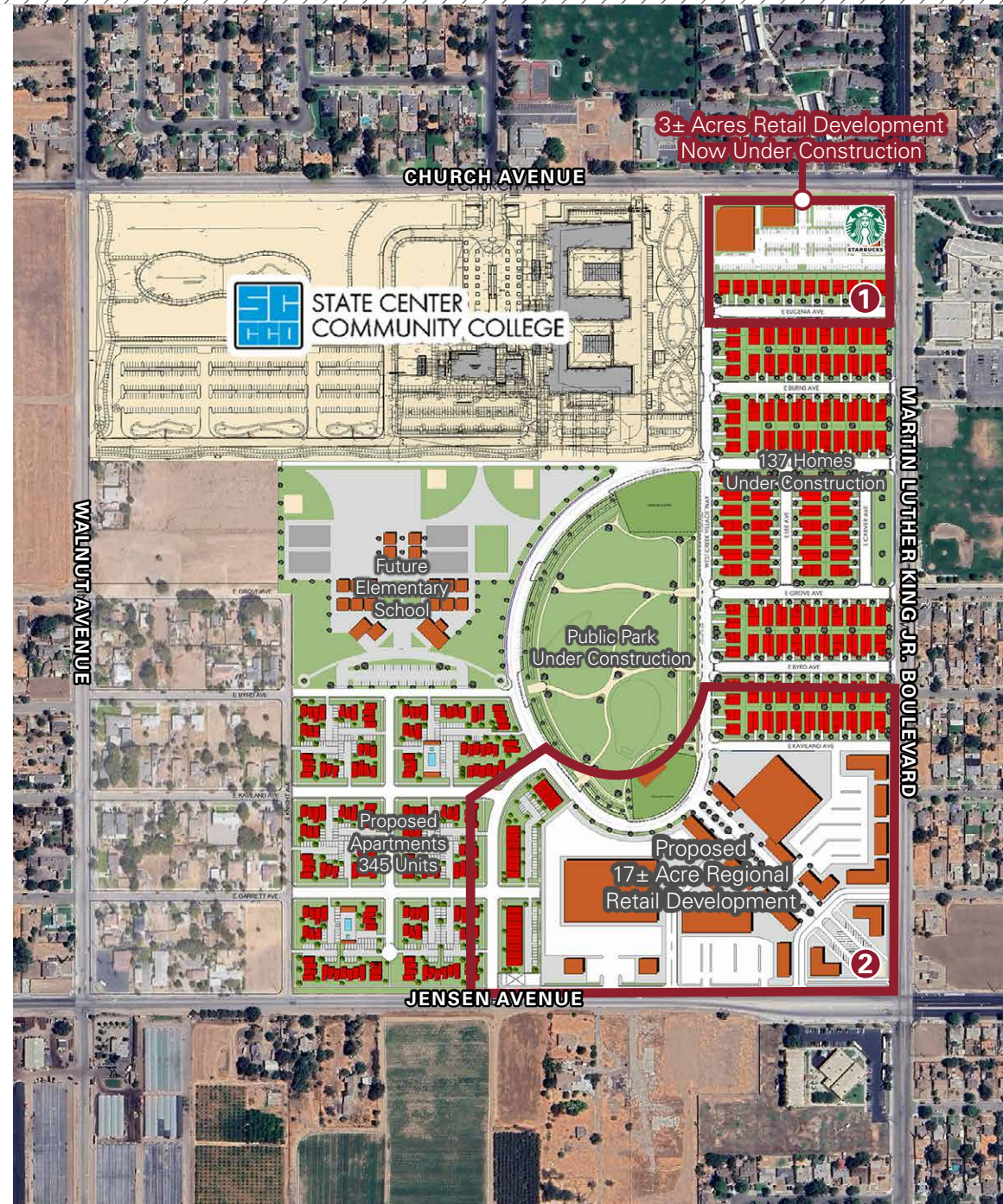
PROPERTY OVERVIEW:

West Creek Village is a 120-acre neighborhood in southwest Fresno comprising a 36-acre community college campus, a 10-acre community park, a seven-acre elementary school, quiet residential neighborhood streets lined by a mix of single and multi-family housing, and a transit-oriented, mixed-use town center. The town center is a lively mix of residential, retail and restaurants, and is proposed in two parts: One centered on a conventional, car-accessed grocery store, and the other on a walkable main street.

The automobile-oriented portion accommodates a 60,000–80,000 square-foot grocery store; 5,000–6,000 square-foot junior anchor stores selling a variety of merchandise such as clothing, home furnishings, sporting goods, pet supplies and travel accessories; and supporting restaurant and service businesses. Convenient surface parking is provided in a large parking field in front of these stores.

The rest of the town center will be anchored by a market hall and a cinema. Mixed-use buildings with retail, service, restaurants, cafes, and coffee shops link these anchors and define a traditional main street. Parking is provided on-street and in parking lots generally located at the center of each block.

Please refer to the Project Master Plan for info on new housing, the park, and overall master plan. The site is close to State Highways 41 and 99, a proposed regional center with new housing, office, retail and recreational components.



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AREA DEMOGRAPHICS

PROPERTY DESCRIPTION:

The commercial portions of the new master planned community West Creek Village will be located at the northwest corner of Jensen Avenue and Martin Luther King Jr. Blvd. and the southwest corner of Church Avenue and Martin Luther King Jr. Blvd.

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2030 Projection	17,257	76,125	213,638
	2025 Estimate	17,431	76,835	215,358
	Growth 2025-2030	-1.00%	-0.92%	-0.80%
	Growth 2020-2025	17.78%	-1.90%	-1.76%
	Growth 2010-2020	-17.68%	-0.69%	2.21%
HOUSEHOLD	2030 Projection	4,498	21,649	63,815
	2025 Estimate	4,512	21,670	64,023
	Growth 2025-2030	-0.31%	-0.10%	-0.33%
	Growth 2020-2025	13.39%	-0.68%	-0.97%
	Growth 2010-2020	-6.18%	9.22%	6.45%
	<i>2025 Est. Average HH Income</i>	\$43,872	\$55,170	\$64,697

Source: Claritas 2025



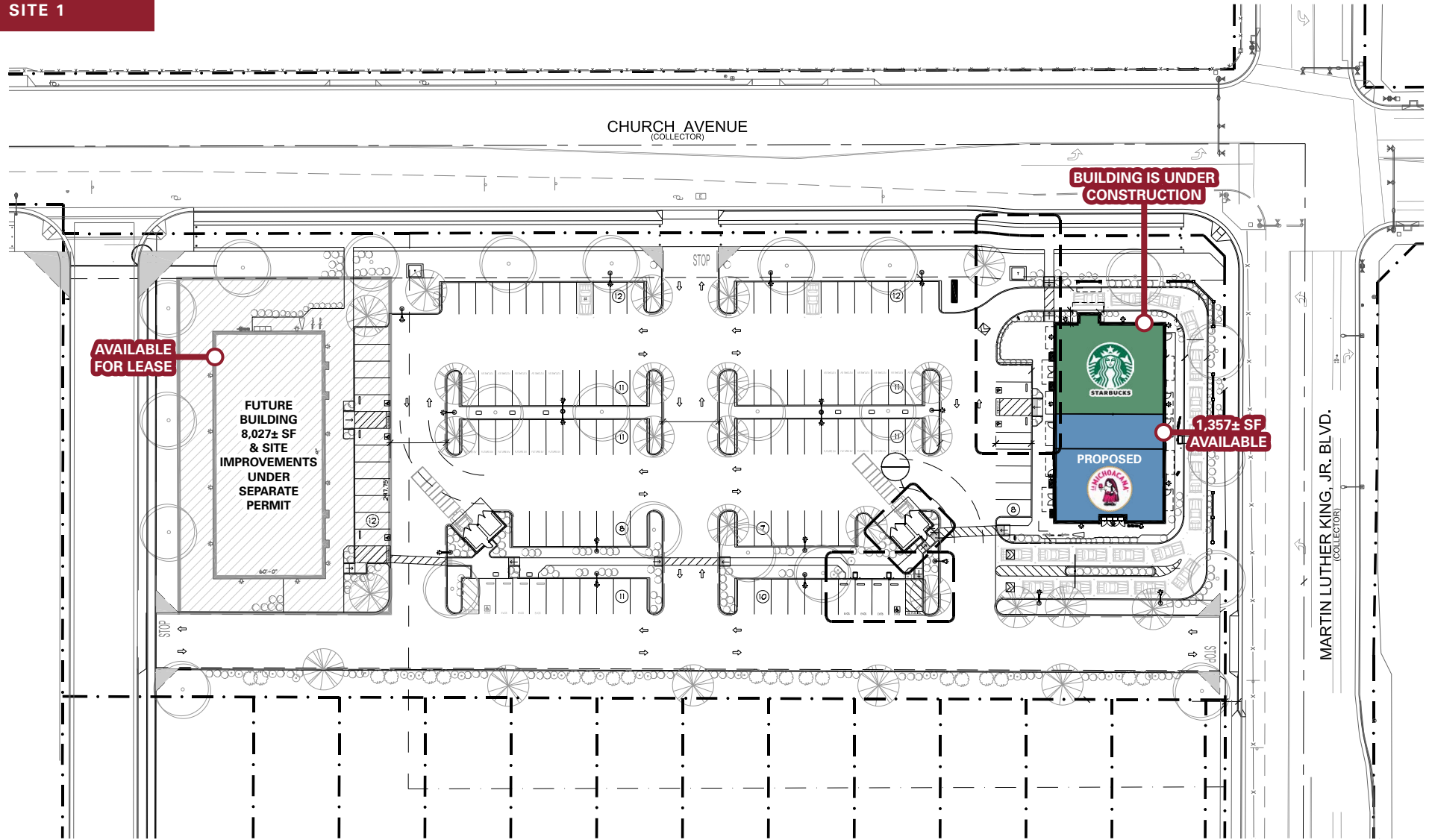
TRAFFIC COUNTS

18,659± ADT

Martin Luther King Jr Boulevard at Church Avenue
(Intersection)

Source: Kalibrate TrafficMetrix 2025

SITE 1

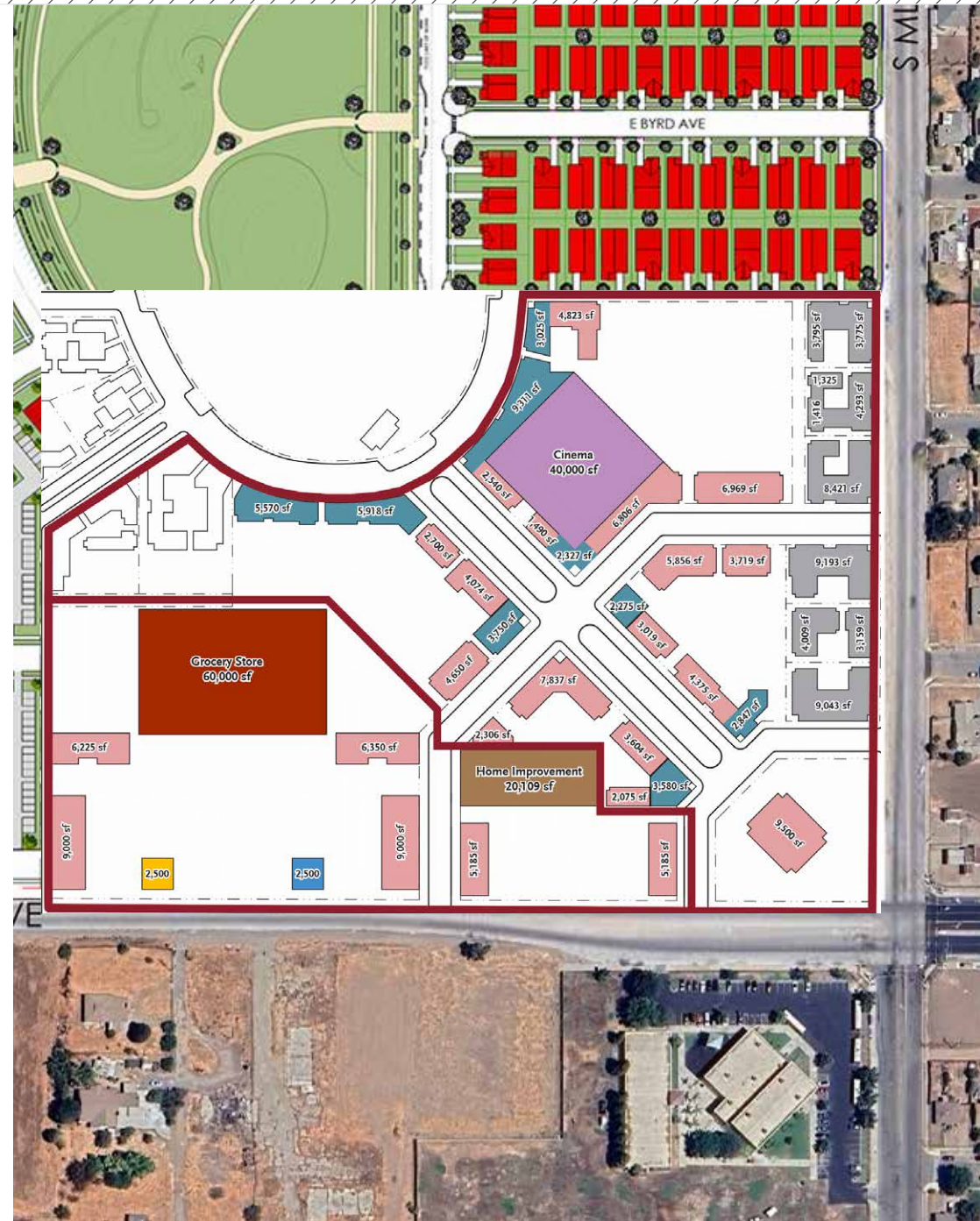


DRIVE THRU 3,000± SF
OFFICE/RETAIL 3,420± SF



SITE 2

Use	Phase 4	Phase 6	Total
General Retail Services *	0± SF	76,343± SF	76,343± SF
*Including florist, mall center, barber, hair, nails, bike shop, cards, gifts, pharmacy, apparel, shoes, personal services			
Grocery Store	60,000± SF	0± SF	60,000± SF
Cinema	0± SF	40,000± SF	40,000± SF
Home Improvement Store	20,109± SF	0± SF	20,109± SF
Junior Anchors *	40,945± SF	0± SF	409± SF
*Including department store merchandise, pets, sporting goods, arts & crafts, cosmetics, bed-bath, home furnishings, appliances			
Restaurant *	38,603± SF	0± SF	38,603± SF
*Including quick casual food, pizza, ice cream, coffee, restaurants, and cafes			
Fast Food Restaurant	2,500± SF	0± SF	2,500± SF
Bank	2,500± SF	0± SF	2,500± SF
Office	0± SF	50,000± SF	50,000± SF
Total	126,054± SF	154,946± SF	331,000± SF



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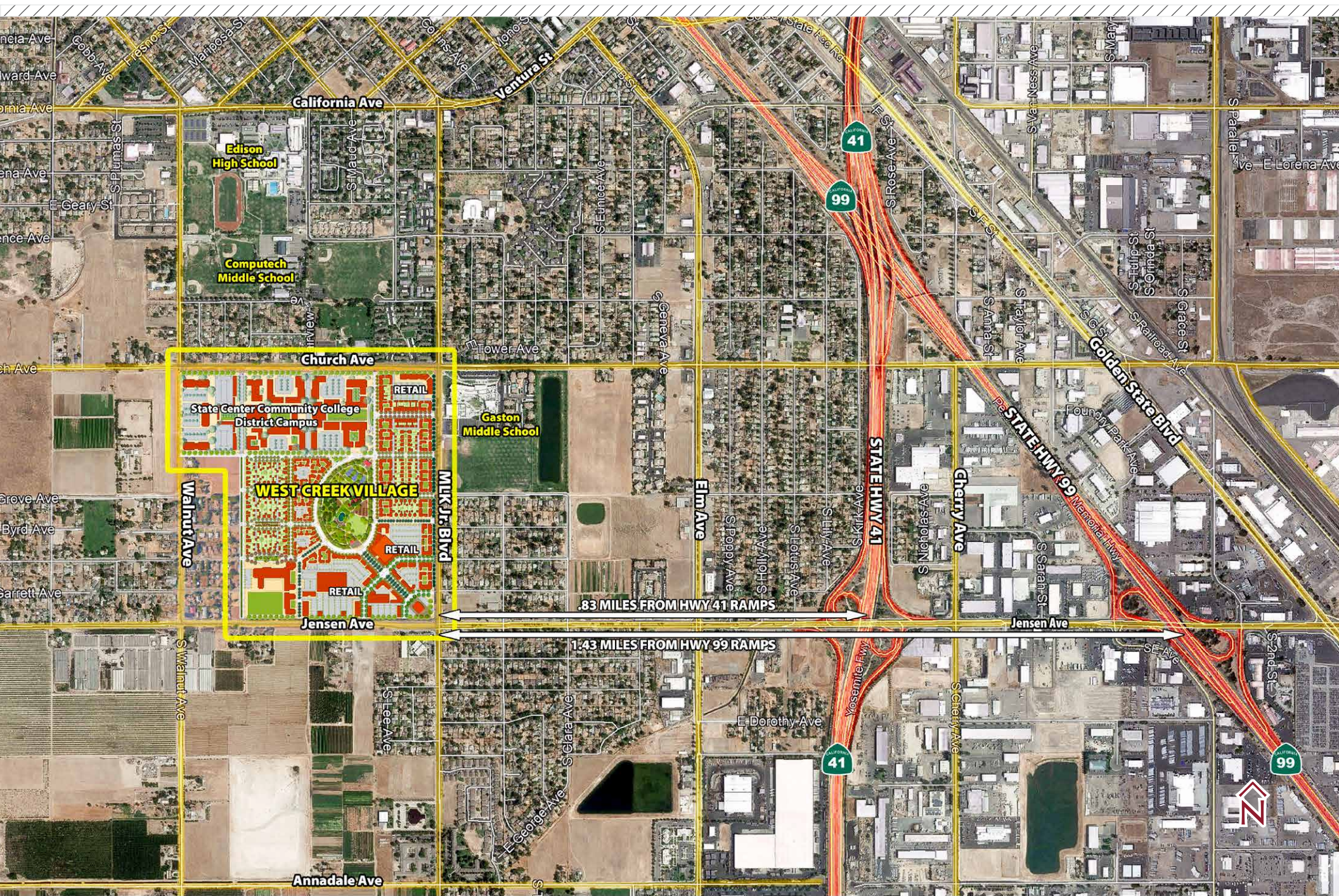
AERIAL
MAP



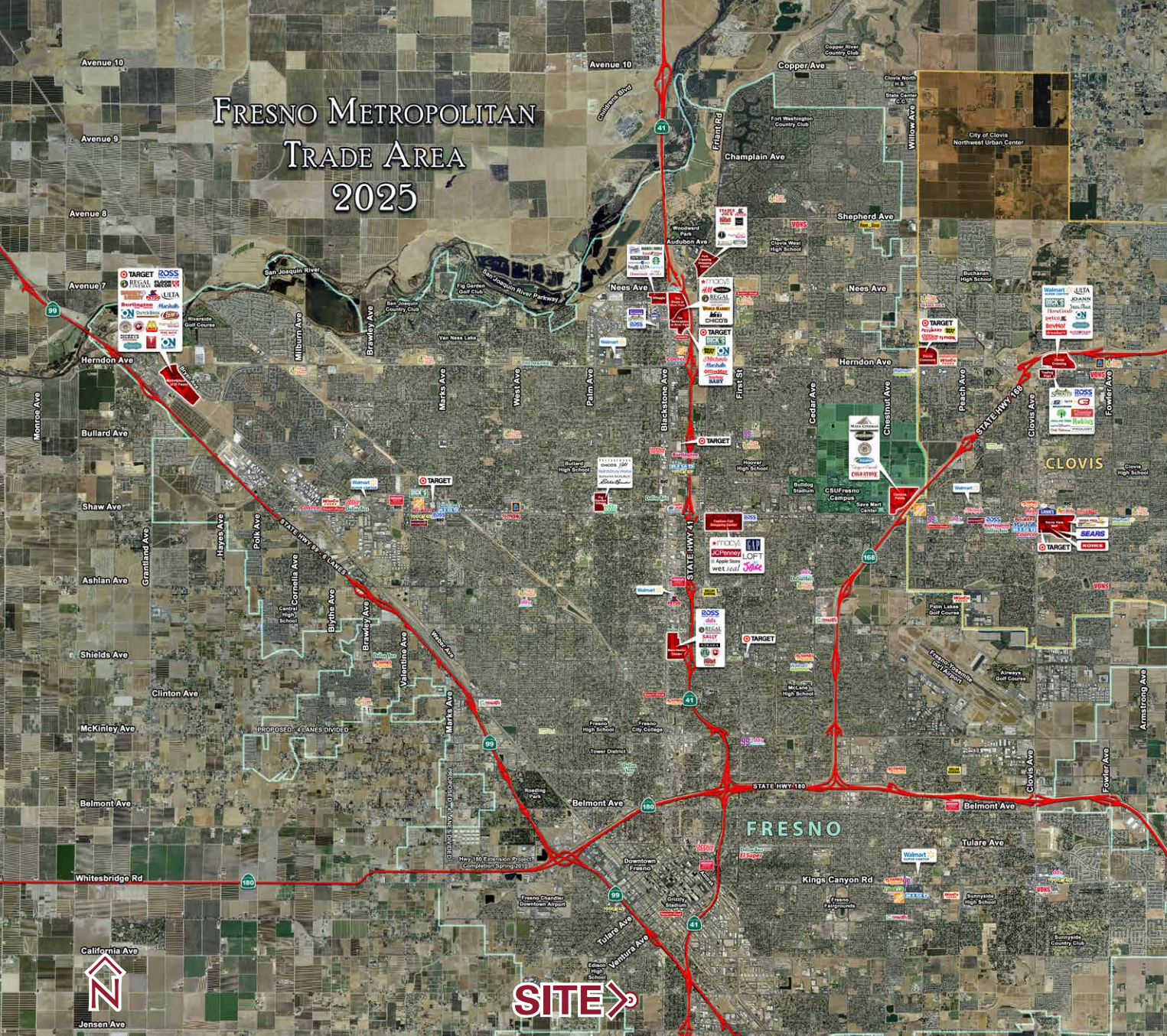
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LOCATION MAP



FRESNO METROPOLITAN TRADE AREA 2025



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