

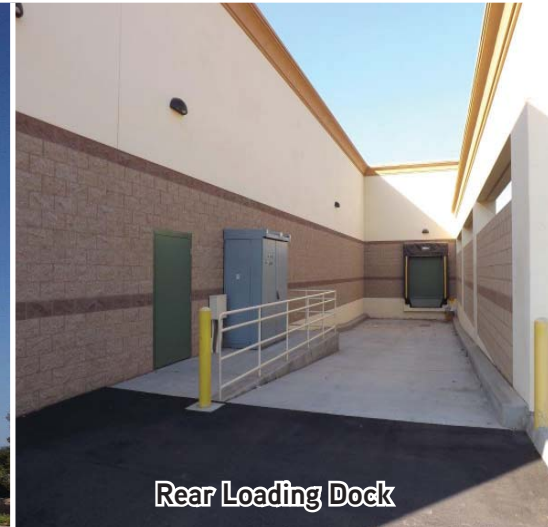
FOR LEASE > RETAIL SPACE

The Crossing Shopping Center

SEC HERNDON AND MILBURN AVENUES, FRESNO, CALIFORNIA



"Fresh & Easy" Building Available!
13,969 SF



Rear Loading Dock



Street Signage

Shops & Anchor Space Available

Building Information

- > **Size Available:** Fresh & Easy Building - 13,969 SF
Future Anchor Space - Up to ±30,700 SF
Shop Space - 1,000 to 3,056 SF
- > **Asking Rate:** Call agent for pricing.
- > **Cutomer Traffic:** Over 46,000 cars per day exposure (City of Fresno)

> Customer Demographics:	Population	Avg. HH Income
1 Mile:	16,062	\$88,941
2 Miles:	42,968	\$90,272
3 Miles:	70,727	\$91,350

Co-Tenants:

CVS

**WELLS
FARGO**

Papa Murphy's
TAKE 'N BAKE PIZZA

AGENT: MARK HENRY
559 221 1271 | EXT. 107
FRESNO, CA
mark.henry@colliers.com
BRE #00869280

AGENT: STEVE RONTCELL
559 221 1271 | EXT. 113
FRESNO, CA
steve.rontell@colliers.com
BRE #00932510

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7485 N. Palm Avenue, #110
Fresno, CA 93711
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For Lease > The Crossing Shopping Center

SEC HERNDON AND MILBURN AVENUES, FRESNO, CALIFORNIA



- > High Visibility and Traffic Volume Intersection!
- > Close to Highway 99 & Herndon Ave On/Off Ramp!
- > 46,000+ Average Daily Traffic.
- > Trade Area with Strong Residential Growth and High Household Incomes!

Surrounding the shopping center is strong residential growth and high household incomes. With approximately 4,254 new subdivision lots within the area, roughly 14,038 will be added to the population. Currently CalTrans is developing a 6-lane super-arterial that will diagonally connect Herndon and Grantland avenues. This will increase east-west accessibility to Northwest Fresno. It is also proposed that Grantland, Herndon and Shaw avenues will be expanded to 6 lanes to accommodate the heavy traffic flow.

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SEC HERNDON AND MILBURN AVENUES, FRESNO, CALIFORNIA

Date: 09/16/2013

Current Geography Selection: (3 Selected) 1,2,3 mile radii: W HERNDON AVE & N MILBURN AVE, FRESNO, CA 93722

Lat:36.836980 Long:-119.878900

City: Fresno Pop: 507,691

County: Fresno County Pop: 950,554

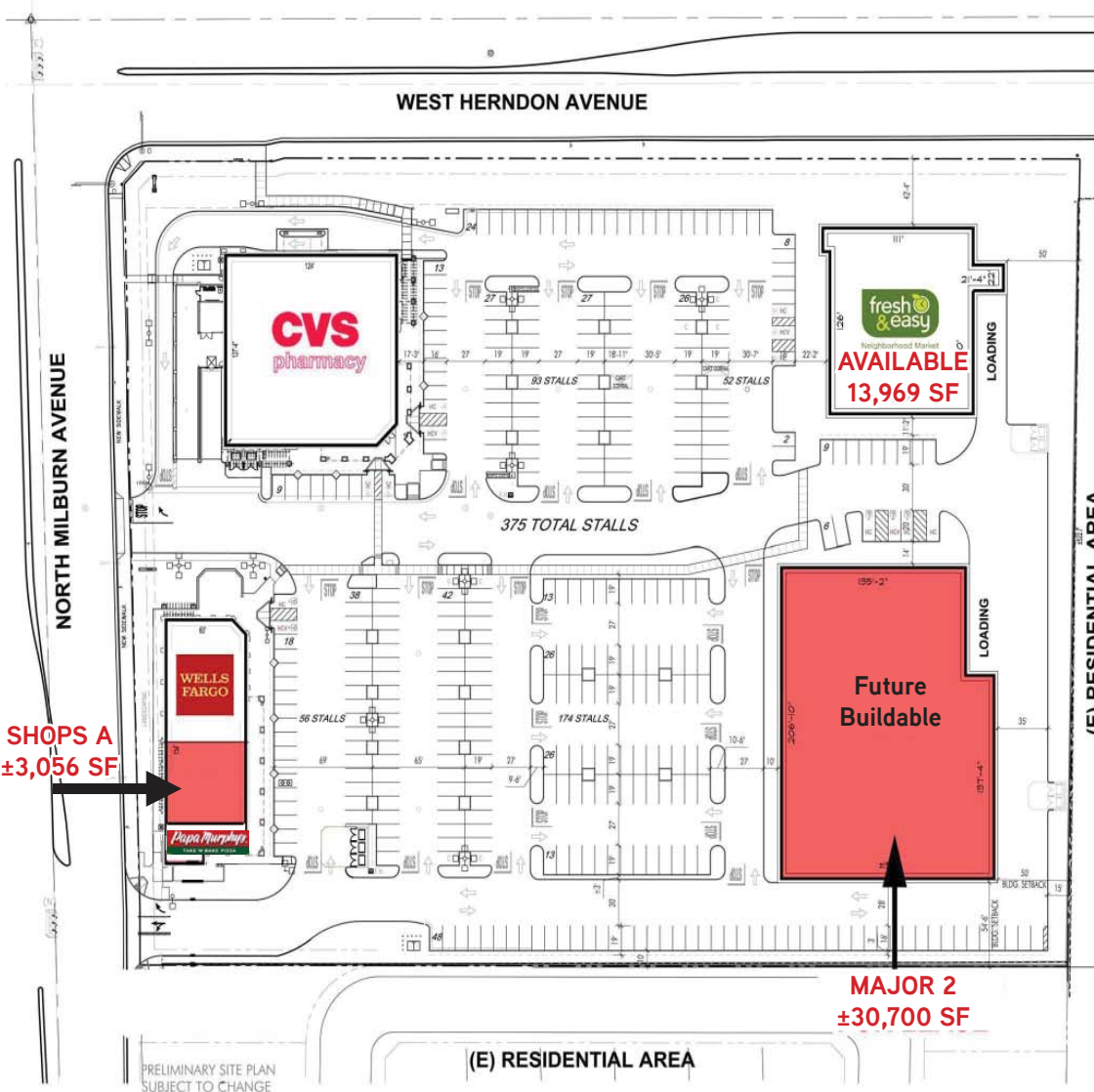
Zip: 93722 Pop: 79,291

Demographic Snapshot Comparison Report

	1 Miles:	2 Miles:	3 Miles:
Population: Fall 2013			
Total Population	16,062	42,968	70,727
Male Population	48.36%	48.29%	48.28%
Female Population	51.64%	51.71%	51.72%
Median Age	32.7	33.3	33.6
Population Density (per sq. mi.)	4,320.7	4,048.8	3,155.8
Employees	1,532	6,305	15,346
Establishments	265	989	2,197
Income: Fall 2013			
Median HH Income	\$71,567	\$68,042	\$65,015
Per Capita Income	\$30,873	\$31,767	\$31,811
Average HH Income	\$88,941	\$90,272	\$91,350
Households: Fall 2013			
Total Households	5,569	15,099	24,591
Average Household Size	2.9	2.8	2.9
Household Growth 2000 - 2010	40.6%	33.3%	31.9%
Housing: Fall 2013			
Owner Occupied Housing Units	56.5%	54.8%	52.7%
Renter Occupied Housing Units	36.2%	36.2%	36.2%
Vacant Housing Units	5.1%	4.9%	5.3%
Race: Fall 2013			
White	59.1%	60.9%	58.7%
Black	7.3%	7.3%	7.9%
American Indian, Eskimo, Aleut	1.1%	1.0%	1.2%
Asian	11.9%	11.5%	11.6%
Hawaiian or Pacific Islander	0.1%	0.2%	0.2%
Other	13.4%	12.6%	14.4%
Multi-race	7.2%	6.6%	6.1%
Ethnicity: Fall 2013			
Hispanic	34.2%	33.4%	35.4%
Non-Hispanic	65.8%	66.6%	64.6%

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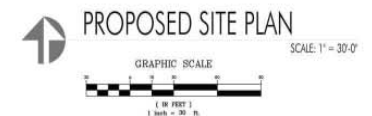
THE CROSSING

S.E.C. WEST HERNDON AVENUE & NORTH MILBURN AVENUE
FRESNO, CALIFORNIA

SITE ANALYSIS

SITE AREA:	±346,913 SF
LEASABLE AREA:	
CVS PHARMACY	±15,800 SF
WELLS FARGO / SHOPS A	±9,480 SF
FRESH & EASY	±13,928 SF
MAJOR 2	±30,700 SF
TOTAL BLDG AREA:	±69,908 SF
PARKING ANALYSIS	
PARKING PROVIDED:	375 CARS (± 5.36 CARS/1000 SF)

VICINITY MAP



**McKenty
Malak
ARCHITECTS**

35 Hugos Alley, Suite 200
Pasadena, California 91103-3648
TEL 626.583.8348 FAX 626.583.8387

PROPOSED SITE PLAN
03.31.10 10027DMA

SP-05

For More Information Contact:

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