



 *Winepress*  
SHOPPING CENTER



Northeast Corner of  
Shaw Avenue and Marks Avenue  
in Fresno, California

Winepress Shopping Center is home to 312,000 square feet of retail, restaurants and service providers. The Center is anchored by Target and Stein Mart. Other tenants include Jimmy John's, Texas Roadhouse, Carl's Jr., Big 5 Sporting Goods, Mattress Land SleepFit, Styles for Less and a variety of national and strong local tenants. Strategically located between Freeway 99 and Highway 41, the site is a destination for residents of both east and west Fresno and is located within a well-established retail and residential trade area.

Shaw Avenue has long been recognized as one of the top retail corridors in the Central Valley. Neighboring tenants include Costco, Winco, Toys R Us, Food Maxx, Home Depot, Dick's Sporting Goods, Smart and Final Extra, United Artists, Ross, Food 4 Less, Big Lots, Wal-Mart, Kohl's, Pets Mart and many more. Marks Avenue has also become a major arterial, as it is one of the only streets connecting Shaw and Herndon Avenues on the west side of the City of Fresno (see aerial map). The Shaw and Marks Avenues intersection traffic counts are in excess of 65,000 cars per day.

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## Welcome to **Fresno, California**



Fresno is located in the central San Joaquin Valley 175 miles south of the San Francisco/Bay Area, 215 miles north of Los Angeles, and 110 miles east of the central coast. Overnight access to the state's northern, southern and coastal markets is provided by connectivity to California's two major Freeways: Interstate 5 and Highway 99. The county has a diverse population of approximately 1.5 Million people and is growing at a rapid pace. Covering an area of more than 6,000 square miles, Fresno is the state's fifth largest city and remains California's best kept secret.

*For more information, visit [ZinkinDevelopment.com](http://ZinkinDevelopment.com)*

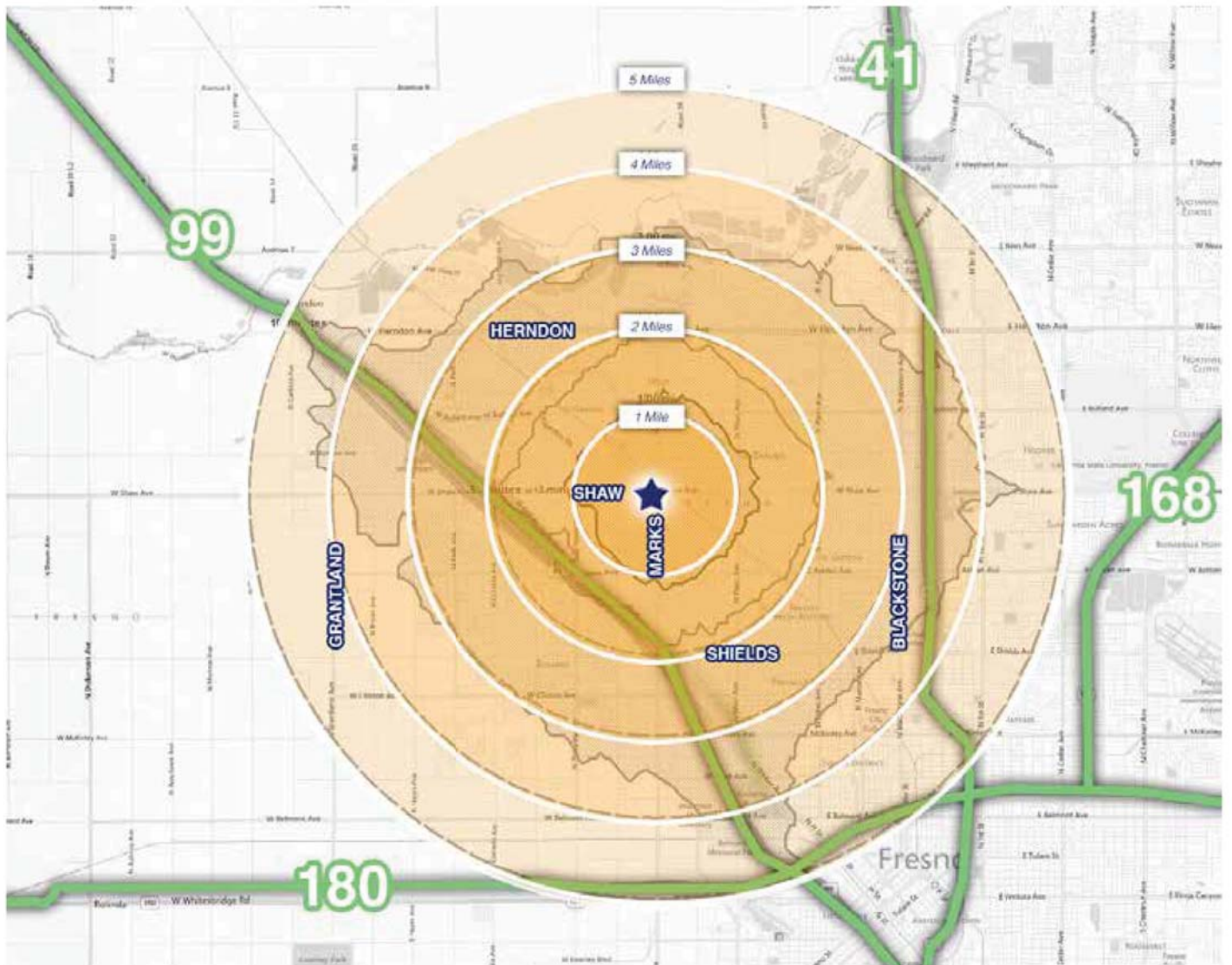
# SITE PLAN

Subject to change without notice.



This information is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each prospective tenant and/or its broker are encouraged to have his C.P.A. and/or financial advisor make an independent projection.

For the most accurate merchandising site plan, please visit [www.ZinkinDevelopment.com](http://www.ZinkinDevelopment.com)



## Demographics

	1 Mile	3 Mile	5 Mile	10 Mile	5 Minute	10 Minute	15 Minute
<b>Population</b>							
2010 Total Population	18,084	138,273	274,175	625,780	146,853	428,531	647,954
2014 Total Population	18,364	140,624	280,238	641,485	149,250	438,371	665,313
2019 Est. Population	18,756	146,477	290,777	666,520	155,554	452,542	694,182
Total Daytime Population	19,102	131,833	289,275	664,007	144,831	480,770	689,584
Average Household Size	2.8	2.9	2.9	3.1	2.9	3.0	3.1
<b>Households</b>							
2010 Total Households	6,801	48,618	95,974	204,884	51,888	143,942	210,849
2014 Total Households	6,687	48,069	95,247	204,524	51,236	143,276	210,789
2019 Est. Households	6,855	49,857	98,309	211,940	53,184	147,396	219,217
<b>Income</b>							
2014 Avg HH Income	\$57,988	\$70,964	\$63,690	\$64,651	\$69,297	\$59,922	\$65,412
<b>Ethnicity</b>							
White or Caucasian	56.9%	57.1%	55.0%	54.1%	57.0%	52.9%	54.1%
Black or African American	12.0%	8.7%	7.8%	7.1%	8.7%	8.0%	6.9%
Hispanic	40.7%	41.1%	42.8%	44.0%	41.3%	45.7%	43.8%
Non-Hispanic	59.2%	58.9%	57.2%	56.0%	58.7%	54.3%	56.2%

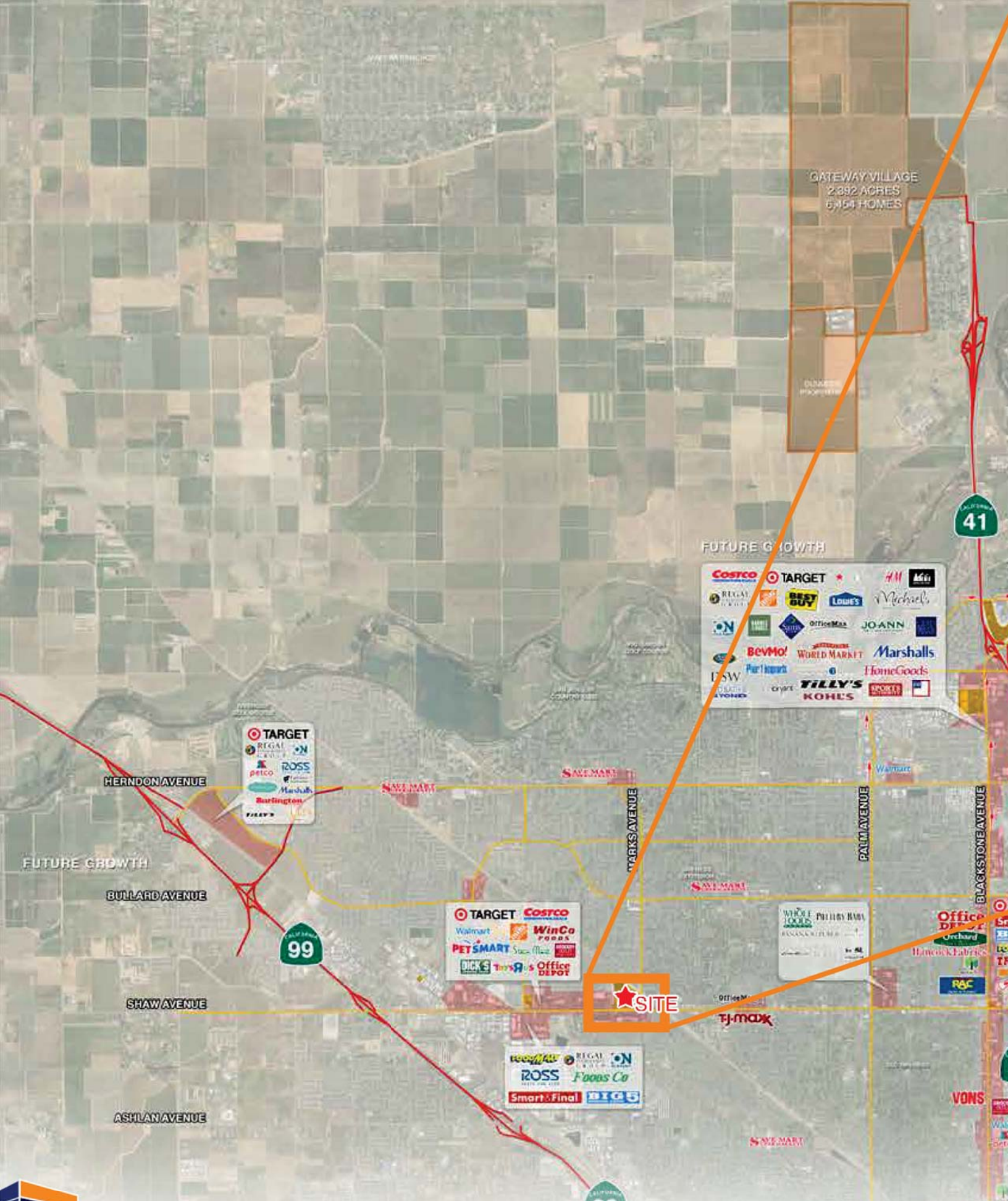
# PROPERTY FEATURES



## Prime Features

- Prime Shaw Avenue Frontage
- Great Retail Synergy
- West Shaw Retail Sub-Market
- Access to HWY 99 and 41
- ± 65,000 Cars Per Day
- Prime Visibility & Accessibility
- Ample Parking Available
- Major Signalized Intersection
- Strong Tenant Mix
- Established Demographics
- Up to 71,000± contiguous square feet





GATEWAY VILLAGE  
2,392 ACRES  
6,154 HOMES

FUTURE GROWTH

Costco	TARGET	H&M	Alfa
REGAL	BEY BLU	Lowe's	Michael's
ON	SMALL	OfficeMax	JOANN
BEVMO!	WORLD MARKET	Marshalls	HomeGoods
USW	PLANT KNOWLEDGE	TILLY'S	KOHL'S

TARGET	ROSS	petco	Marshall's	Burlington
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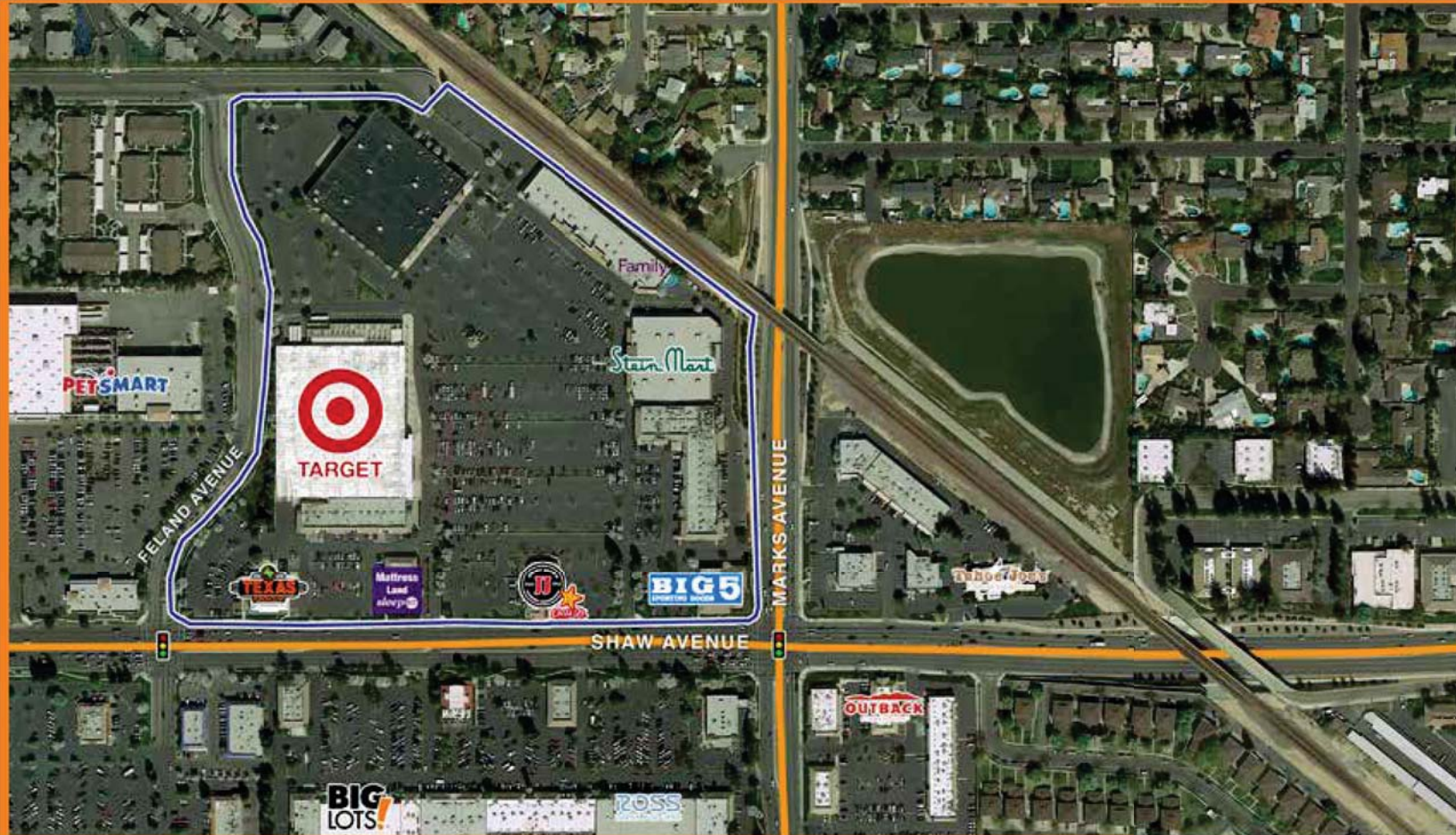
TARGET	Costco	Walmart	WinCo
PETSMART	Stacy's	Max	Office DEPOT
DICK'S	True's	Office DEPOT	

ROSS	REGAL	ON
ROSS	Foods Co	Smart & Final
		DICK'S

★ SITE

# METROPOLITAN FRESNO COMPETITION AERIAL

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# ZINKIN

DEVELOPMENT

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