



# SUGAR PINE SQUARE

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Southwest Corner of Fresno Street and Nees Avenue in Fresno, California

Sugar Pine Square provides a unique office and retail opportunity to the Fresno area. The project, when complete, will contain approximately 181,000 square feet of office and retail uses on approximately 12.4 acres. The McCormick Barstow Law firm building was completed in 2013 and is an architectural gem. McCormick Barstow is a prestigious law firm which is the largest in the Central Valley and includes nearly 200 attorneys and support staff spanning over five states.

The site is located in Northeast Fresno, known for its impressive demographics and low crime rates. The development is located alongside Highway 41, the main arterial connecting all of Fresno from north to south. Sugar Pine Square is contiguous to Highway 41 and is visible to more than 200,000 cars per day. The intersection of Fresno and Nees is within walking distance of 300 yards to a region consisting of more than 1,000,000 square feet of retail and service providers and over 4,000,000 square feet of professional offices.

The development is an ideal place for retail and office users due to the ample parking, centralized location, lush landscaping and beautiful architecture. The views of the surrounding area from the planned three story office building include the Sierra Nevada mountain range to the east and the San Joaquin River to the north. These characteristics establish a personality for the development that is irreplaceable in other areas of Fresno.

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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.

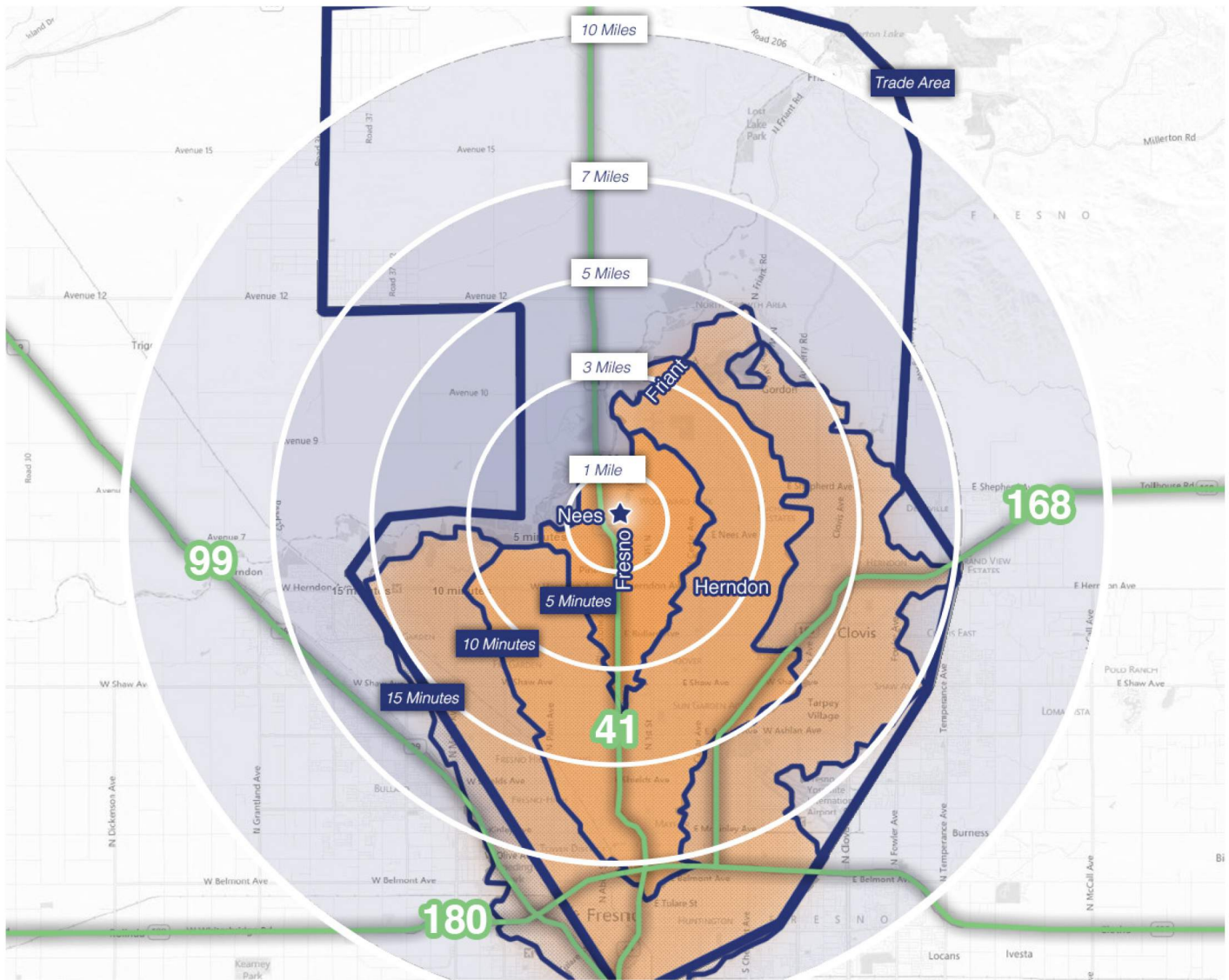


This information is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each 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)

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## Demographics

	1 Mile	3 Mile	5 Mile	10 Mile	5 Minute	10 Minute	15 Minute
<b>Population</b>							
2010 Total Population	11,977	100,251	239,521	634,768	135,255	491,503	657,050
2014 Total Population	12,391	103,065	246,396	651,761	138,738	502,797	675,963
2019 Est. Population	12,591	106,577	255,908	680,021	143,007	518,814	707,506
Total Daytime Population	16,170	119,893	257,815	662,246	167,474	537,458	691,573
Average Household Size	2.5	2.6	2.7	3.1	2.7	3.0	3.1
<b>Households</b>							
2010 Total Households	4,990	39,284	90,605	208,683	51,360	165,785	213,684
2014 Total Households	5,003	39,184	90,491	208,647	51,115	165,218	213,976
2019 Est. Households	5,062	40,352	93,628	217,066	52,480	170,157	223,166
<b>Income</b>							
2014 Avg HH Income	\$72,703	\$84,153	\$77,256	\$67,084	\$78,729	\$65,895	\$66,436
<b>Ethnicity</b>							
White or Caucasian	67.3%	68.6%	65.2%	55.3%	65.4%	56.6%	54.2%
Black or African American	4.9%	4.8%	5.7%	6.8%	5.5%	6.4%	6.9%
Hispanic	28.9%	25.3%	30.4%	42.5%	29.2%	42.5%	43.2%
Non-Hispanic	71.1%	74.7%	69.6%	57.5%	70.8%	57.5%	56.8%

# PROPERTY FEATURES

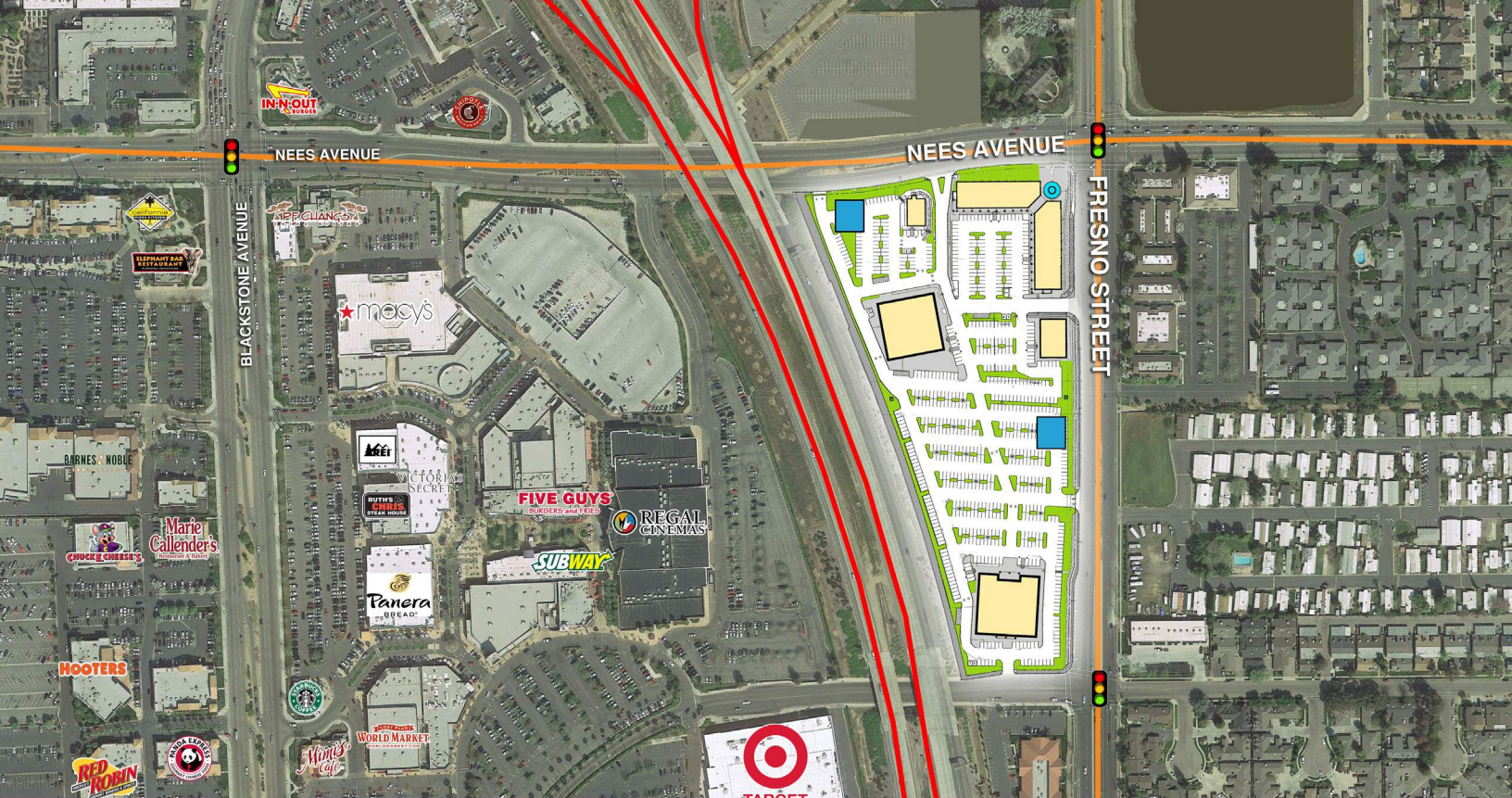


## Prime Features

- Pad, Shop Space and Office Space Available
- Retail and Services within Walking Distance
- Across from Sugar Pine Regional Trail
- Build-to-Suit Opportunities
- Freeway 41 Visibility and Accessibility
- Walking Distance to Woodward Park
- Impressive Demographics
- High-Growth Area
- Retail and Office Synergy







# METROPOLITAN FRESNO COMPETITION AERIAL

Subject to change without notice.









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## DEVELOPMENT

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