

ZINKIN
DEVELOPMENT



**FEATURED
PROPERTIES**



Park Crossing

Fresno Street & Friant Road | Fresno, Ca

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. The development will feature approximately 210,000 Sq. Ft. of retail and service uses, with 278,000 Sq. Ft. of office use planned immediately adjacent and approximately 4,000,000 Sq. Ft. of office use currently surround the site.

5 Park Place

Friant Road & Freeway 41 | Fresno, Ca

5 Park Place is one of Fresno's most sought-after office developments. The Class-A office property is optimally located in the growth region of the Fresno metropolitan area, at the nexus of Friant Road and Highway 41. The property is 64,854 SF, and sits three-stories tall and lends itself to an ideal place for business relations with ample parking and a centralized location.



25 Park Place

Friant Road & Freeway 41 | Fresno, Ca

Upon completion, 25 Park Place, the ten-story Class-A office development will be the tallest building in North Fresno. The 12.37 acre property is optimally located within the highest growth region of the Fresno metropolitan area. The 234,723 SF office property is ideal place for business relations due to the ample parking, landmark-quality presence and prime location at Freeway 41 and Friant Road.

45 Park Place

Friant Road & Freeway 41 | Fresno, Ca

45 Park Place, the six-story Class-A office development is the tallest building outside of the downtown area. The 133,227 SF office property feature unbeatable views of the surrounding Sierra Nevada mountain range, and is located across from an entrance to Woodward Park. Tenants of 45 Park Place benefit from the freeway-visible signage, seen by over 200,000 cars per day.





Madera 20 Acres

Schnoor & FWY 99 | Madera, Ca

Madera's newest retail hub is situated along Schnoor Avenue, one of the City's major arterials, adjacent to Freeway 99, located between Walmart and Home Depot anchored shopping centers. The site plan includes approximately 191,150 square feet of retail space, ample parking and easy access. Immediate proximity to the highly-trafficked freeway creates incredible exposure and visibility, at over 65,000 cars per day.

Sugar Pine Square

Fresno St. and Nees Ave. | Fresno, CA

This development provides a unique office and retail opportunity to the Fresno area. The site is located at a signalized intersection in northeast Fresno, which is known for its impressive demographics and low crime rates. Passed by more than 200,000 cars per day, the intersection of Fresno and Nees sits on the outlying region of over 1,000,000 square feet of retail and services within walking distance.



River View Shopping Center

Friant Rd. & Fort Washington | Fresno, CA

River View Shopping Center, an upscale grocery and fitness center anchor center, is located on Friant Road at Fort Washington Road, within the affluent Woodward Park neighborhood in Northeast Fresno, California. The shopping center is located along the Friant major expressway regional corridor, the main thoroughfare for the largest residential growth in the metropolitan area. River View Shopping Center is a total of 117,362 SF of GLA, and has build-to-suit opportunities available.

River View Professional Center

Friant Rd. & Fort Washington | Fresno, CA

River View is a prime garden office complex, situated along Friant Road at Fort Washington Road. The complex is a prime destination for prestigious office users. The offices are located across the street from Woodward Park. Contiguous with the property is the shopping center, which features restaurants, a market and a fitness center.





Universal Park Shopping Center

Blackstone Ave. & El Paso | Fresno, Ca

The center is located on North Blackstone Avenue, within Fresno's regional retail hub. The center is anchored by Lowe's and Sam's Club, and is five minutes from the Freeway 41 on/off ramps. Tenants of Universal Park benefit from the large daytime population from the nearby Woodward Park office sub-market. This prime Blackstone location has low crime rates and high average income of \$71,902 within a one-mile radius.

Winepress Shopping Center

Shaw & Marks Avenues | Fresno, Ca

The center is anchored by Target and Stein Mart. Other tenants include; Jimmy John's, Texas Roadhouse, Carl's Jr., Big 5 Sporting Goods, Styles For Less, Anna's Linens and others. 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 area.



7575 North Fresno Street

Fresno St. & El Paso Ave. | Fresno, Ca

This 16,000 SF office development sits among other high-profile retail and office properties, and is visible from the highly-trafficked Freeway 41. Strategically planned and ideally situated within walking distance to major retail, services and restaurants. The surrounding area is known for its' safety and security due to its' low crime rate.

West Pointe Shopping Center

Shaw & Brawley Avenues | Fresno, Ca

This center is situated at the northeast corner of Shaw and Brawley Avenues in Fresno, California. Shaw Avenue is the most successful retail corridor in the Central Valley. Brawley is a major north/south street that connects Shaw to Herndon Avenue via the Figarden Loop. The 38,000 SF shopping center is seen by more than 67,000 cars per day, and is anchored by Office Depot, Sherwin Williams and Papa John's.





Peachtree Plaza

Peach Ave. & Kings Canyon Rd. | Fresno, Ca

Peachtree Plaza is situated along Kings Canyon Road in southeast Fresno. The highly-trafficked arterial brings incredible exposure to the center, with 43,375 cars per day. The shopping center is anchored by CVS Pharmacy, Goodwill Industries Panda Express and Winco. Peachtree Plaza is 51,000 SF of Gross Leasable Area, and located across from the newly built Sunnyside High School, which enrolls 3,000 students on a rolling-basis.

Landmark Plaza Shopping Center

Shaw & Blackstone Avenues | Fresno, Ca

Landmark Plaza sits at the corner of one of the most trafficked intersections in the region, with over 74,000 cars per day. The site is less than one-quarter mile from the Freeway 41 on/off ramps at Shaw. The site serves a wide demographic profile, and has incredible visibility. Situated amongst high-profile tenants, the center benefits from the retail synergy and surrounding dense residential population.



Jennifer Office Warehouse

Jennifer Ave., near Shaw Ave. | Fresno, CA

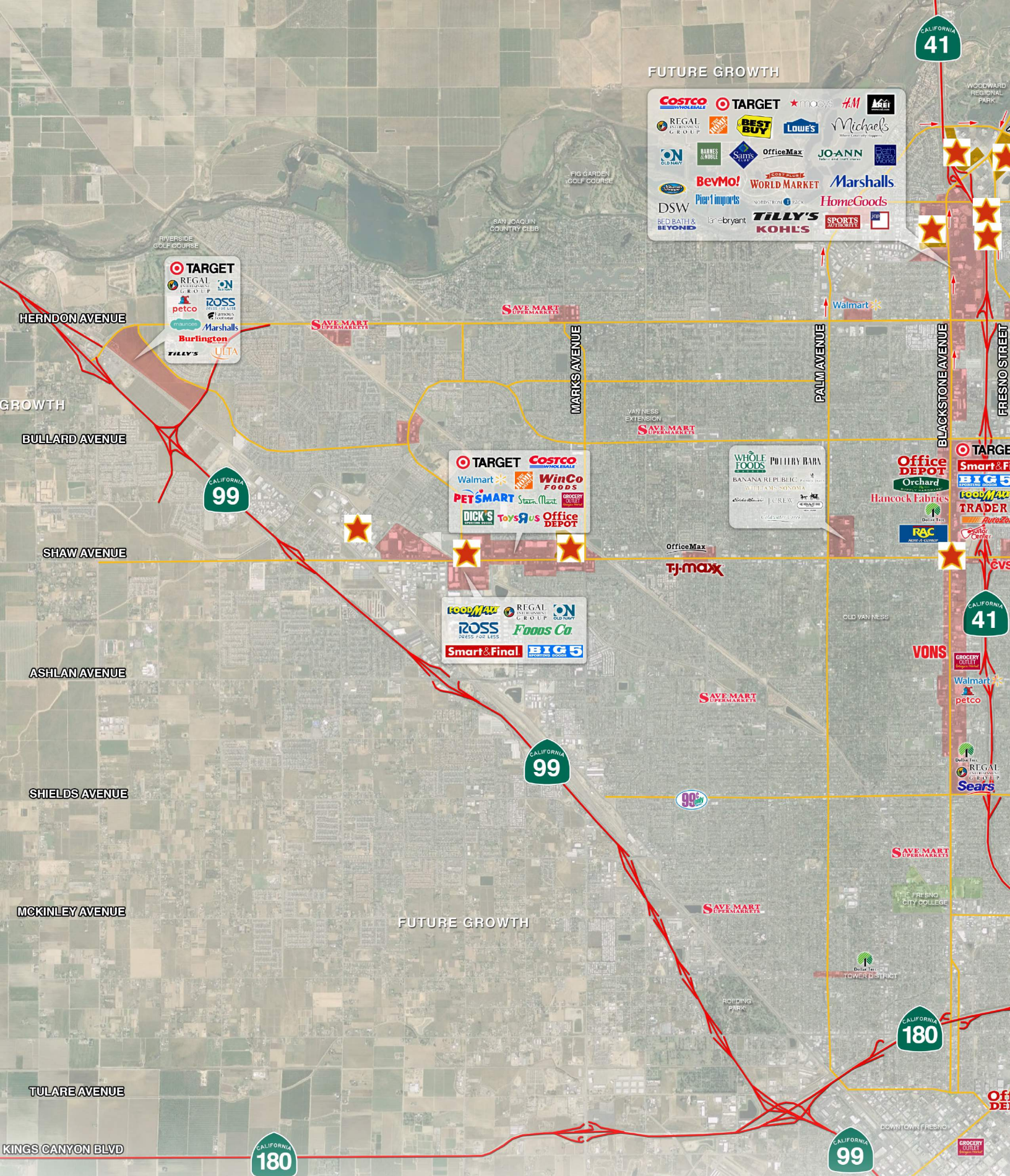
The Jennifer Warehouse is an industrial property situated in the West Shaw warehouse market, near access to Freeway 99 and Golden State Boulevard, via Shaw Avenue. The property is zoned for industrial uses, and features two structures that total 8,422 SF. Retail and services are nearby to the south on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

Butler Warehouse

Butler and N Streets | Fresno, Ca

The Butler Warehouse is situated in the Downtown Fresno industrial market, at Butler and N Streets. The site is near access to Freeway 99, 41, 180 and 168, and also to Golden State Boulevard. The structure is 22,880 square feet and sits on a 31,000 SF lot. The concrete building was built in the 1920s, and was recently remodeled with a new roof. In addition, the property features high ceilings and two loading docks.

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.

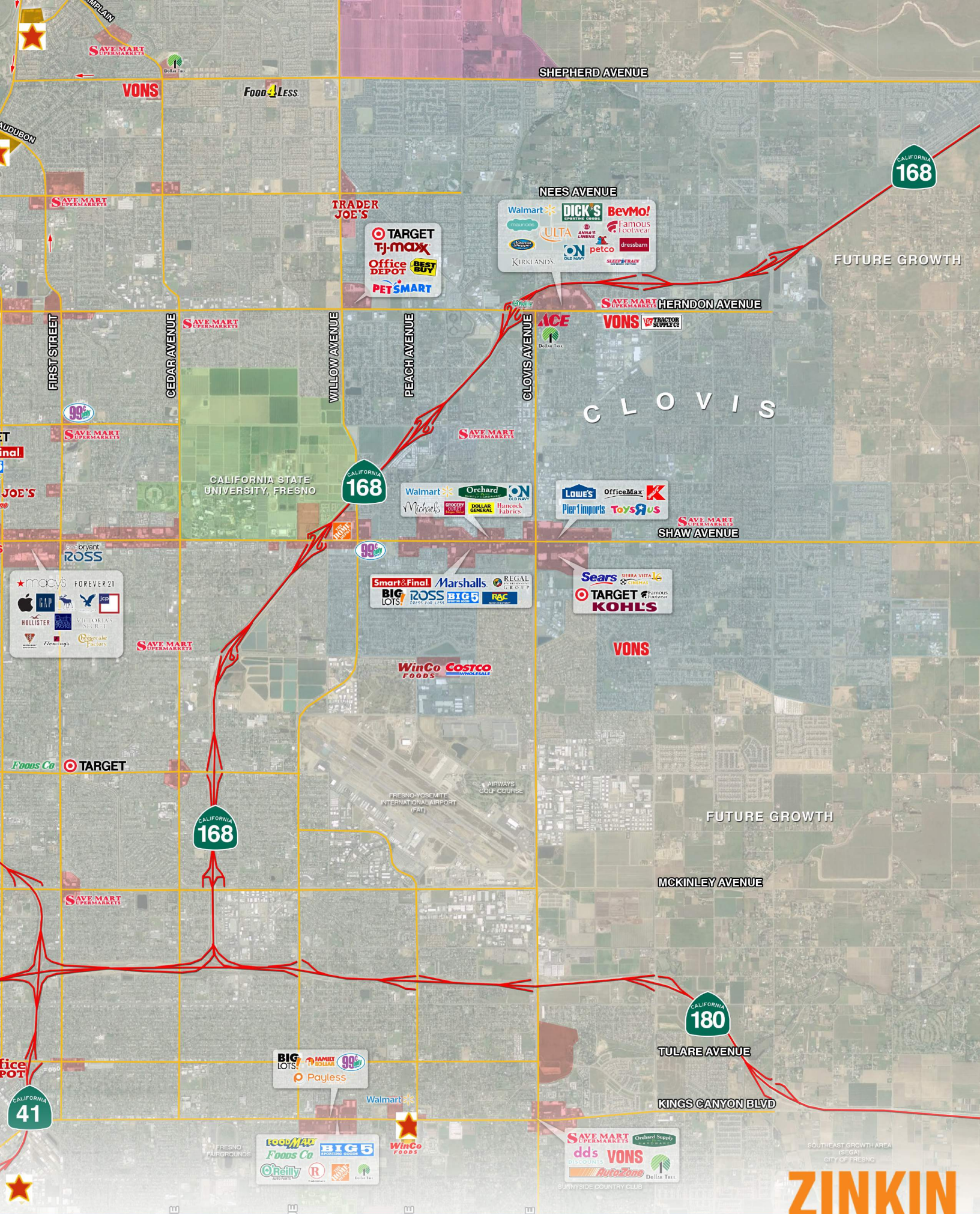


FUTURE GROWTH

Costco, Target, Macy's, H&M, Michaels, Jo-Ann, World Market, Marshalls, HomeGoods, Tilly's, Kohl's, Sports Authority, JCP, DSW, Bed Bath & Beyond, Pier 1 Imports, Lane Bryant, Nordstrom Rack, OfficeMax, Sam's Club, Barnes & Noble, Regal Group, Petco, Ross, Burlington, Tilly's, Ulta, Save Mart Supermarkets, Walmart, Office Depot, Smart & Final, Big 5, Toys R Us, Dick's, PetSmart, WinCo Foods, Whole Foods, Pottery Barn, Banana Republic, Williams Sonoma, Nordstrom, J. Crew, Columbia, RAC, Vons, Grocery Outlet, Regal, Sears, Save Mart Supermarkets, Little Fresno City College, Tower District, Chandler Airport, Downtown Fresno, Kings Canyon Blvd, Smart & Final, Toys R Us.

METROPOLITAN FRESNO COMPETITION AERIAL

Subject to change without notice.





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