



300 W. PONTIAC WAY
CLOVIS, CALIFORNIA



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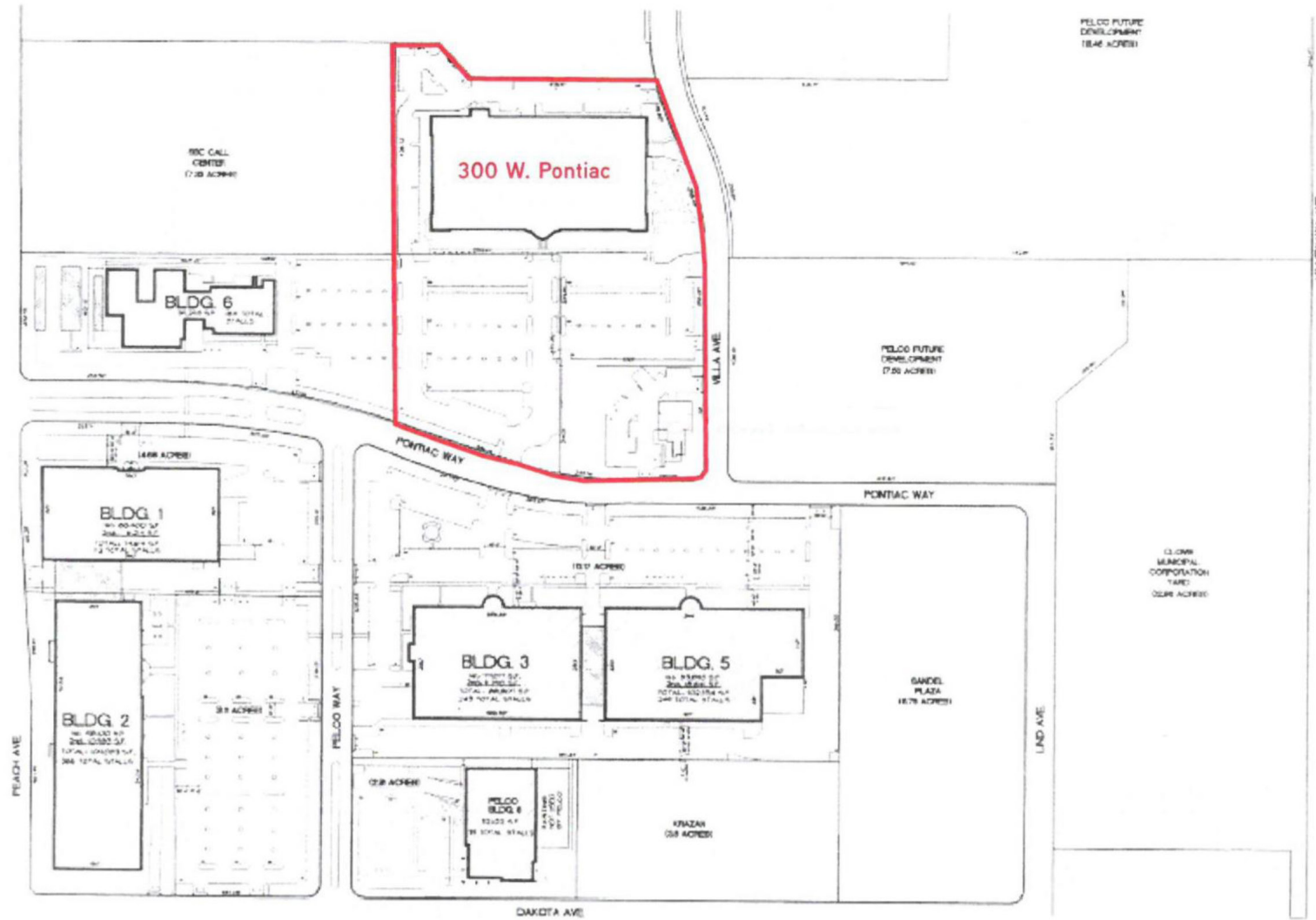
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Property Highlights Office

Executive Board Room	
Executive Lounge	
Private offices:	97
Cubicles:	368
Total Workspace:	465
Multiple Break Rooms	
Multiple Conference Rooms	
Expandable:	Yes, Warehouse convertible to additional
100,000 SF of Office	
Full Furnishings:	Yes, for immediate occupancy
Convertible Space:	Yes, can be divided for multiple tenants
Incentives:	Fee Reductions, Foreign Trade Zone



PROPERTY COMMENTS

This property was built in 2005 and is in premier condition. The improvements consist of ±101,696 square feet of 1st and 2nd floor office, and ±49,897 square feet of warehouse. The warehouse contains skylights, reznor heaters, and evaporative coolers throughout. On the north side of the building is a large back-up generator for supplemental power, and on the east is a large outdoor break area with mature landscaping and 24 tables and shade umbrellas.

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Property Highlights Office

Building Size:	±101,696 SF – Office ±49,897 SF – Warehouse ±151,593 SF – Total
Zoning:	C-M (Commercial Manufacturing)
Clear Height:	26'
Parking:	Ample
Truck Wells:	One well with 2 Truck Spots
Sprinklers:	Yes
Reznor Heaters:	Yes (In Warehouse)
Evaporative Coolers:	Yes (In Warehouse)
Office Heating/Cooling:	Yes, Full Climate Control
Construction:	Concrete Tilt-Up
Electrical:	3,000 Amp, 480 Volt, 3 Phase
Land Area:	Approximately 9 Acres
Lease Rate:	\$1.35 NNN



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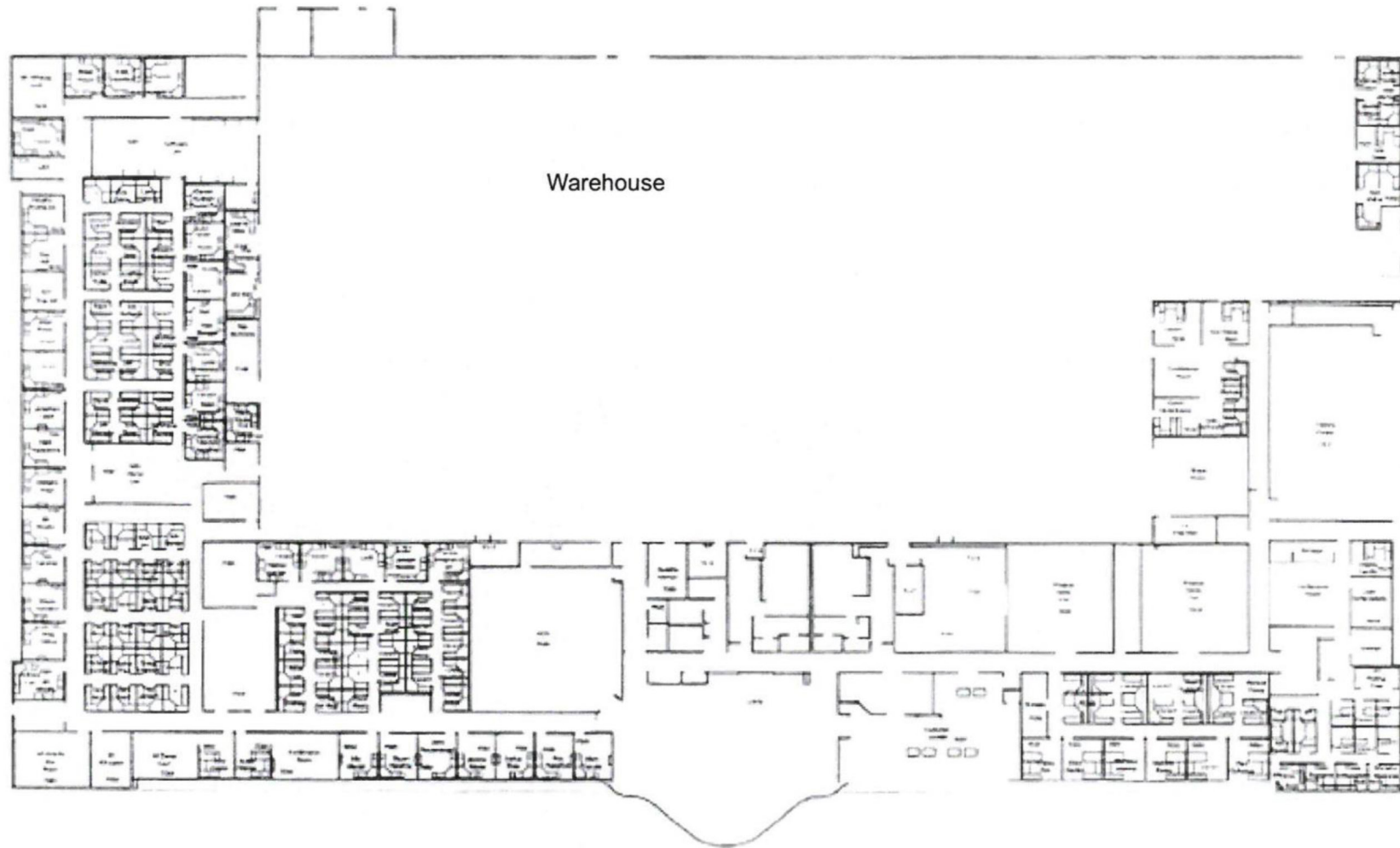
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First Floor Plan



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Second Floor Plan



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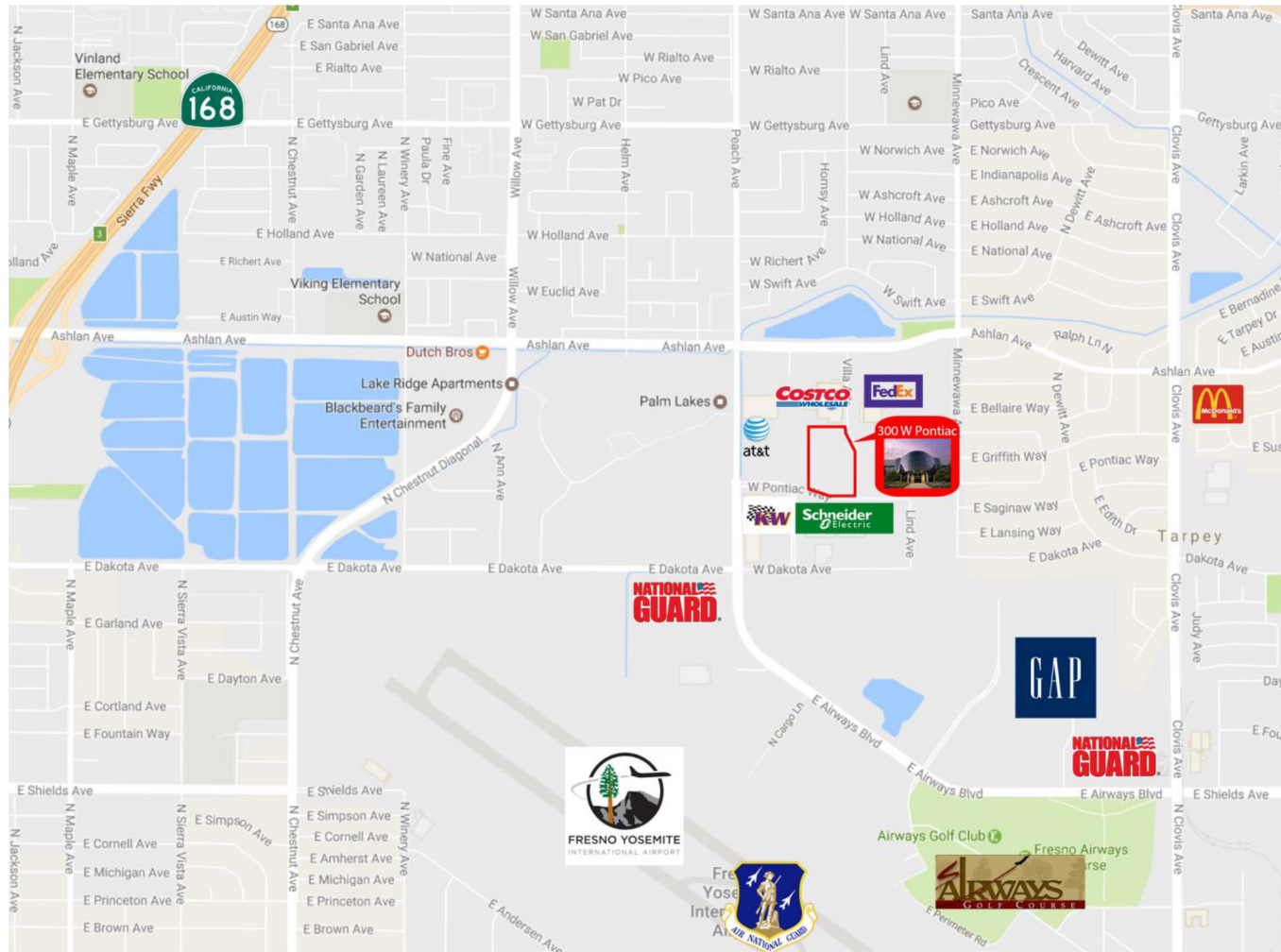
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Property Aerial



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Market and Demographic Overview

POPULATION

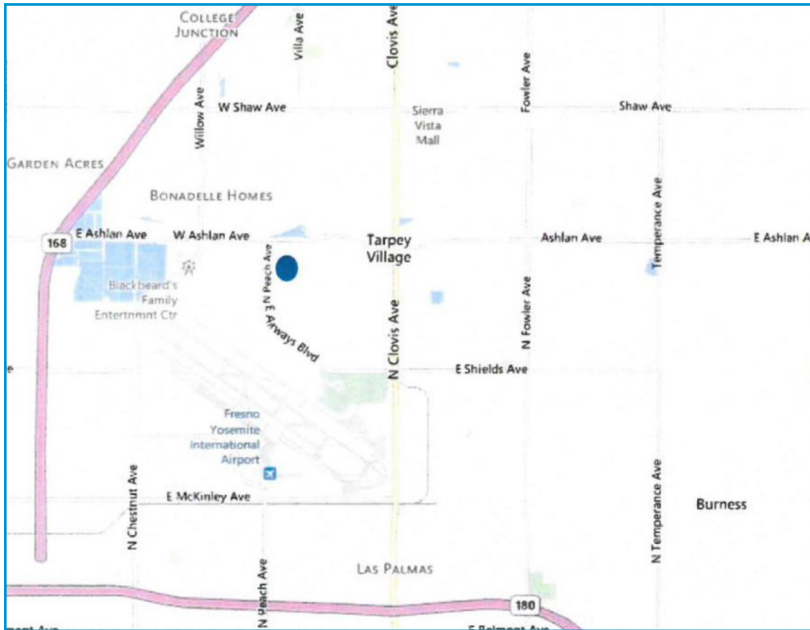
	1 MILE	3 MILES	5 MILES
Estimated Population (2015)	9,951	129,156	355,865
Census Population (2000)	9,494	116,924	310,106
Projected Population (2020)	9,971	131,302	368,836
Historical Annual Growth			
2015-2020	0.2%	1.7%	3.8%
Avg. Household Income	\$47,238	\$51,959	\$60,053

LOCATION OVERVIEW

Fresno is a City centrally located in the state of California. As of 2015, the city's population was 520,159 making it the 5th largest city in California and the 34th largest in the nation. Fresno is in the center of the San Joaquin and is approximately 200 miles (320 km) north of Los Angeles, and 170 miles (270 km) south of the state capital Sacramento.

Metropolitan Fresno, unlike the other metropolitan regions of California, is still largely agricultural and contains a large rural land area and is center in the San Joaquin Valley. The metropolitan area is located between the larger metropolitan areas of California, bordering the southernmost boundaries of the San Francisco Bay Area and separated from the Greater Sacramento and Greater Los Angeles Areas to the north and southern respectively by long distances or rural and farmland. Additionally, the lifestyle and culture of Metropolitan Fresno does not reflect the San Francisco or Sacramento influence as other areas have in Northern California. This is due to distance from the state capital and other large metropolitan areas. Instead, Metropolitan Fresno is more influenced by the interior valley region of California.

Fresno is one of the fastest growing cities in the United States, with the region having a growth of over 20% since 2000. Fresno is a major transportation hub for visitors heading to Yosemite, Kings Canyon National Park and Sequoia National Parks, which are 60 miles (97 km) and 75 miles (121 km) away from Fresno. The United States Military has a heavy presence in the Fresno area and numerous divisions are based in Fresno, including the 40th Aviation Brigade and 144th Fighter Wing. Fresno County is the largest agricultural county and has the largest concentration of agriculture when compared to any other county in the United States.



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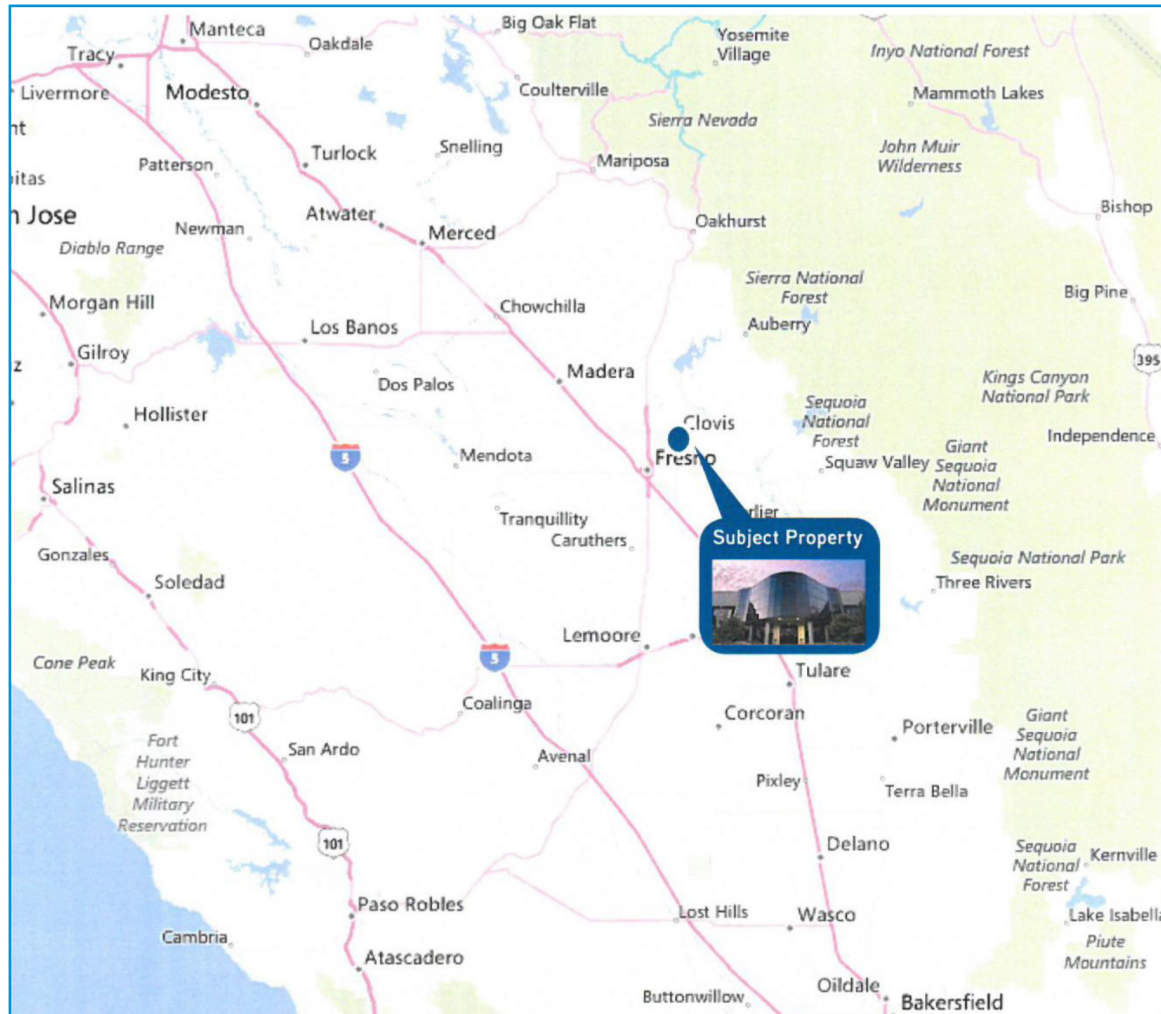
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Regional Map



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