

PLANNED RETAIL SHOPPING CENTER AVAILABLE FOR LEASE

SWC of Clinton and Marks Avenues - Fresno, California



PRIMARY TRADE AREA: ESTIMATED AT 81,663± POPULATION

HIGHLIGHTS

- ◆ **Adjacent to O'Reilly Auto Parts**
- ◆ **New residential growth area**
- ◆ **Estimated Traffic Volume: 32,676± projected cars per day**
- ◆ **Excellent access/visibility from Freeway 99**

For Additional Information Please Contact:

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SWC OF CLINTON AND MARKS AVENUE - FRESNO, CA AVAILABLE FOR LEASE

PROPERTY INFORMATION

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'Reilly 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 81,663±, 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
Population Estimated 2019	19,176	41,816	67,812	81,663
Population Projection 2024	19,609	42,863	69,711	84,346
Estimated Growth 2019-2024	2.26%	2.50%	2.80%	3.29%
Average HH Income 2019	\$38,384	\$45,902	\$50,259	\$58,560

Source: Claritas 2019

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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 32,676± projected cars per day traveling through the intersection of Marks and Clinton Avenue.

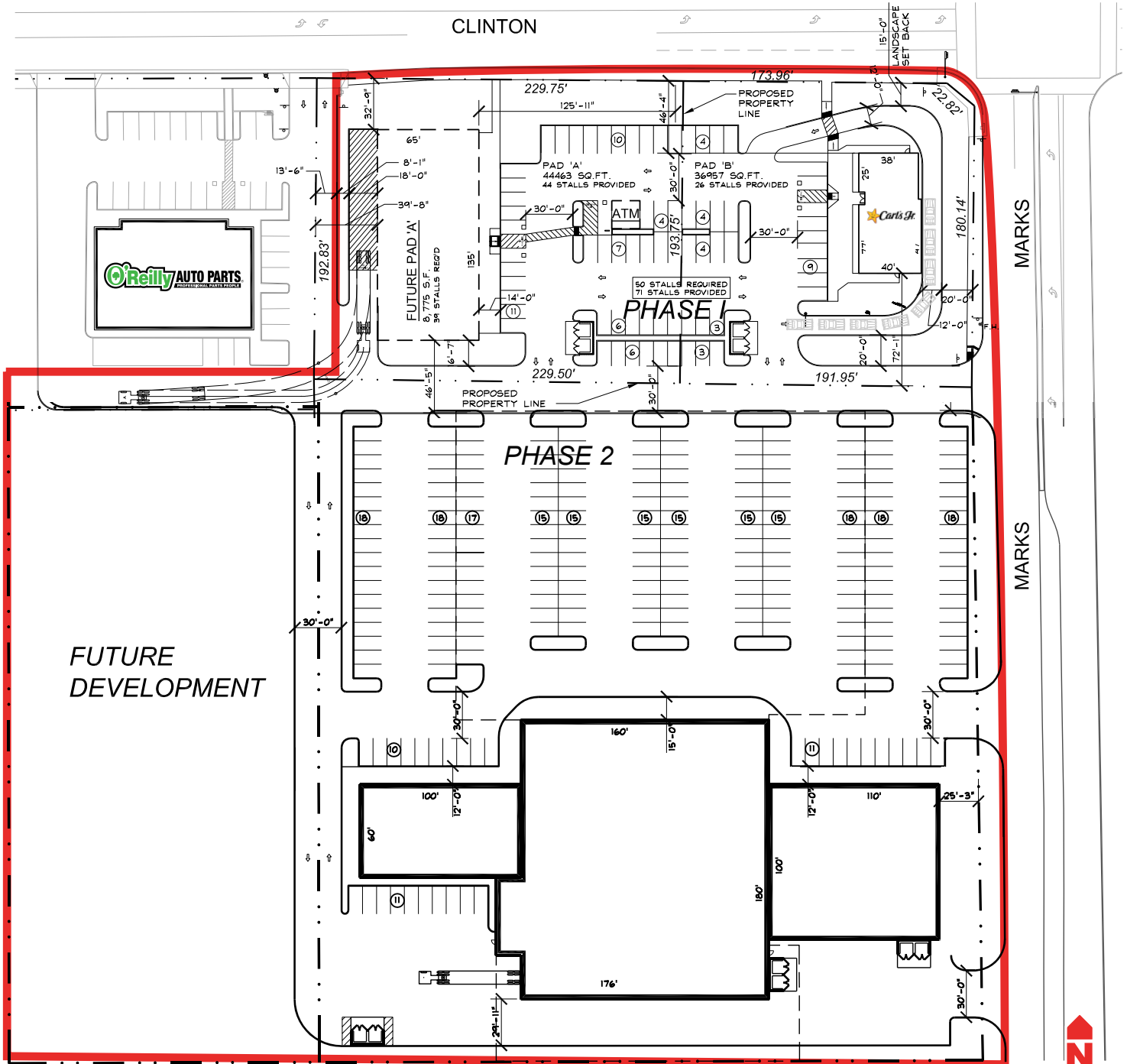
Source: Kalibrate TrafficMetrix 2019

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



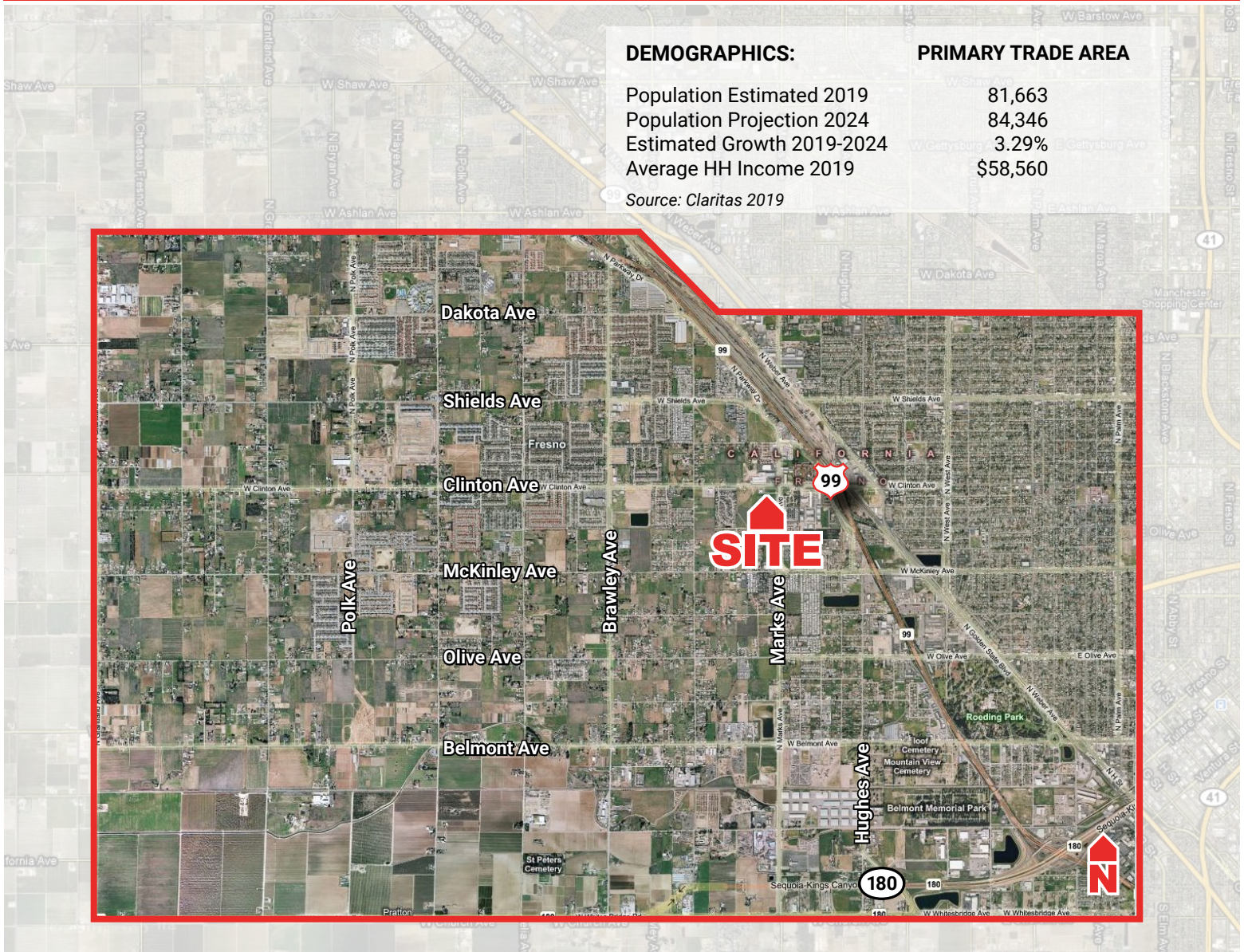
*Proposed Site Plan Subject to Change

OVERALL SITE PLAN - OPTION 2

*Drawing not to scale

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PRIMARY TRADE MAP



DEMOGRAPHICS:

Population Estimated 2019
Population Projection 2024
Estimated Growth 2019-2024
Average HH Income 2019

PRIMARY TRADE AREA

81,663
84,346
3.29%
\$58,560

Source: Claritas 2019

EXCLUSIVELY OFFERED BY:

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