



PARK  
CROSSING





# PARK CROSSING

*Northeast Corner of Friant Road and Fresno Street in Fresno, California*

Positioned at two of the most highly-trafficked intersections in north Fresno, this 40-acre, mixed-use site is optimum for retail, residential, and office space. The combination of visibility to over 200,000 cars per day, nearby amenities, and proximity to Fresno's growth "hotspot," makes Park Crossing a one-of-a-kind location.

The development will feature over 500,000 square feet of retail, service and office uses, and is immediately adjacent to approximately 4,000,000 square feet of existing office properties. Park Crossing is situated on Friant Road, between First and Fresno Streets, and provides easy access with six points of ingress/egress. The site is strategically located near the nexus of Friant Road and Highway 41, in the heart of Fresno's growth pattern. Friant Road is the major expressway to the area's most rapidly growing residential population. The center is highly visible, convenient and pedestrian-oriented. The site provides ample parking, a cohesive layout, and visibility from Highway 41.

Park Crossing is a large-scale, transformative, mixed-use project which provides living, working, shopping, and entertainment amenities desired by today's families and businesses. The shopping center is surrounded by an area known for an affluent socio-economic mix, with a highly educated population. The site will be highlighted by beautiful landscape inspired to mirror that of the neighboring Woodward Park, a 300 acre regional park offering a variety of bike, hiking, running and horse trails. Woodward Park features a variety of outdoor venues for meetings, gatherings, weddings and picnic areas. Venues include an authentic Japanese garden, a dog park, playgrounds, bike course, a lake and numerous ponds.



## 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 Freeway 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

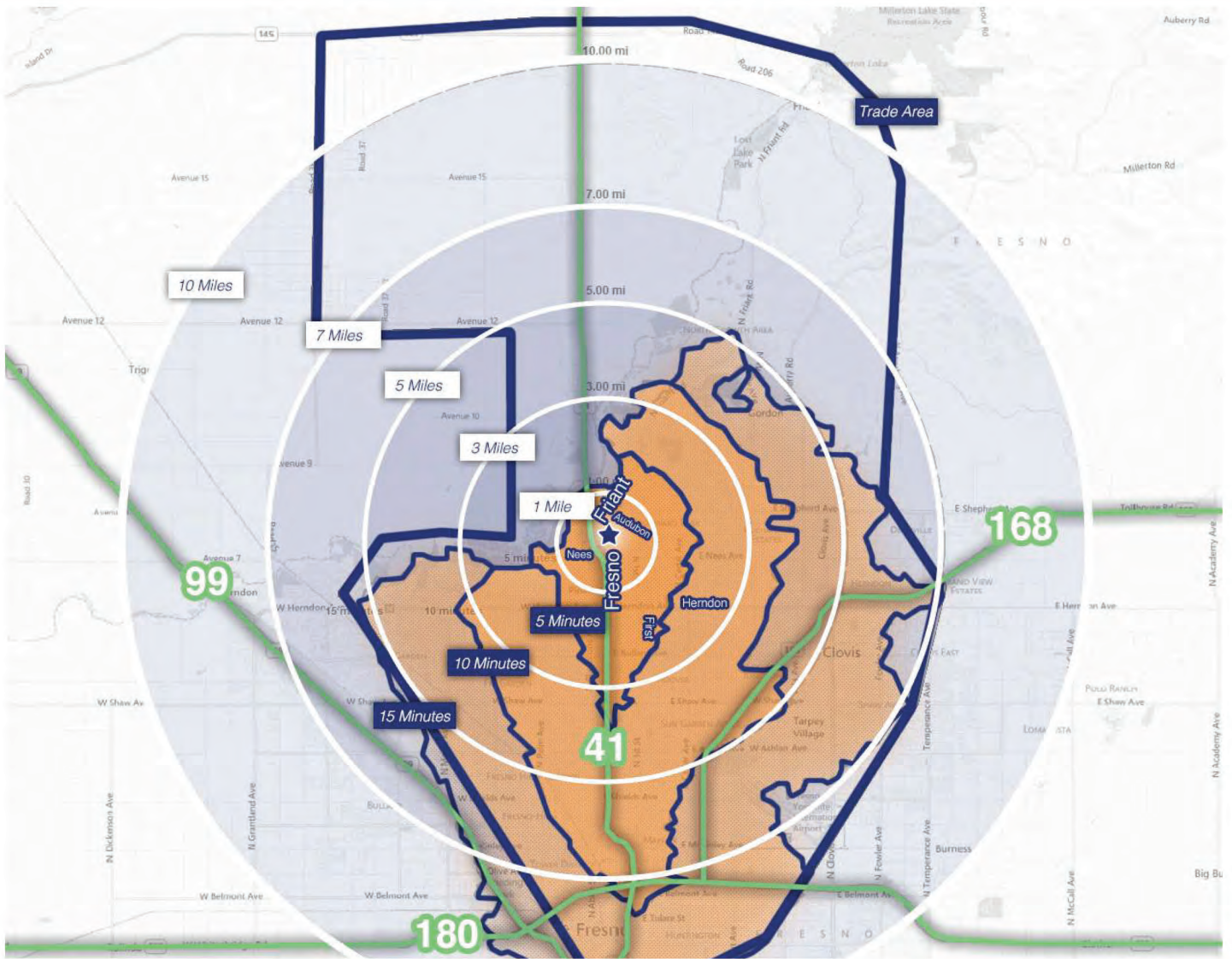
NORTH



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	9,760	91,315	199,714	614,298	107,900	425,400	646,573
2014 Total Population	10,105	94,708	205,987	630,532	111,103	435,837	664,637
2019 Est. Population	10,283	98,661	214,223	657,241	115,554	449,258	694,764
Total Daytime Population	9,188	106,600	222,651	639,816	128,461	474,165	681,646
Average Household Size	2.5	2.6	2.7	3.1	2.7	2.9	3.1
<b>Households</b>							
2010 Total Households	4,058	35,567	75,959	203,479	41,086	147,043	210,743
2014 Total Households	4,071	35,787	76,098	203,386	41,035	146,653	210,900
2019 Est. Households	4,123	37,106	78,772	211,445	42,483	150,861	219,733
<b>Income</b>							
2014 Avg HH Income	\$85,059	\$89,503	\$83,159	\$67,547	\$83,523	\$66,865	\$66,234
<b>Ethnicity</b>							
White or Caucasian	71.7%	70.0%	67.6%	55.9%	66.9%	58.3%	54.3%
Black or African American	4.4%	4.0%	5.0%	6.6%	4.8%	5.9%	7.0%
Hispanic	23.2%	23.9%	27.1%	41.9%	26.7%	41.3%	43.2%
Non-Hispanic	76.8%	76.1%	72.9%	58.1%	3.3%	58.7%	56.8%



# PROPERTY FEATURES



## Prime Features

- 210,000 Square-Foot Retail and 278,000 Square-Foot Office Space
- Ideal Customers / \$85,000 Avg HHI
- Highly-Educated Trade Area
- Highest-Growth Area in the City
- High Visibility from Highway 41
- Impressive Traffic / over 200,000 CPD
- Safe Surroundings with Low Crime







**FUTURE GROWTH**

- Costco
- Target
- Walmart
- H&M
- Regal
- Best Buy
- Lowe's
- Michaels
- OfficeMax
- Joann
- BevMo!
- World Market
- Marshall's
- DSW
- Pier 1 Imports
- HomeGoods
- Red Bath & Beyond
- Tilly's
- Kohls

**HERNDON AVENUE**

- Target
- Regal
- Petco
- Ross
- Marshall's
- Burlington
- Tilly's
- Ulta

**MARKS AVENUE**

- Target
- Costco
- Walmart
- WinCo Foods
- PetSmart
- Dick's
- Toys R Us
- Office Depot

**SHAW AVENUE**

- Regal
- Ross
- Smart & Final
- Big 5
- OfficeMax
- Walmart
- WinCo Foods
- Food 4 Less
- Marshall's
- HomeGoods
- Ulta

**PALM AVENUE**

- Office Depot
- Orchard
- Hancock Fabrics
- RAC
- Walmart
- Winn-Dixie
- Winn-Dixie
- Winn-Dixie

# METROPOLITAN FRESNO COMPETITION AERIAL

Subject to change without notice.









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