



Landmark Plaza
SHOPPING CENTER

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Located at the Northeast Corner of Blackstone and Shaw Avenues in Fresno, California

Landmark Plaza Shopping Center is located at one of the most trafficked intersections in the region, with over 74,000 cars per day passing the center. The site is accessible from Blackstone Avenue, Shaw Avenue and less than one-quarter mile from the Freeway 41 on/off ramps at Shaw. The high traffic counts ensure maximum exposure to potential customers. The traffic counts on Freeway 41 are approximately 116,000 cars per day.

Blackstone and Shaw Avenues have long been the strongest retail corridors in the Central Valley. The site serves a broad demographic and has incredible visibility. Situated amongst high-profile tenants, the center benefits from the retail synergy and surrounding dense residential population. The location offers an excellent opportunity to both retail and service oriented tenants.

The subject location is a half-mile from the Fashion Fair Mall, Fresno's largest regional mall with over 1,000,000 square feet of space, anchored by Macy's, JC Penney, Forever 21, and other national and regional tenants. The location is also close to other major retailers. Nearby national tenants on Blackstone Avenue include Sketchers, Lamps Plus, Eyeglass World, Big Lots, Dollar Tree, Grocery Outlet, Vons, Trader Joe's, O'Reilly Auto Parts, El Pollo Loco, In-n-Out Burger, Quizno's, Wienerschnitzel, Sonic Drive-in, Port of Subs, Papa Murphy's Pizza, Starbucks, and Del Taco.

Welcome to Fresno, California

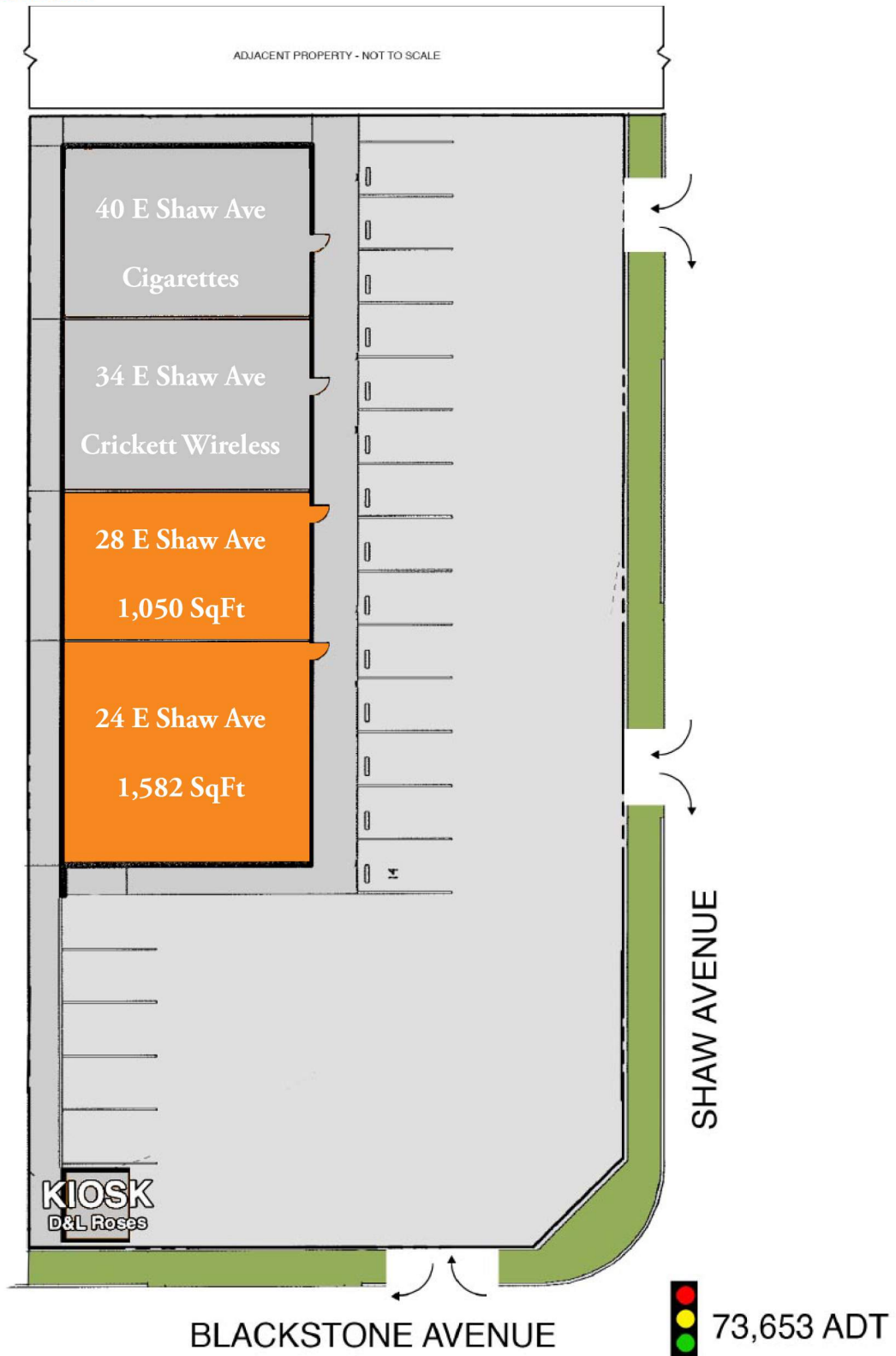


Fresno is located in the central San Joaquin Valley 175 miles south of the San Francisco/Bay Area, 215 miles north of Los Angeles, and 110 miles east of the central coast. Overnight access to the state's northern, southern and coastal markets is provided by connectivity to California's two major Freeways: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

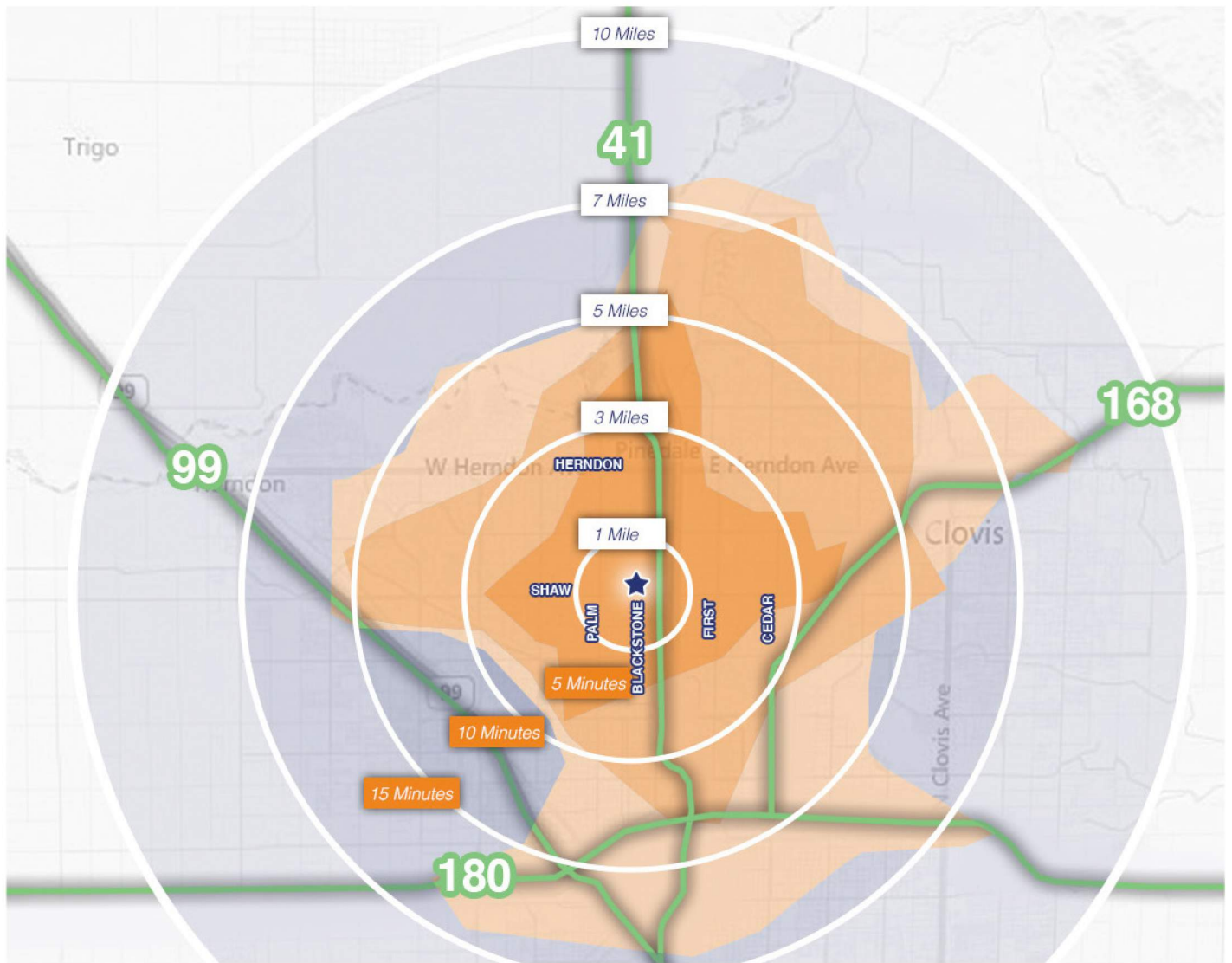
SITE PLAN

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.

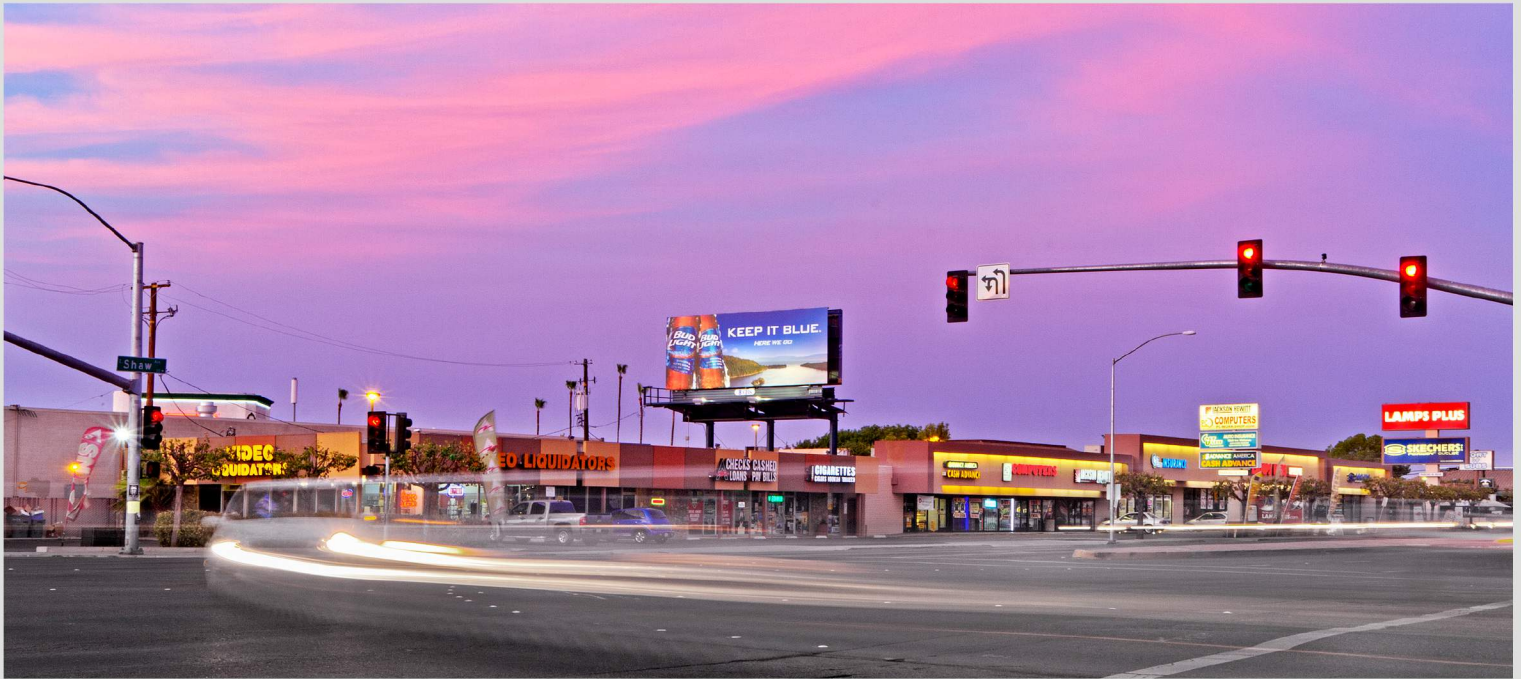
For the most accurate merchandising site plan, please visit www.ZinkinDevelopment.com



Demographics

	1 Mile	3 Mile	5 Mile	10 Mile	5 Minute	10 Minute	15 Minute
Population							
2010 Total Population	13,644	148,680	376,568	663,583	207,754	605,098	667,822
2014 Total Population	13,727	152,369	384,486	682,893	212,855	619,904	687,184
2019 Est. Population	14,069	154,354	393,748	714,837	215,611	644,379	719,763
Total Daytime Population							
Average Household Size	2.6	2.8	2.9	3.1	2.8	3.1	3.1
Households							
2010 Total Households	5,305	54,508	131,536	216,188	74,777	198,332	217,111
2014 Total Households	5,157	54,277	130,700	216,545	74,569	197,893	217,450
2019 Est. Households	5,274	54,839	133,588	225,895	75,380	205,123	226,962
Income							
2014 Avg HH Income	\$63,266	\$58,520	\$61,329	\$66,899	\$56,701	\$64,722	\$66,876
Ethnicity							
White or Caucasian	57.8%	57.5%	55.9%	44.4%	56.1%	54.3%	54.3%
Black or African American	7.4%	7.3%	6.7%	6.9%	6.8%	7.1%	6.8%
Hispanic	38.3%	41.2%	43.3%	42.9%	43.3%	43.7%	43.2%
Non-Hispanic	61.7%	58.8%	56.7%	57.1%	56.7%	56.3%	56.8%

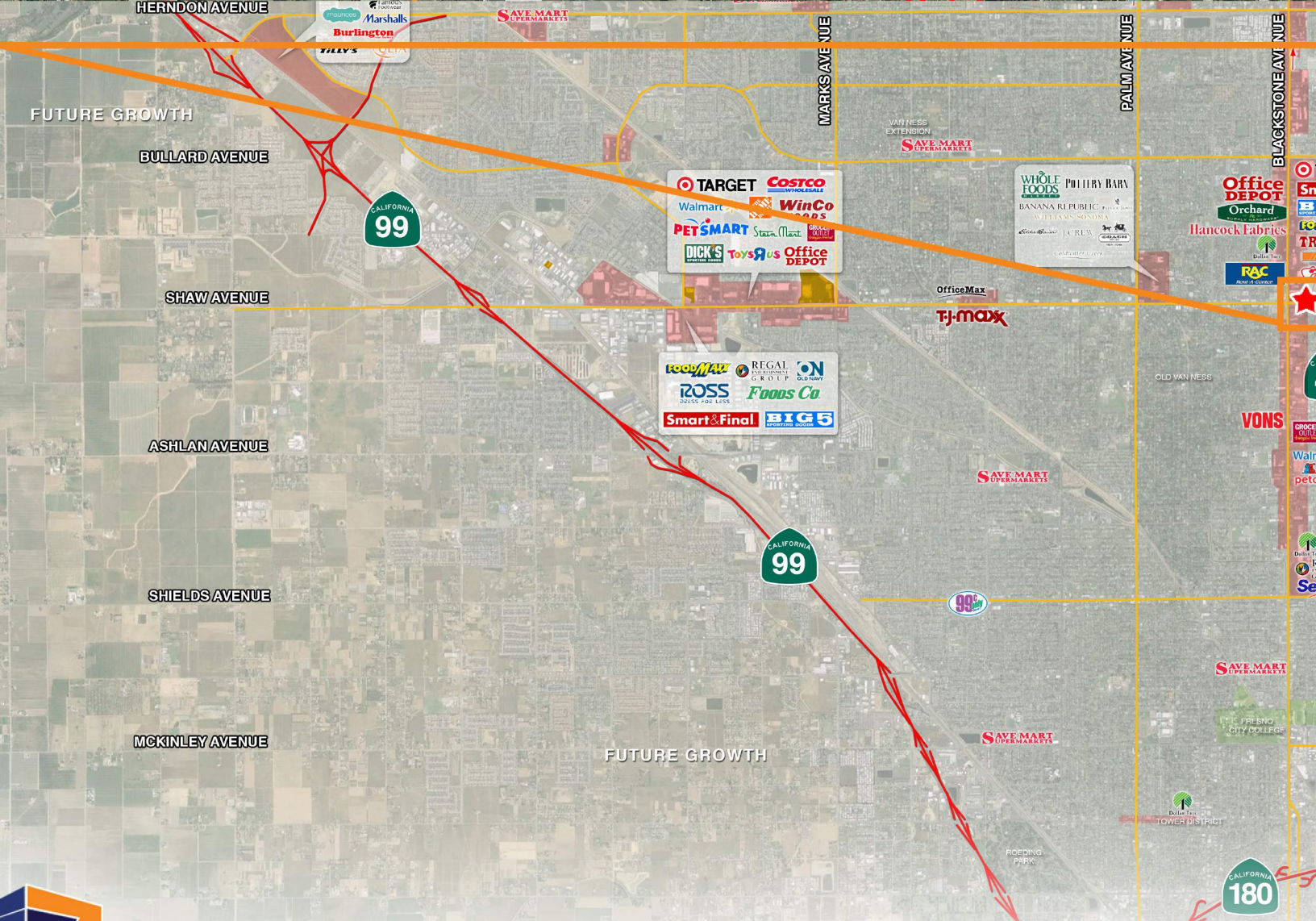
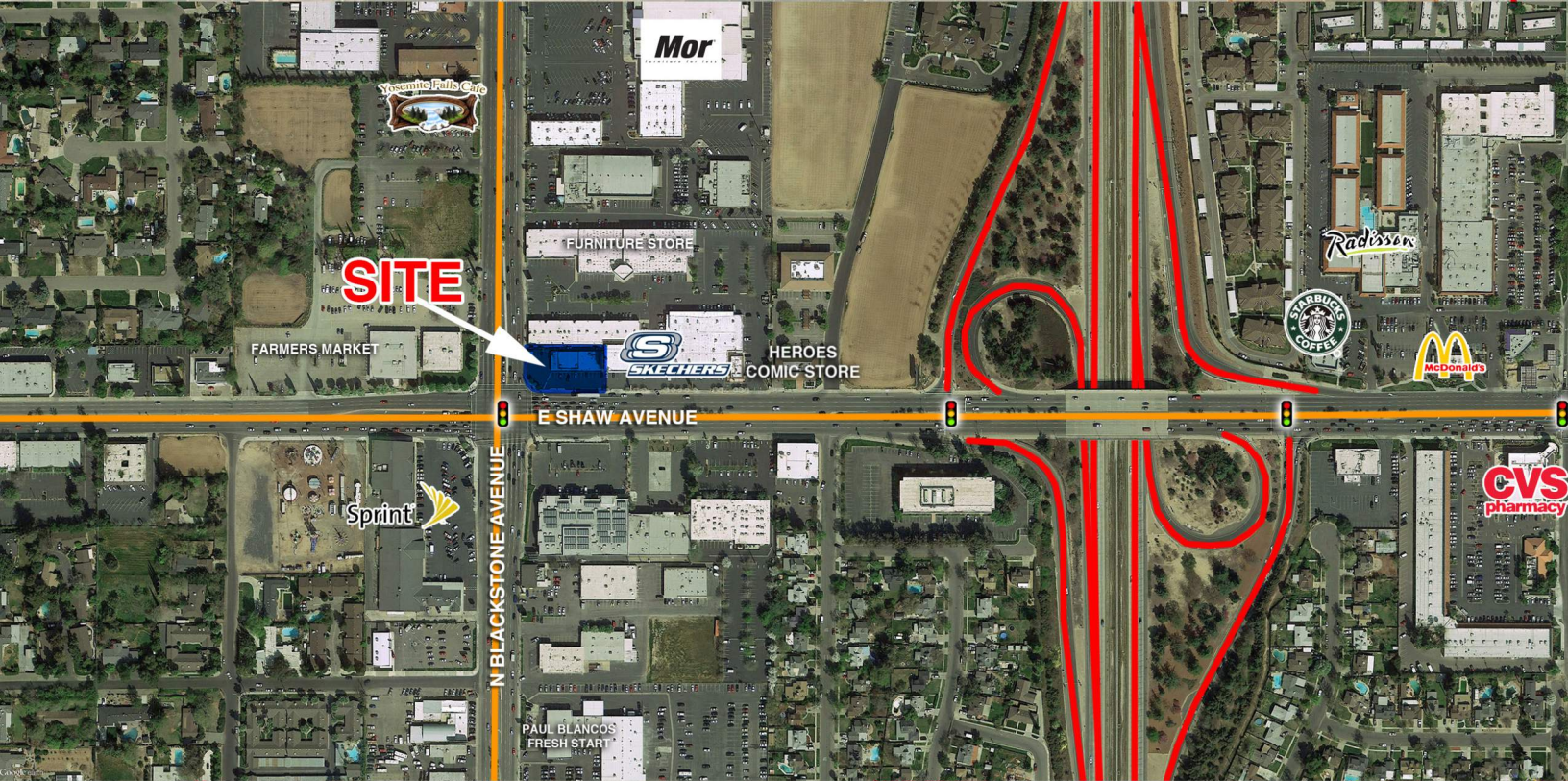
PROPERTY FEATURES

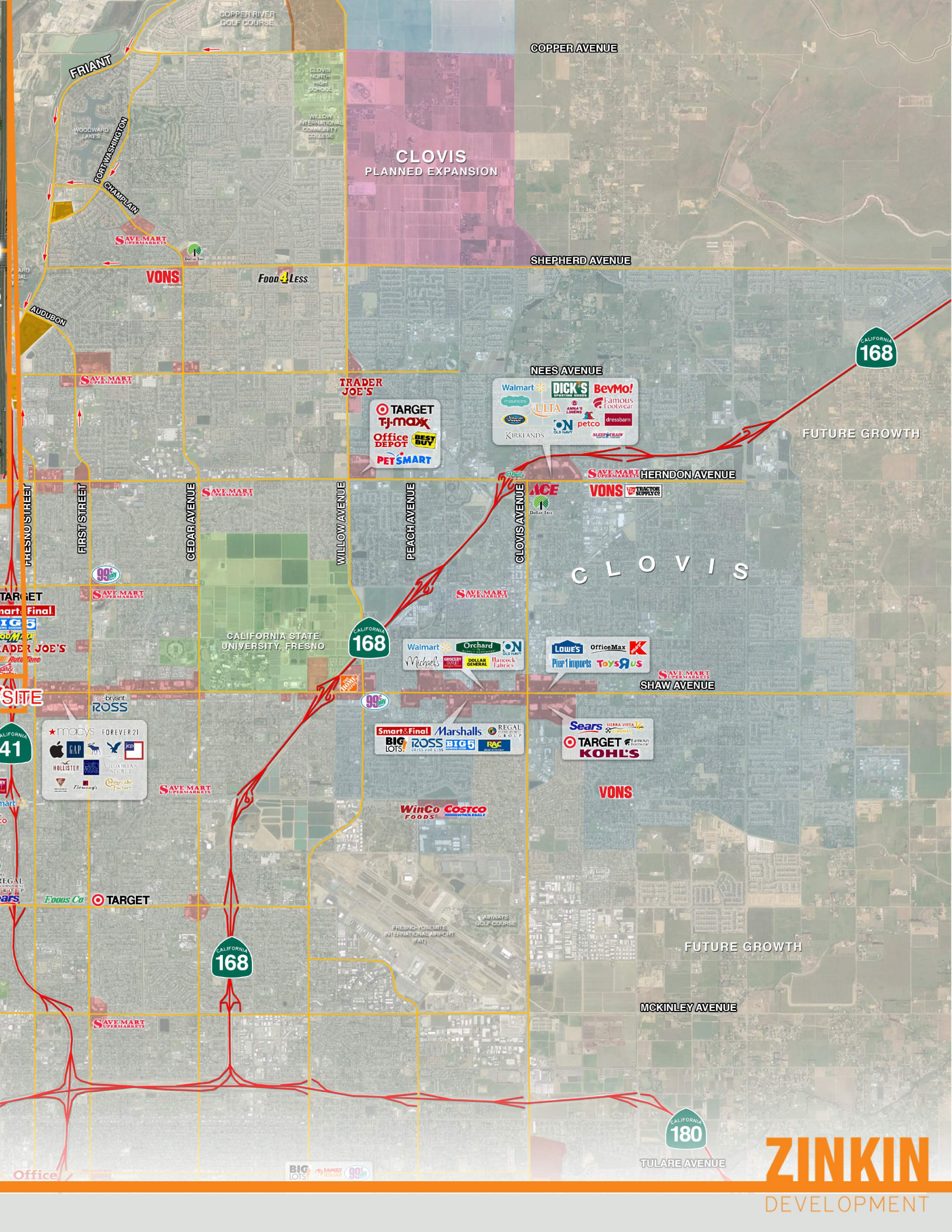


Prime Features

- Retail Synergy
- Great Visibility
- Shaw and Blackstone Access
- Near Fashion Fair Mall
- 73,653 Average Daily Traffic Counts at the Intersection
- Blackstone Avenue is Heavily Trafficked, and Runs North/South Alongside Freeway 41, Which Carries More Than 116,000 Average Daily Traffic Counts







CLOVIS PLANNED EXPANSION

CLOVIS

ZINKIN DEVELOPMENT

FUTURE GROWTH

FUTURE GROWTH

COPPER AVENUE

SHEPHERD AVENUE

NEES AVENUE

HERNDON AVENUE

SHAW AVENUE

MCKINLEY AVENUE

TULARE AVENUE

FRIANT

FORT WASHINGTON
CHAMPLAIN

AUDUBON

FRESNO STREET
FIRST STREET

CEDAR AVENUE

WILLOW AVENUE

PEACH AVENUE

CLOVIS AVENUE

CALIFORNIA
168

CALIFORNIA
180

CALIFORNIA
168

CALIFORNIA
41

Office

BIG LOTS FAMILY CENTER 99¢



ZINKIN

DEVELOPMENT

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