



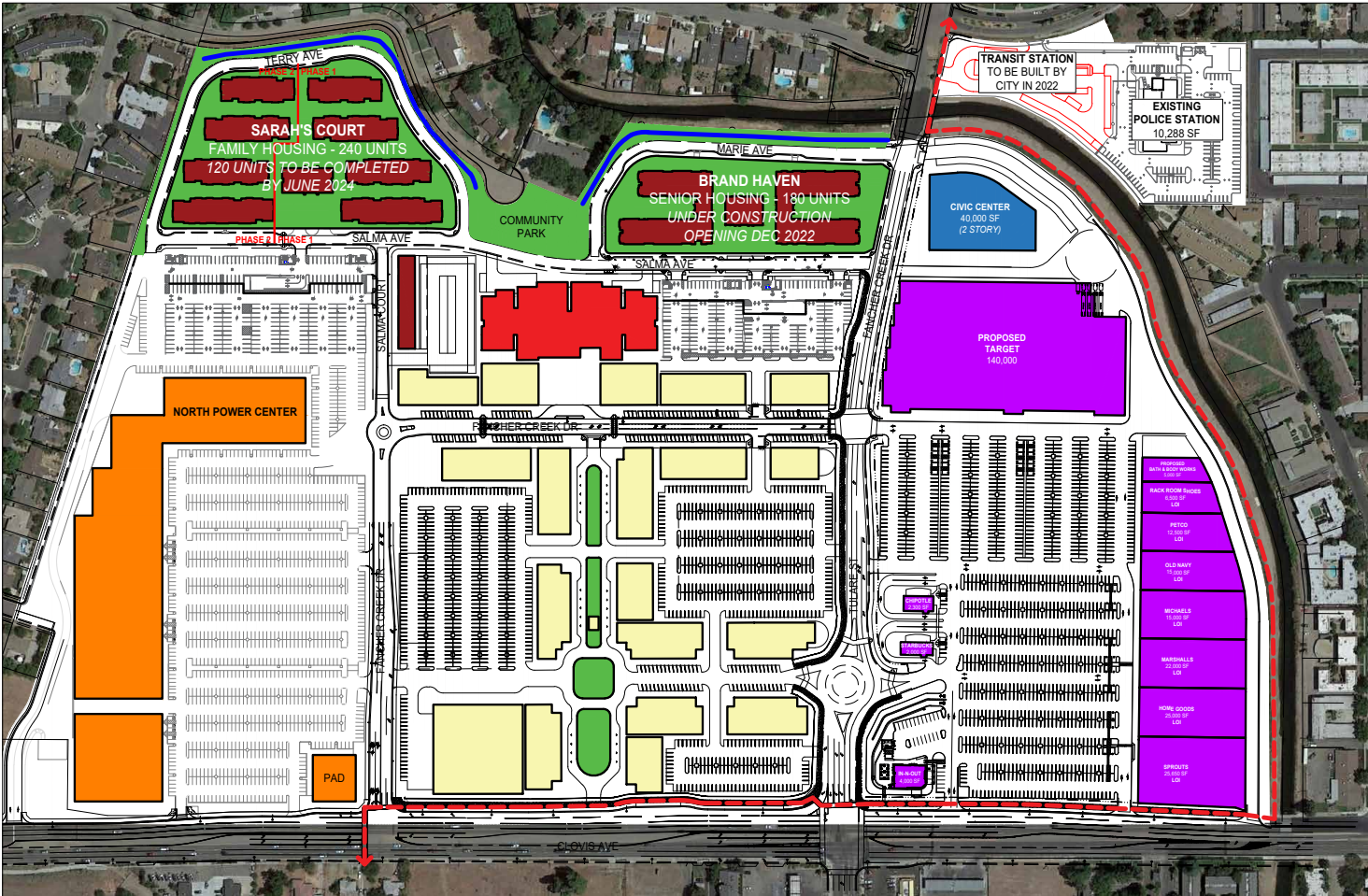
fancher creek
TOWN CENTER

A Master Development, consisting of big box retail, lifestyle retail, restaurants, services, residential, entertainment, parks, and more. Located in an up and coming southeast district in Fresno, California, the project will serve Fresno, Sanger, Fowler, Selma, and Reedley.

Be a Part of Something Great.

LIVE • WORK • PLAY

FANCHER CREEK TOWN CENTER Overall Project



LEGEND

- COMMUNITY TRAIL
- LINEAR PARK

- NORTH POWER CENTER
COMMERCIAL STORES AND PADS
300,000 SF
- SOUTH POWER CENTER
COMMERCIAL STORES AND PADS
350,000 SF
- LIFESTYLE STORES & RESTAURANTS
350,000 SF
RESTAURANTS NOT TO EXCEED 100,000 SF

- TRANSIT STATION
MOVIE THEATER - 2,700 SEATS
PARKING: 1 STALL / 4 SEATS
- OFFICE AND CIVIC USE
160,000 SF
PARKING: 4 STALLS / 1,000 SF
- MULTIFAMILY RESIDENTIAL HOUSING
65 DU/AC 660 UNITS
PARKING: 1.5 STALLS / UNIT
- HOTEL
94,500 SF
120 KEYS

- PLAZA, RECREATION, AND PARK SPACE
8 ACRES

THE SHAPE AND LOCATIONS OF THE BUILDINGS CAN VARY. THE OVERALL BUILDING SIZE IS NOT TO EXCEED THE STATED SQUARE FOOTAGES.



fancher creek
town center

GROUND FLOOR



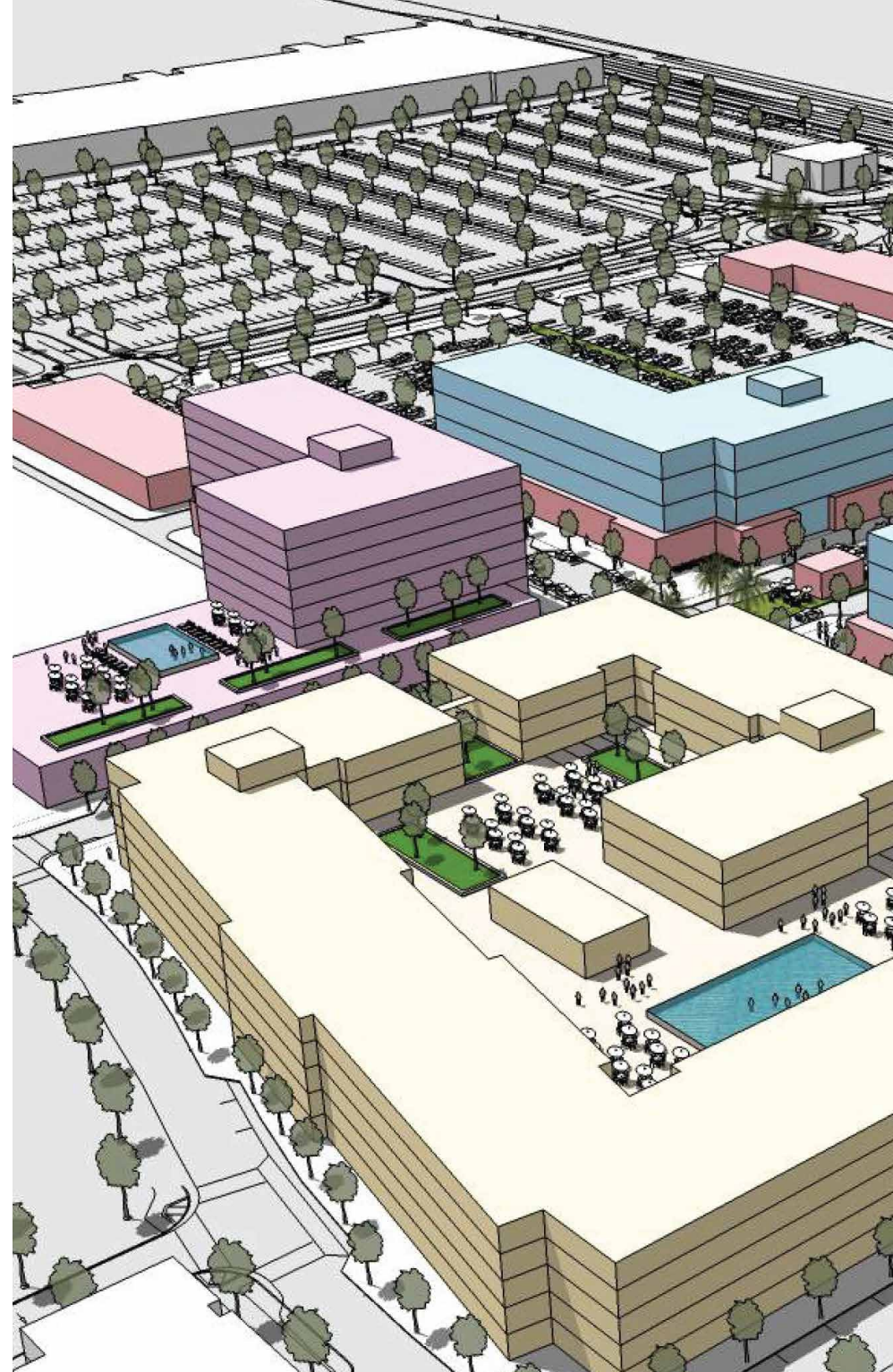
FRESNO, CA 05/19/22
FANCHER CREEK TOWN CENTER, LLC

PROJECT SUMMARY

The Fancher Creek Master Planned Community, the first major mixed use development of its kind in the Central Valley, amplifies the theme of "Live, Work and Play". The main commercial component to the community is a 95-acre mixed use regional commercial shopping center known as Fancher Creek Town Center. Truly a mixed-use concept, the "Town Center" is designed to include 1-million square feet of commercial retail, lifestyle and restaurant space, 740 multi-family residential units, office and civic uses as well as a plaza and recreation areas for visitors to enjoy.

We are currently pre-leasing the first phase of Fancher Creek Town Center, which will include approximately 250,000 square feet of retail space including anchors, pads and shops. The first phase will encompass approximately 22 acres and will be known as "The Marketplace at Fancher Creek". This phase will include the completion of Fancher Creek Drive, connecting Tulare Avenue to the neighborhoods, making the Town Center part of the community it serves.

As we look forward to the completion of future phases we strive to preserve the natural beauty of the one common thread that ties together this area of the community, Fancher Creek. The natural resource will be maintained to create a Parkway and Trail offering a variety of outdoor activities that enhance the true mantra of "Live, Work and Play".



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 36.6275/-119.6022

Trade Area	Trade Area
Population	
2021 Estimated Population	647,635
2026 Projected Population	668,853
2020 Census Population	644,178
2010 Census Population	600,350
Projected Annual Growth 2021 to 2026	0.7%
Historical Annual Growth 2010 to 2021	0.7%
2021 Median Age	31.4
Households	
2021 Estimated Households	194,477
2026 Projected Households	201,866
2020 Census Households	193,315
2010 Census Households	177,385
Projected Annual Growth 2021 to 2026	0.8%
Historical Annual Growth 2010 to 2021	0.9%
Race and Ethnicity	
2021 Estimated White	32.4%
2021 Estimated Black or African American	5.9%
2021 Estimated Asian or Pacific Islander	12.0%
2021 Estimated American Indian or Native Alaskan	2.3%
2021 Estimated Other Races	47.4%
2021 Estimated Hispanic	60.2%
Income	
2021 Estimated Average Household Income	\$66,344
2021 Estimated Median Household Income	\$55,056
2021 Estimated Per Capita Income	\$20,099
Education (Age 25+)	
2021 Estimated Elementary (Grade Level 0 to 8)	16.0%
2021 Estimated Some High School (Grade Level 9 to 11)	11.5%
2021 Estimated High School Graduate	24.5%
2021 Estimated Some College	23.7%
2021 Estimated Associates Degree Only	8.7%
2021 Estimated Bachelors Degree Only	11.1%
2021 Estimated Graduate Degree	4.4%
Business	
2021 Estimated Total Businesses	17,875
2021 Estimated Total Employees	192,421
2021 Estimated Employee Population per Business	10.8
2021 Estimated Residential Population per Business	36.2

TRADE AREA DEMOGRAPHICS



Population

2021 Estimated **647,635** 2026 Projected **668,853**

Households

2021 Estimated **194,477** 2026 Projected **201,866**



Income

2021 Avg. HH Income **\$66,344** 2021 Median HH Income **\$55,056**



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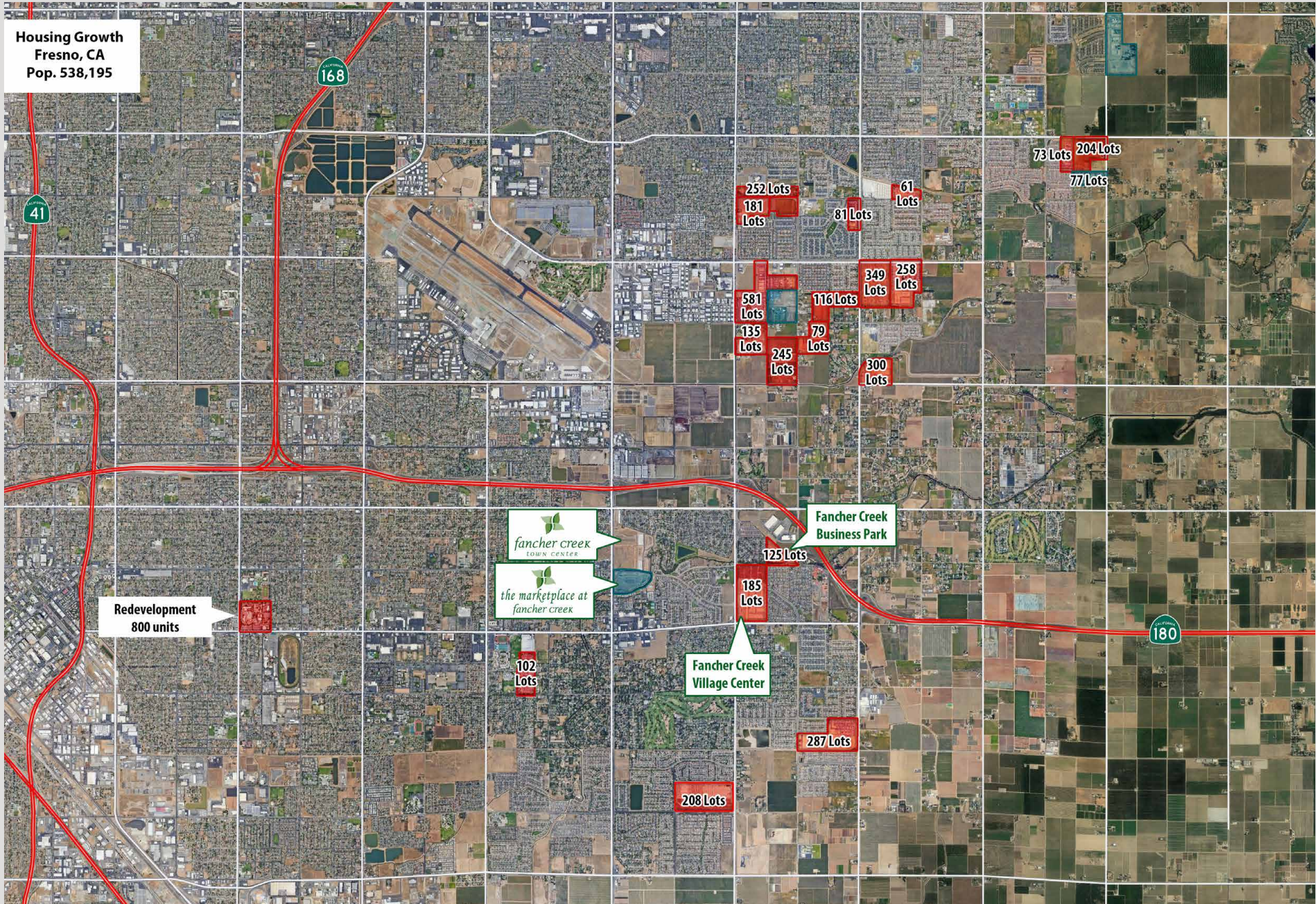
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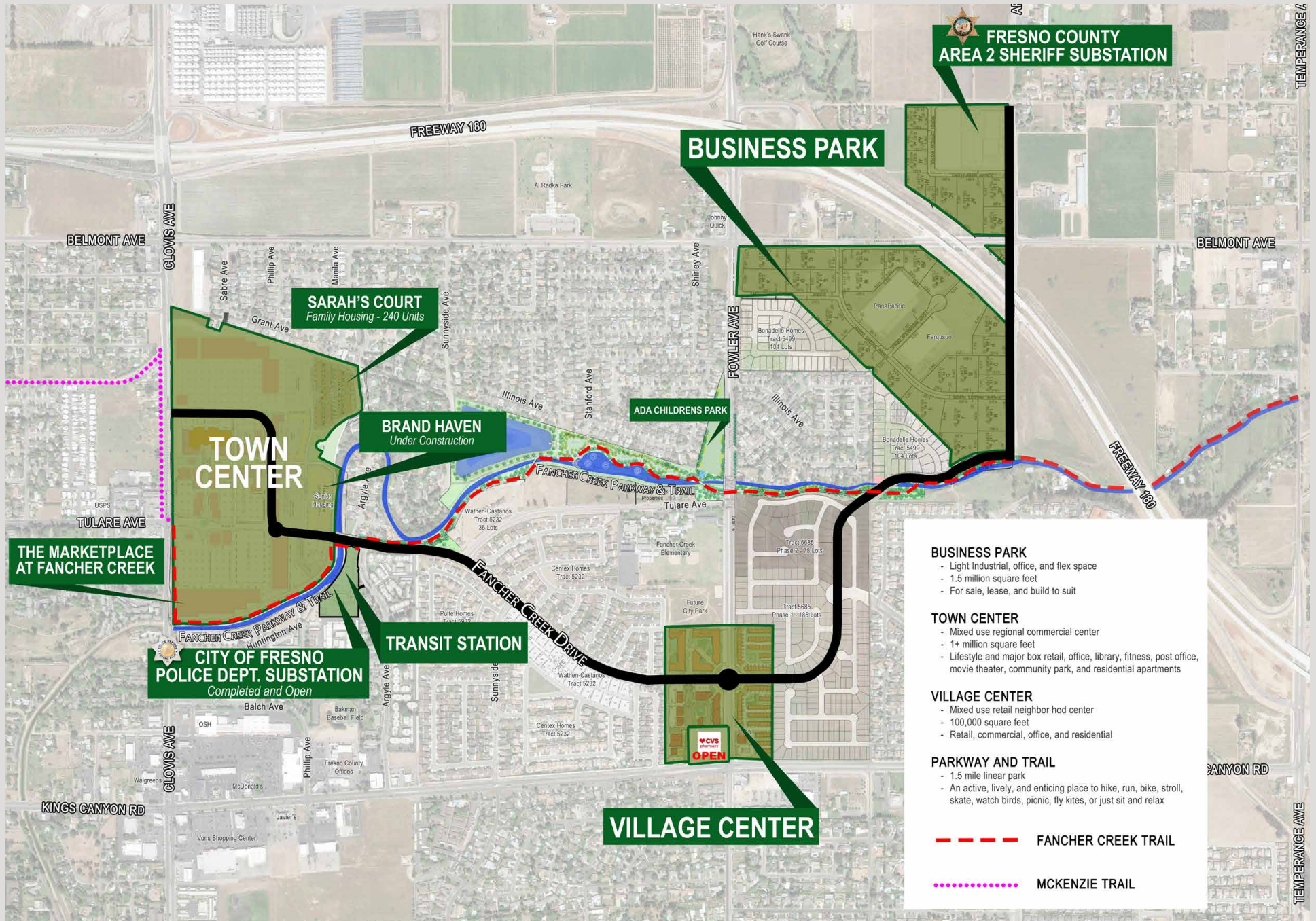
FRESNO / CLOVIS METROPOLITAN TRADE AREA

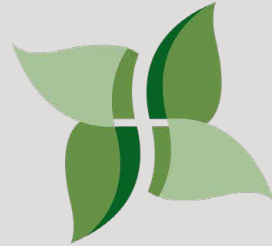


SOUTHEAST FRESNO HOUSING GROWTH



FANCHER CREEK NEIGHBORHOOD MASTER PLAN





fancher creek

Be A Part of Something Great.

FOR LEASING INFORMATION, PLEASE CONTACT:

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