

# Jensen Landing

A Planned 65,000sf Retail,  
Professional & Multi-Family Project

NEC Jensen Avenue and Maple Avenue | Fresno, California



Fresno

5<sup>th</sup> largest  
market  
in California

97,849  
Population  
(3 mile radius)

41K+  
DAILY  
VEHICLES

- Prime exposure & direct access from both East Jensen & South Maple Avenues
- Close to Highway 99 (approx. 1.5 miles east of 99)
- High Traffic Volumes
- Well parked, architected & landscaped

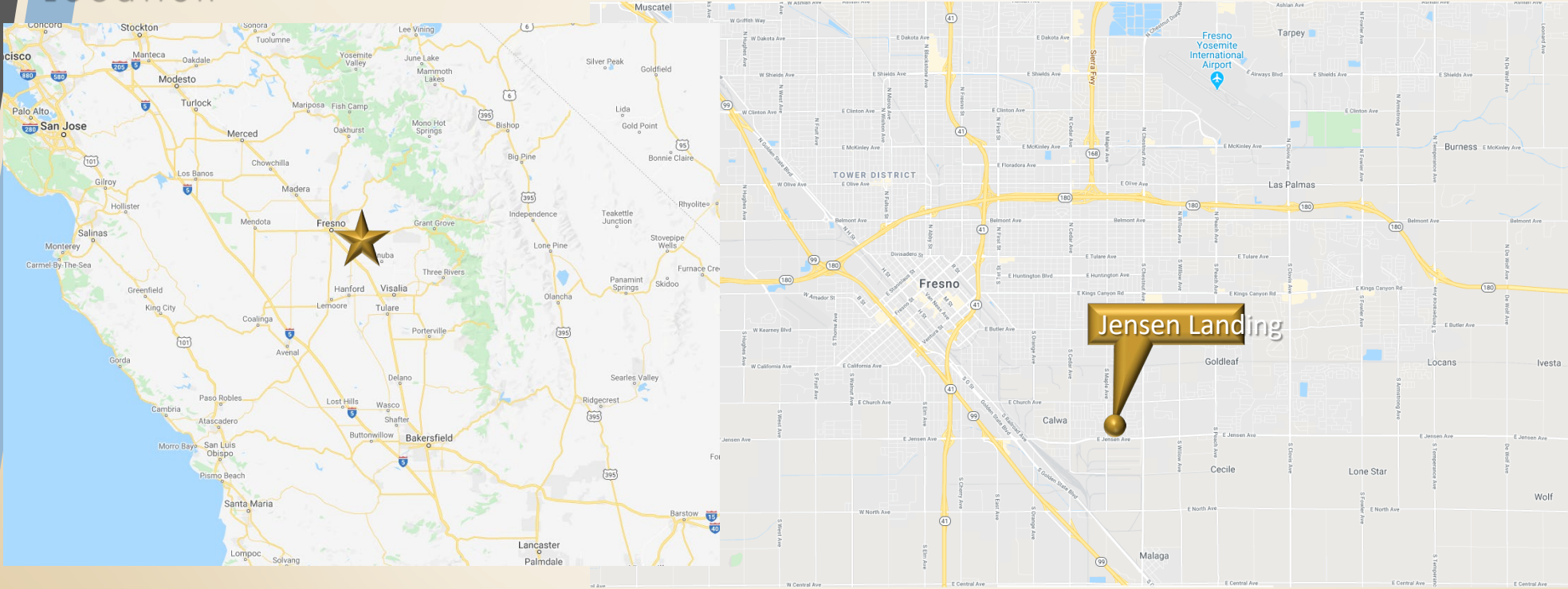
RICK AMERINE  
Senior Director  
(559) 433 3541  
[rick.amerine@paccra.com](mailto:rick.amerine@paccra.com)  
Lic. #00551583



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## Location



JENSEN LANDING 2019 DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
TOTAL POPULATION	13,143	42,260	97,849
HOUSEHOLDS	3,295	11,460	26,103
AVERAGE HH INCOME	\$44,730	\$45,770	\$49,104
DAYTIME POPULATION	3,671	20,429	37,548

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## Sample Elevations



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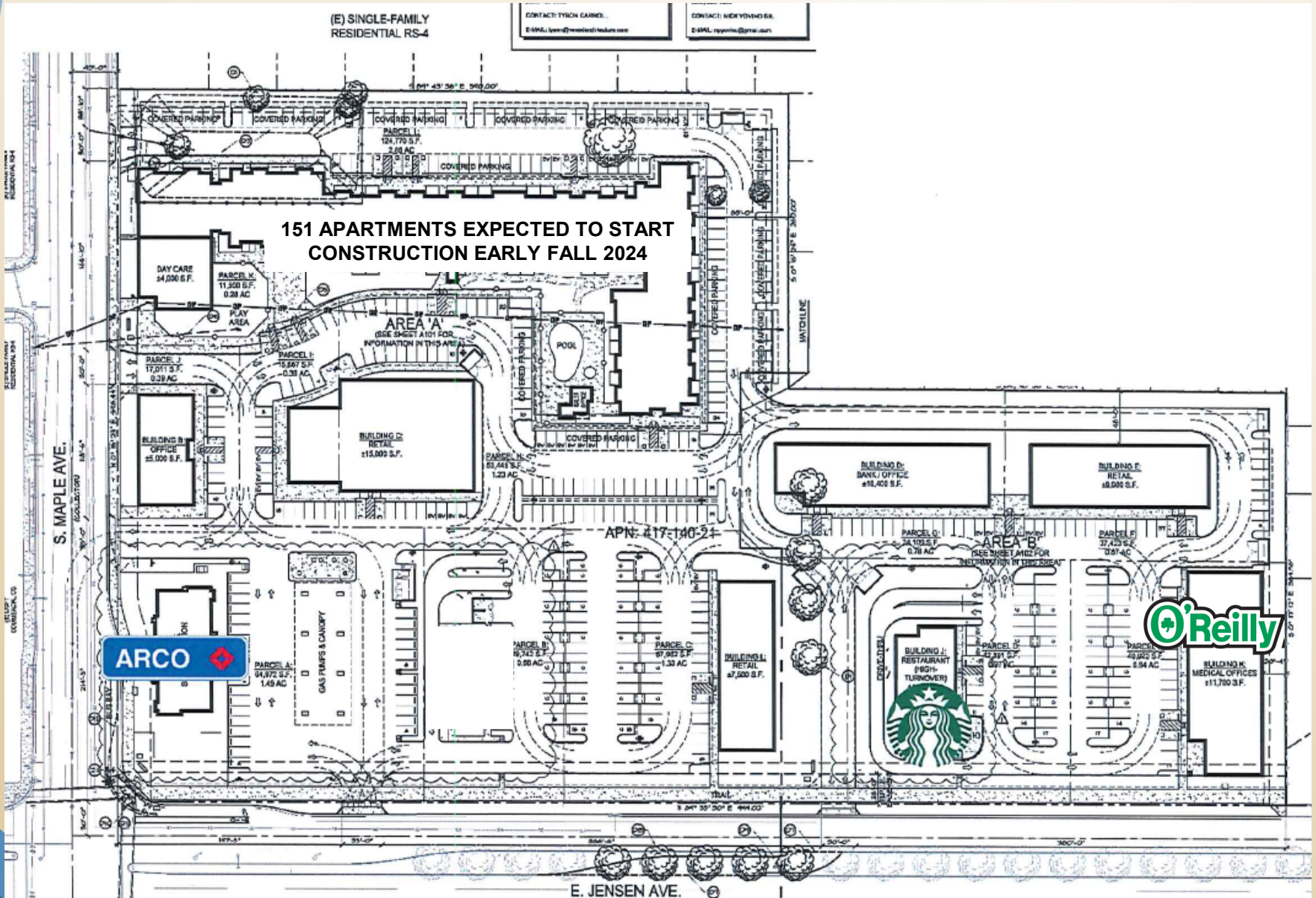




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Site Plan



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## Elevations

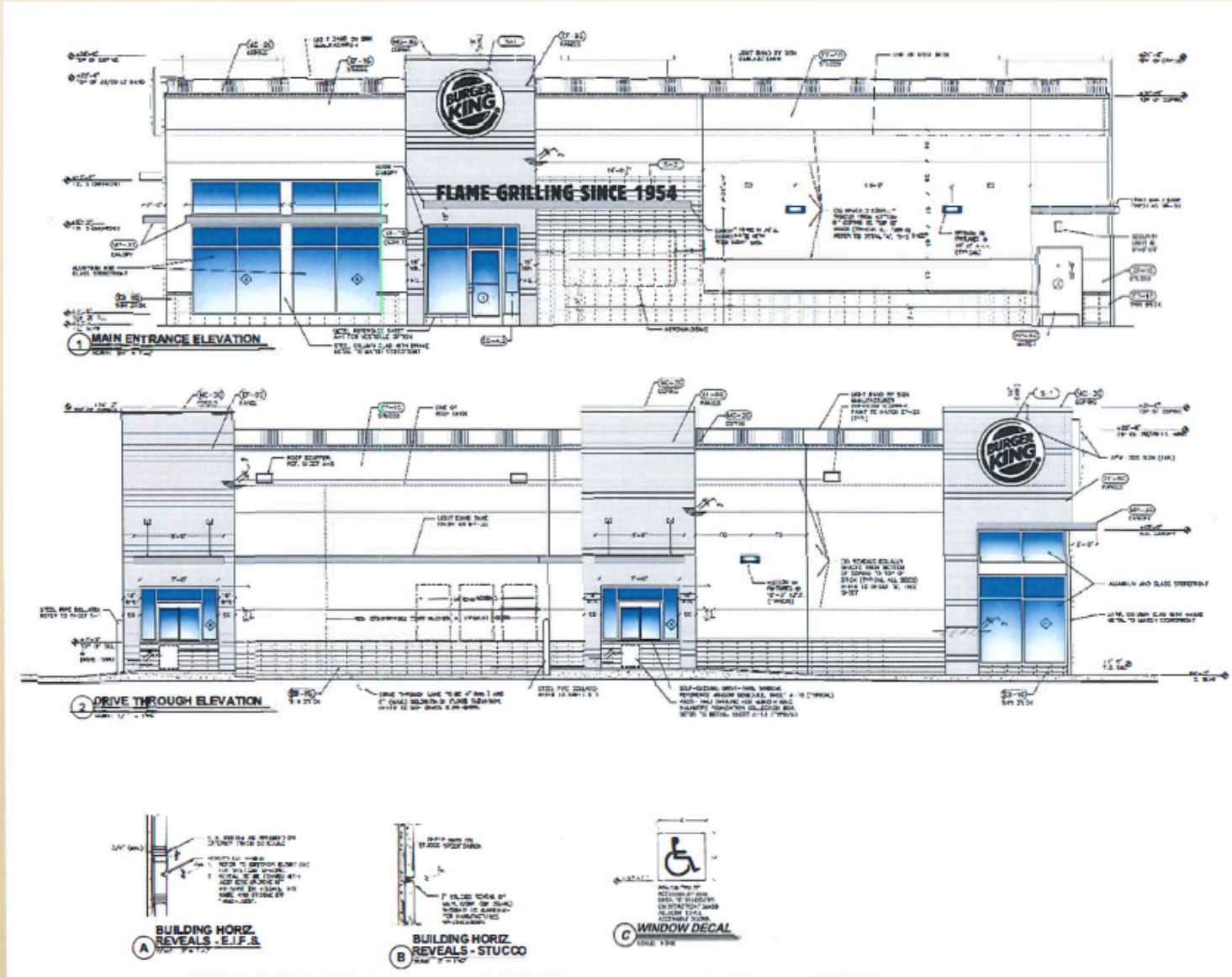


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## Exterior Elevations



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## The Fresno Market

### THE LOCATION

Close proximity to Freeway,  
Logistics, Tech & New Housing  
Development

### THE LOCATION

Located in the  
Fresno Opportunity Zone

### EMERGING TECH HUB

Growing Technology 200 tech  
companies to its startup including  
Bitwise with 200,000 square feet of  
workspace

### GROWTH

Herndon & Willow with 320  
apartment homes on 20 acres.  
NWC Shepherd & Willow with 255  
units along with retail. Chestnut &  
Alluvial with 175 apartments and 30  
single family homes

### HOUSING

Fresno was among the top 10  
housing markets to watch in 2019

### LOGISTICS HUB

Amazon's 885,000 square foot  
facility order filling station operations  
in last 14 months, hiring 15,000  
workers

## CITY OF FRESNO DEMOGRAPHICS

TOTAL POPULATION

2019  
532,581

HOUSEHOLDS

176,319

AVERAGE HH INCOME

\$70,253

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## The Central Valley Market

### Central California Regional Overview

300 MILES OF OPPORTUNITY...

...in the middle of the world's 5th largest economy. The eight-county Central California region encompasses 62 cities with 25,000 square miles, and continues to be one of the state's fastest growing regions.

### Home To 85% of California's New Growth

With an industrial base climbing past 300 million square feet, spec buildings are being filled as fast as they are built. Companies are migrating inland from the Bay and Southern California areas. Employees who once commuted to these areas now have local job opportunities where they can afford to own a home.

The Central California region is a highly attractive location for companies to access the California and West Coast marketplace. Strategically located, Central California offers one-day turnaround travel times throughout the state, as well as parts of Nevada and Arizona. Dual rail lines, BNSF and UP, run up both sides of the Valley exiting at the Northern and Southern ends.

Accessing workers may be the most appealing feature, with a pipeline of talent generated from Career Technical Education programs and hiring assistance throughout the Valley. And, with the lowest turnover rates in the state, keeping workers is an asset for business.

Central California is experiencing growth in Distribution, Food Processing, Manufacturing, Health Services and Energy. Our counties have talent ready to work, available sites, room to grow, affordable housing and a good quality of life with proximity to some of the best outdoor recreational areas in the world. Central California is also home to the most business friendly counties in the state.

Workforce, Incentives and Sites...  
the trifecta of site selection.


We've got it all in the Central Valley.

Central California is one of the fastest growing real estate markets on the West Coast, with land and leasing costs often half the price of major industrial markets.

### Fresno County

Home to the 5th largest city in the world's 5th largest economy, Fresno County is "Growing the California Dream". A population of over 1 million residents with a well-trained and available workforce, Fresno County serves as the state's strategic center with "money back guarantees" to get projects quickly through the permitting process.



Click  to download the complete Central California Regional Overview

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