

NOW LEASING

Prime Retail Space at the Manchester Center

3636 N. BLACKSTONE AVENUE, FRESNO, CALIFORNIA 93726
AT THE INTERSECTION OF BLACKSTONE AVENUE & E. SHIELDS AVENUE

±132,000 SQ. FT. ANCHOR SPACE (DIVISIBLE) | ±20,000 SQ. FT. PAD & SHOP SPACE AVAILABLE (DIVISIBLE) | UP TO ±5,000 SQ. FT. PAD AVAILABLE

RETAIL



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SERITAGE
GROWTH PROPERTIES

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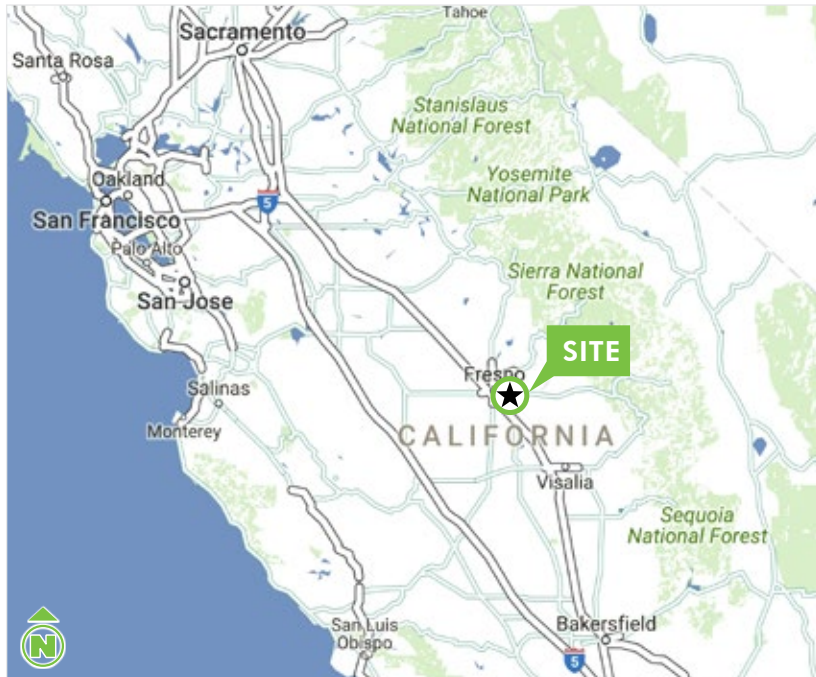
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AREA MAP



MAPS NOT TO SCALE

DEMOGRAPHICS (2019 Est.)

	3-mile Radius	5-mile Radius	10-mile Radius
Population	182,145	412,256	721,304
Average Household Income	\$54,759	\$59,173	\$77,496
Median Household Income	\$37,286	\$40,853	\$53,958
Daytime Employment	77,907	203,512	284,111

Significant Employers (3-mile radius)

Employers	# Employees
Fresno Community Hospital & Medical Center	7,000
State Center Community College	5,000
Fresno Police Dept	2,346
US Veterans Hospital	1,013
Aetna	800

Source: Esri

Traffic Counts (2018)

N. Blackstone Ave	28,792 ADT
E. Shields	30,691 ADT
Highway 41	152,000 ADT

Source: MPSI Estimate; Caltrans

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PROPERTY INFORMATION

Fresno—the fifth largest city in California and the county seat of Fresno County with approximately 520,000 residents is located along Highway 99 midway between Los Angeles and Sacramento. Fresno is the economic hub of Fresno County and the San Joaquin Valley, with much of surrounding areas in the Metropolitan Fresno region predominantly tied to large-scale agricultural production, but also benefits from its proximity to three National parks including Yosemite National Park, Kings Canyon National Park, and Sequoia National Park, as well as the CA State University, Merced with over 7,300 students.

The Manchester Center is centrally located in the strong Blackstone Retail corridor and is over 1 Million sq. ft. of GLA anchored by Regal 16 Theater. Currently undergoing redevelopment, the center will be a new mixed-use shopping destination with plenty of retail, dining, office and entertainment options.

PROPERTY FEATURES

- + Anchor, Jr. Anchor, Pad, and Shop space available
- + Anchored by Regal Theaters—with over 1.5 million visitors to center annually; Ross and dd's Discounts (coming soon)
- + Strong Retail corridor
- + Easy access to/from Highway 41
- + Excellent visibility
- + Strong traffic counts
- + Impressive day and evening population
- + Over 1 Million people in the trade area



SURROUNDING RETAILERS INCLUDE:

- | | | |
|---------------------|------------------|------------------|
| + Target | + Red Robin | + The Avenue |
| + Walmart | + Sonic Drive In | + Dollar Tree |
| + Harbor Freight | + SaveMart | + dd's Discount |
| + Fitness Evolution | + Rite Aid | + 99¢ Only Store |
| + Starbucks | + CVS | + and more! |

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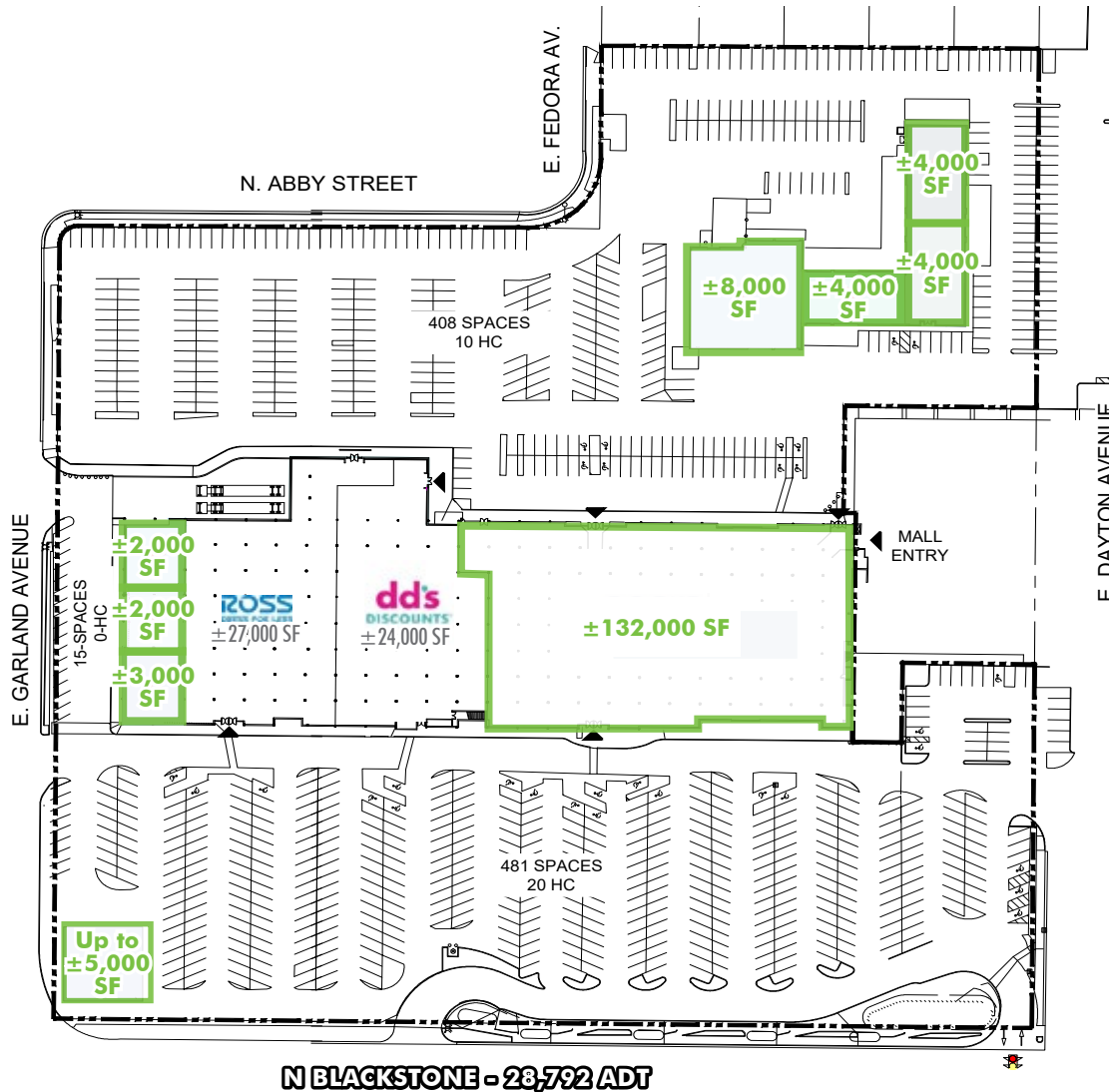
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CONCEPTUAL SITE PLAN



SITE PLAN IS NOT TO SCALE—ALL
DIMENSIONS ARE APPROXIMATE.

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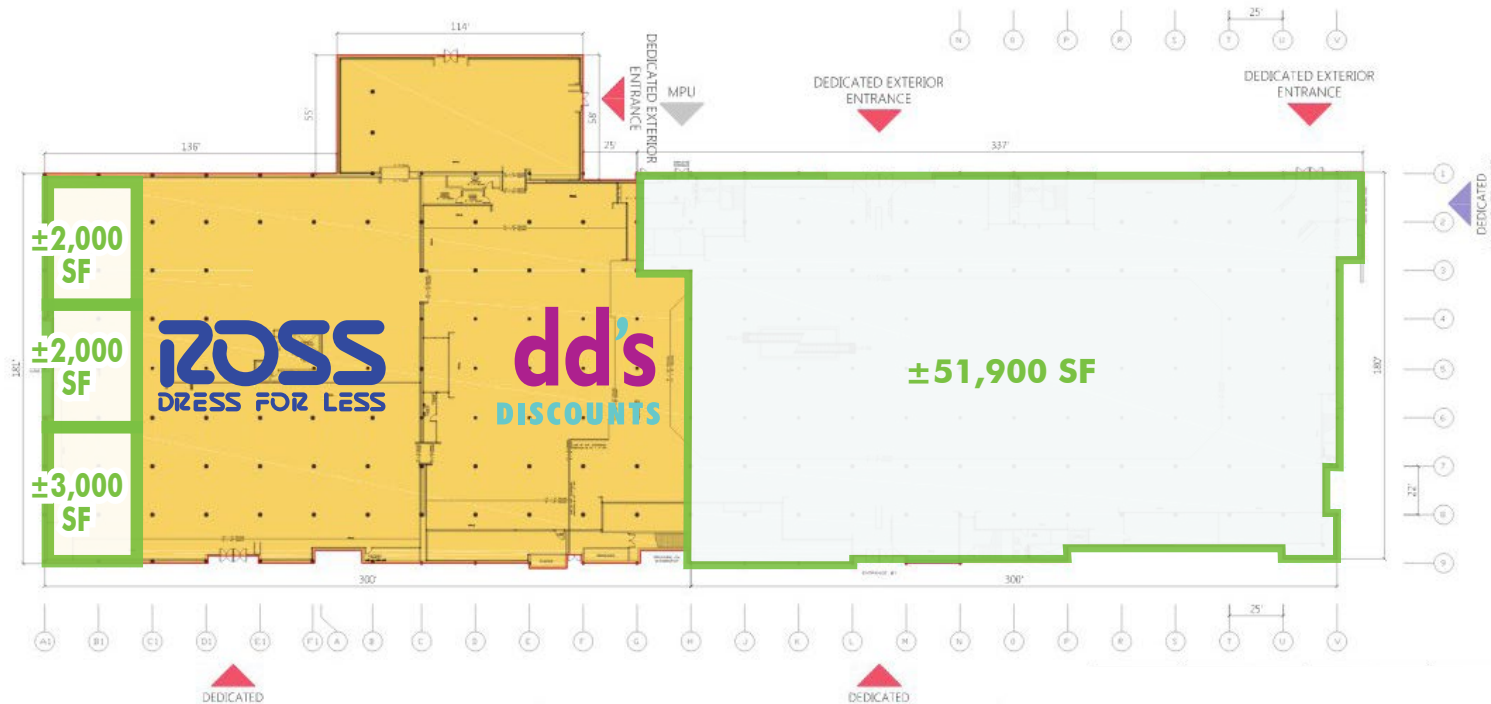
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FLOOR PLAN | FIRST FLOOR



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 FLOOR PLAN IS NOT TO SCALE --
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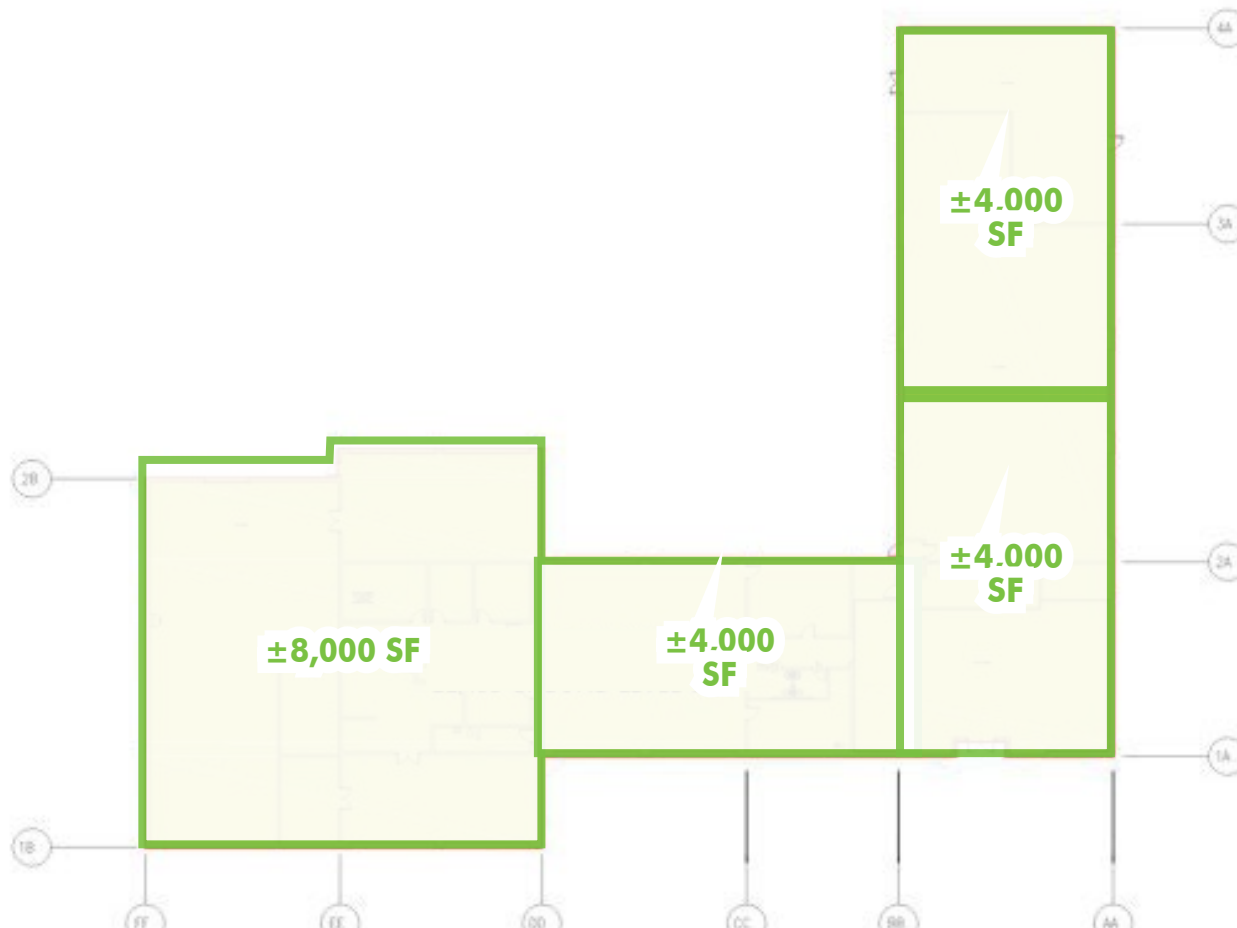
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PROPOSED DEMISING PLAN | AUTOMOTIVE CENTER



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PROPOSED ELEVATIONS



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N BLACKSTONE - 28,792 ADT

SITE

E SHIELDS AVE - 30,691 ADT

41
152,000 ADT



E SHIELDS AVE

CA State University
Fresno

E ASHLAN AVE



E DAKOTAS AVE



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