



*Jennifer*  
Office Warehouse

# *Jennifer* Office Warehouse

Jennifer Warehouse is situated in the West Shaw industrial market, near access to Freeway 99 and Golden State Boulevard. The property is zoned for industrial uses, and features two structures that total 8,422 SF. Retail and services are nearby to the south on Shaw Avenue. The site is securely fenced, and features beautiful landscaping.

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## *Welcome to* **Fresno, California**



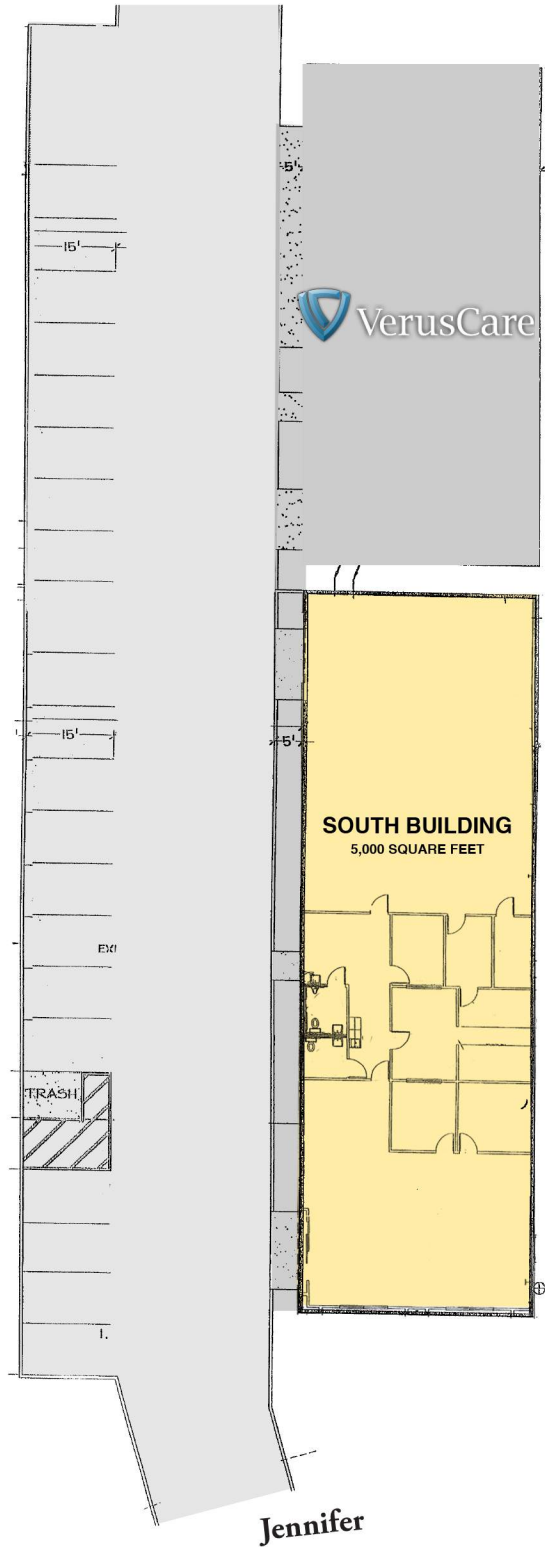
Fresno is located in the central San Joaquin Valley 175 miles south of the San Francisco/Bay Area, 215 miles north of Los Angeles, and 110 miles east of the central coast. Overnight access to the state's northern, southern and coastal markets is provided by connectivity to California's two major Freeways: 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

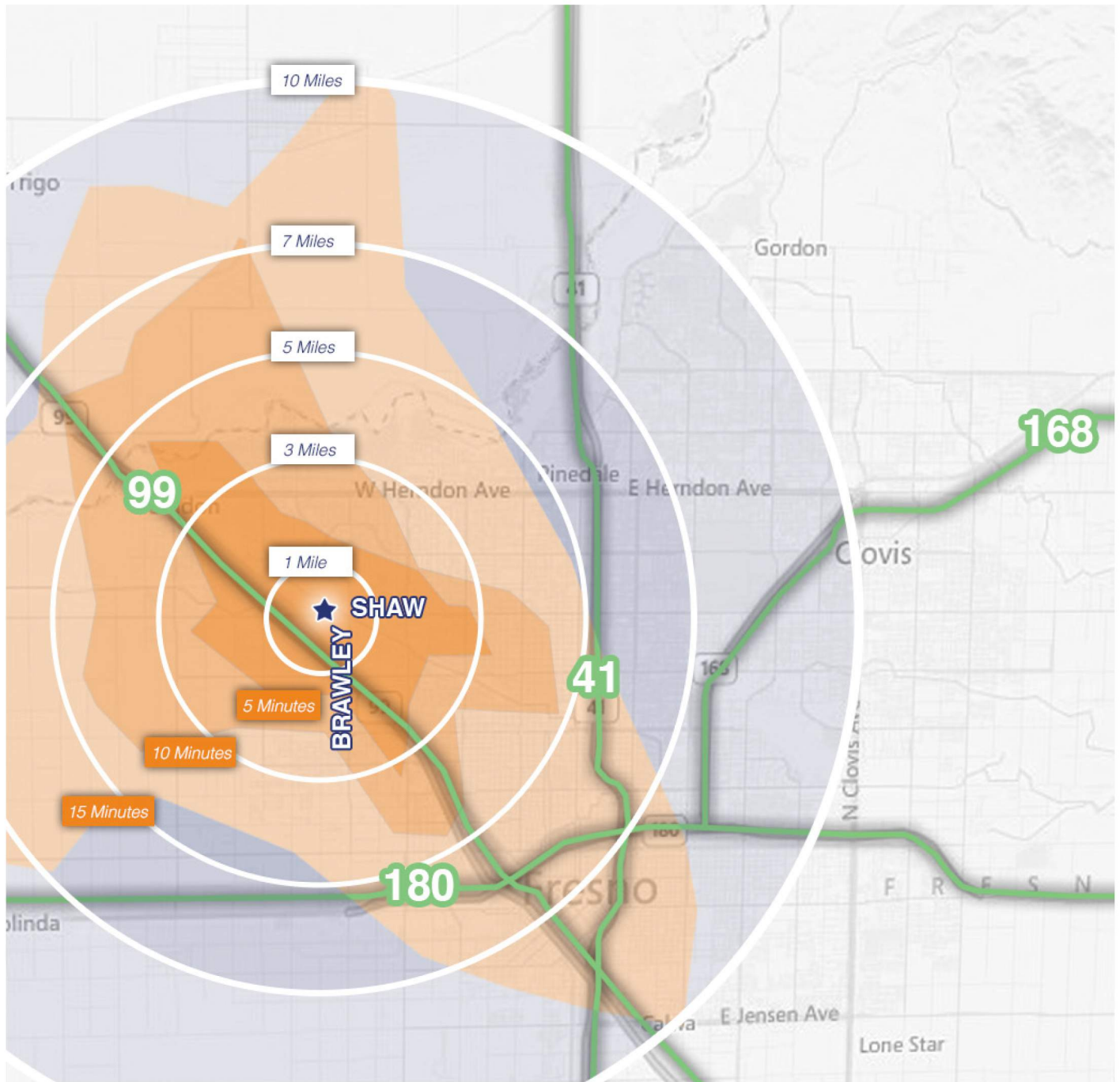
Subject to change without notice.



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)

*Located within 15 Minutes of all of Fresno & Clovis  
and Two Minutes from Freeway 99 Access*



**2014 Demographics**

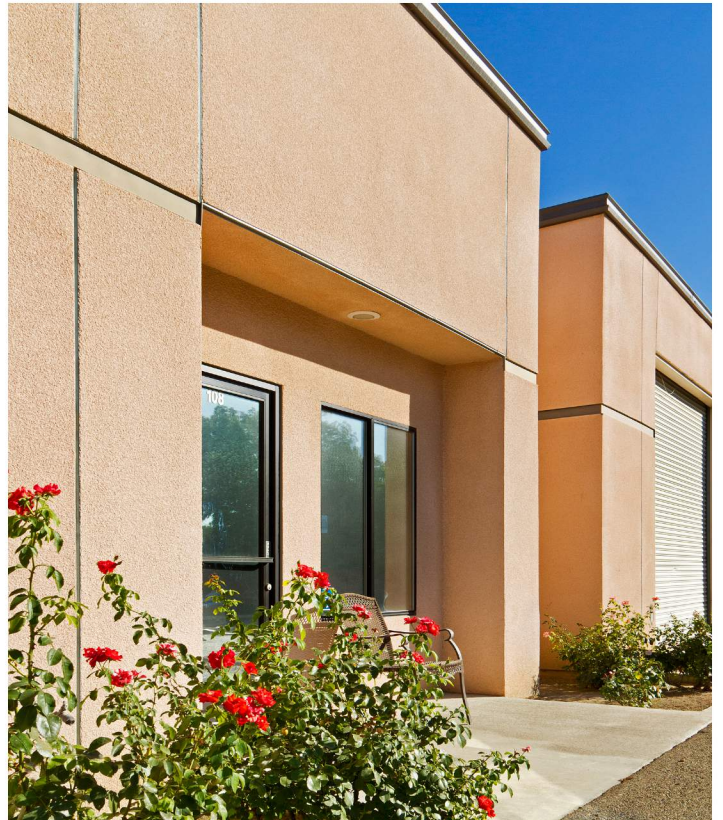
	1 Mile Radius	3 Mile Radius	5 Mile Radius	5 Min. Drive	10 Min. Drive	15 Min. Drive
<b>Population</b>						
2010 Total Population	12,850	101,876	188,260	21,103	140,410	201,241
2014 Total Population	12,930	101,921	189,102	21,450	140,241	201,443
2018 Est. Population	12,955	101,932	189,412	21,552	140,660	201,604

# PROPERTY FEATURES

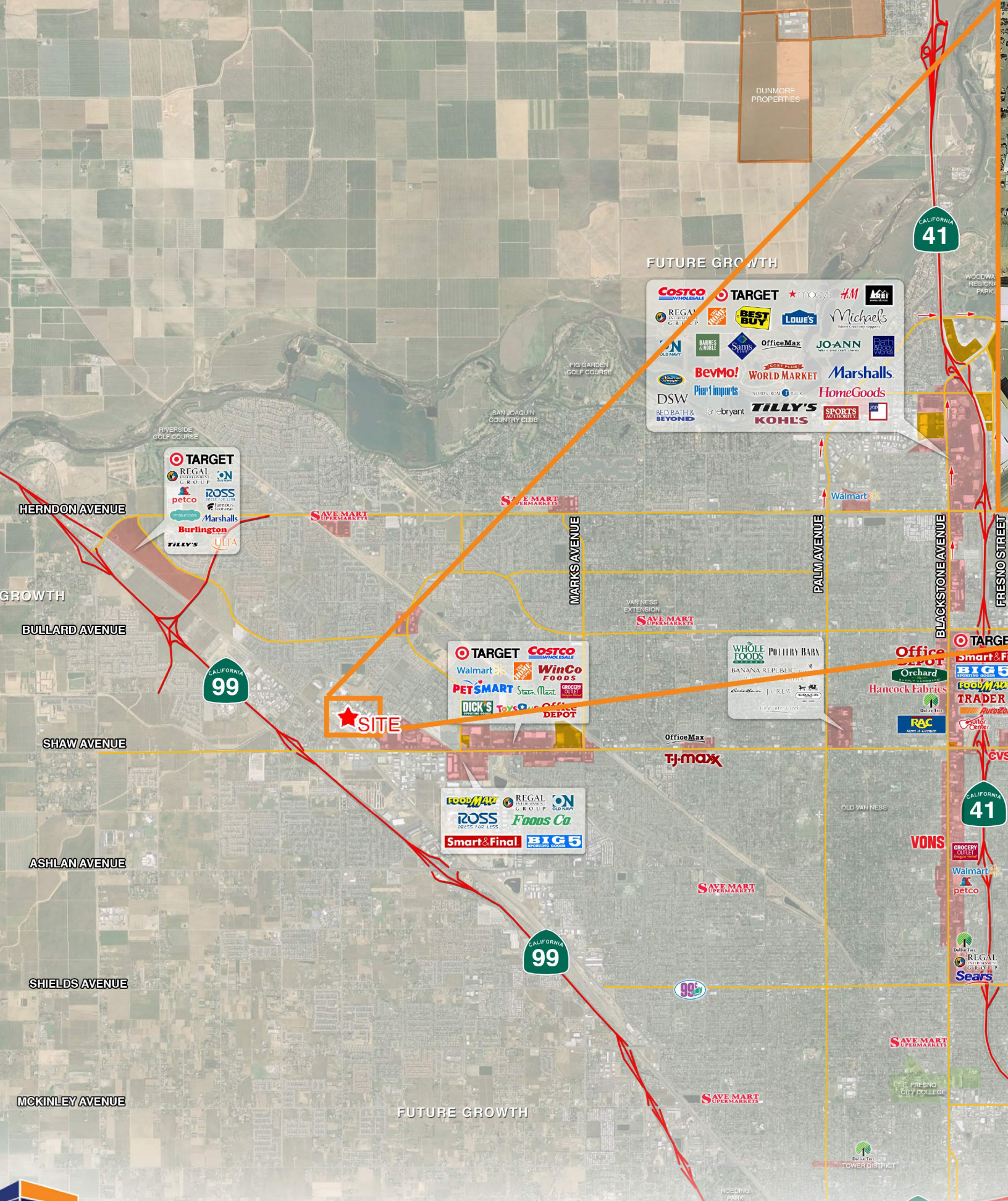


## Prime Features

- Building 1: 3,442 SF
- Building 2: 5,000 SF
- Access to Freeway 99 and Golden State Boulevard
- West Shaw Industrial Market
- Retail and Services Nearby
- Clean Grounds
- Roll-Up Doors
- Beautiful Landscaping
- Ease of Access
- Securely Fenced
- Functional Design







FUTURE GROWTH

<b>COSTCO</b> WHOLESALE	<b>TARGET</b>	<b>macy's</b>	<b>H&amp;M</b>	<b>Home Depot</b>
<b>REGAL</b> RESTAURANTS & GOLF CLUB	<b>BEST BUY</b>	<b>LOWE'S</b>	<b>Michaels</b> Home Craftery Supplies	<b>Joann</b> Fabric and Craft Stores
<b>ON</b> OLD NAVY	<b>BARBES &amp; BOBIE</b>	<b>Sainsbury</b>	<b>OfficeMax</b>	<b>Joann</b>
<b>DSW</b> BED BATH & BEYOND	<b>BevMo!</b>	<b>World Market</b>	<b>Marshall's</b>	<b>HomeGoods</b>
<b>Pier 1 Imports</b>	<b>Nordstrom Rack</b>	<b>Tilly's</b>	<b>Kohl's</b>	<b>SPORTS AUTHORITY</b>
<b>lanabryant</b>	<b>Walmart</b>			

<b>TARGET</b>	<b>REGAL</b> RESTAURANTS & GOLF CLUB	<b>ON</b> OLD NAVY
<b>petco</b>	<b>ROSS</b> DRESS FOR LESS	<b>Marshall's</b>
<b>Burlington</b>	<b>Tilly's</b>	<b>ULTA</b>

SAVE MART SUPERMARKETS

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★ SITE

<b>TARGET</b>	<b>COSTCO</b> WHOLESALE
<b>Walmart</b>	<b>WinCo</b> FOODS
<b>PETSMART</b>	<b>Stater Bros</b>
<b>DICK'S</b>	<b>TOYS 'R US</b>
<b>Office DEPOT</b>	

<b>WHOLE FOODS</b>	<b>POLLY BARN</b>
<b>BANANA REPUBLIC</b>	<b>JURGEN</b>
<b>Office DEPOT</b>	<b>RAC</b>

<b>Koolhaas</b>	<b>REGAL</b> RESTAURANTS & GOLF CLUB	<b>ON</b> OLD NAVY
<b>ROSS</b> DRESS FOR LESS	<b>Foods Co.</b>	
<b>Smart &amp; Final</b>	<b>BIG 5</b> SPORTING GOODS	

OfficeMax  
**TJ-maxx**

**VONS**

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# METROPOLITAN FRESNO COMPETITION AERIAL



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# ZINKIN

DEVELOPMENT

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