

JOIN STARBUCKS & BE PART OF A NEW DEVELOPMENT AT JENSEN & MAPLE



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NEC JENSEN & MAPLE

JENSEN LANDING

LEASING OPPORTUNITY

Are you ready to make your mark in the bustling heart of Fresno? Look no further than **Jensen Landing**, a brand-new retail, professional, and multi-family project strategically positioned on the northeast corner of **Jensen Avenue** and **Maple Avenue**.

This vibrant development spans an impressive **65,000 square feet**, offering an exciting opportunity for businesses seeking high visibility and foot traffic.

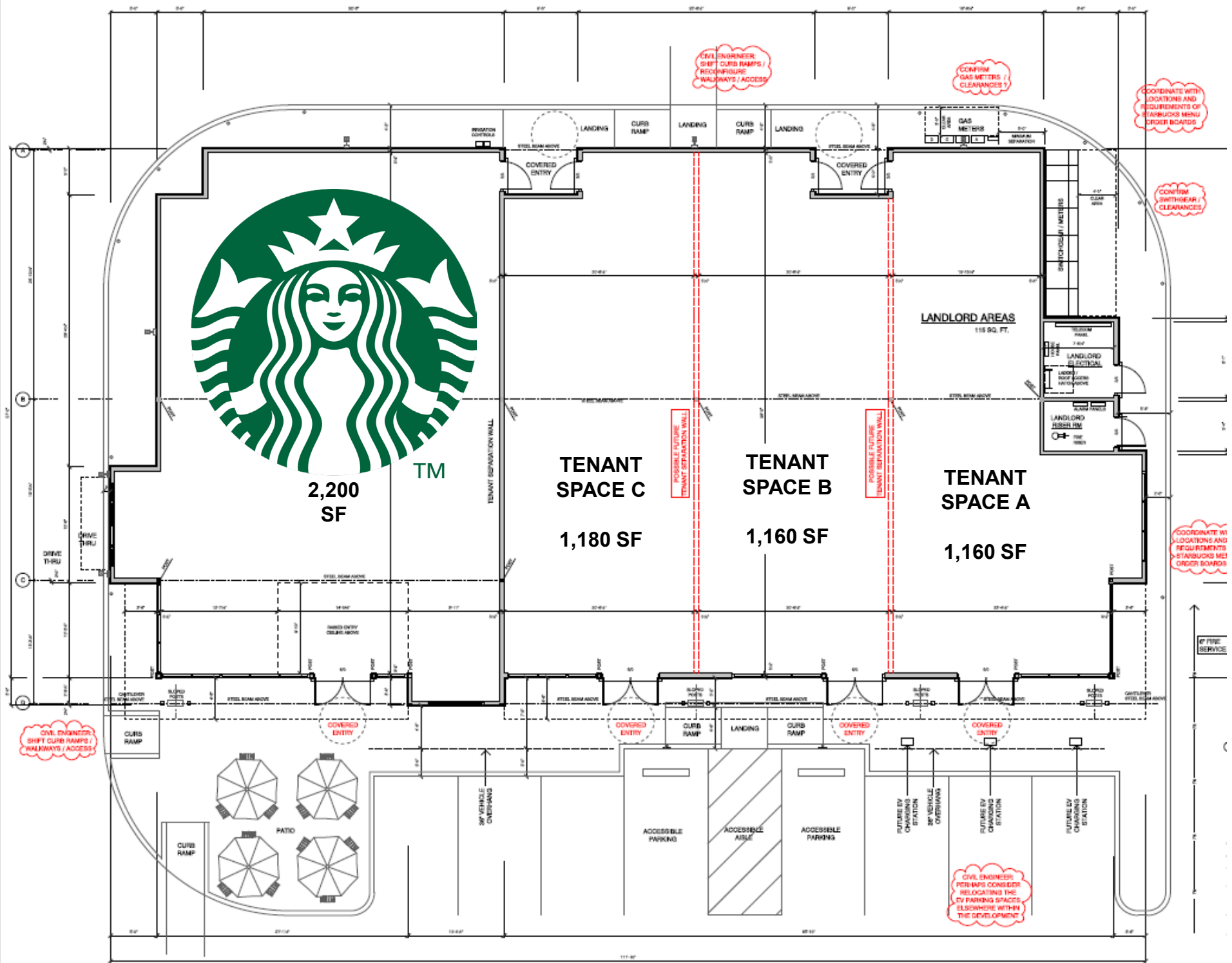
Don't miss out on this exceptional opportunity! Contact us today to secure your spot alongside Starbucks. Be part of the Jensen Landing legacy—a place where businesses thrive and community connections flourish.

- **Starbucks Adjacency:** Imagine the synergy of being right next door to Starbucks. The aroma of freshly brewed coffee will beckon customers to explore your business.
- **Prime Location:** Nestled at the northeast corner of **Jensen Avenue** and **Maple Avenue**, Jensen Landing offers **prime exposure** and **direct access** from both major thoroughfares.
- **Highway 99 Access:** With close proximity to **Highway 99**, your business will thrive amidst high traffic volumes. Commuters, travelers, and locals will discover your storefront effortlessly.
- **Architectural Excellence:** Jensen Landing isn't just a retail space—it's a work of art. Thoughtfully designed, well-parked, and beautifully landscaped, it sets the stage for success.
- **Versatile Spaces:** Whether you're launching a boutique, a cozy café, or a trendy fitness studio, our available retail spaces can be customized to suit your vision. Sizes range.
- **Community Hub:** Jensen Landing is more than a retail destination; it's a community hub. Families, professionals, and residents will frequent this vibrant space.

BUILDING AT A GLANCE

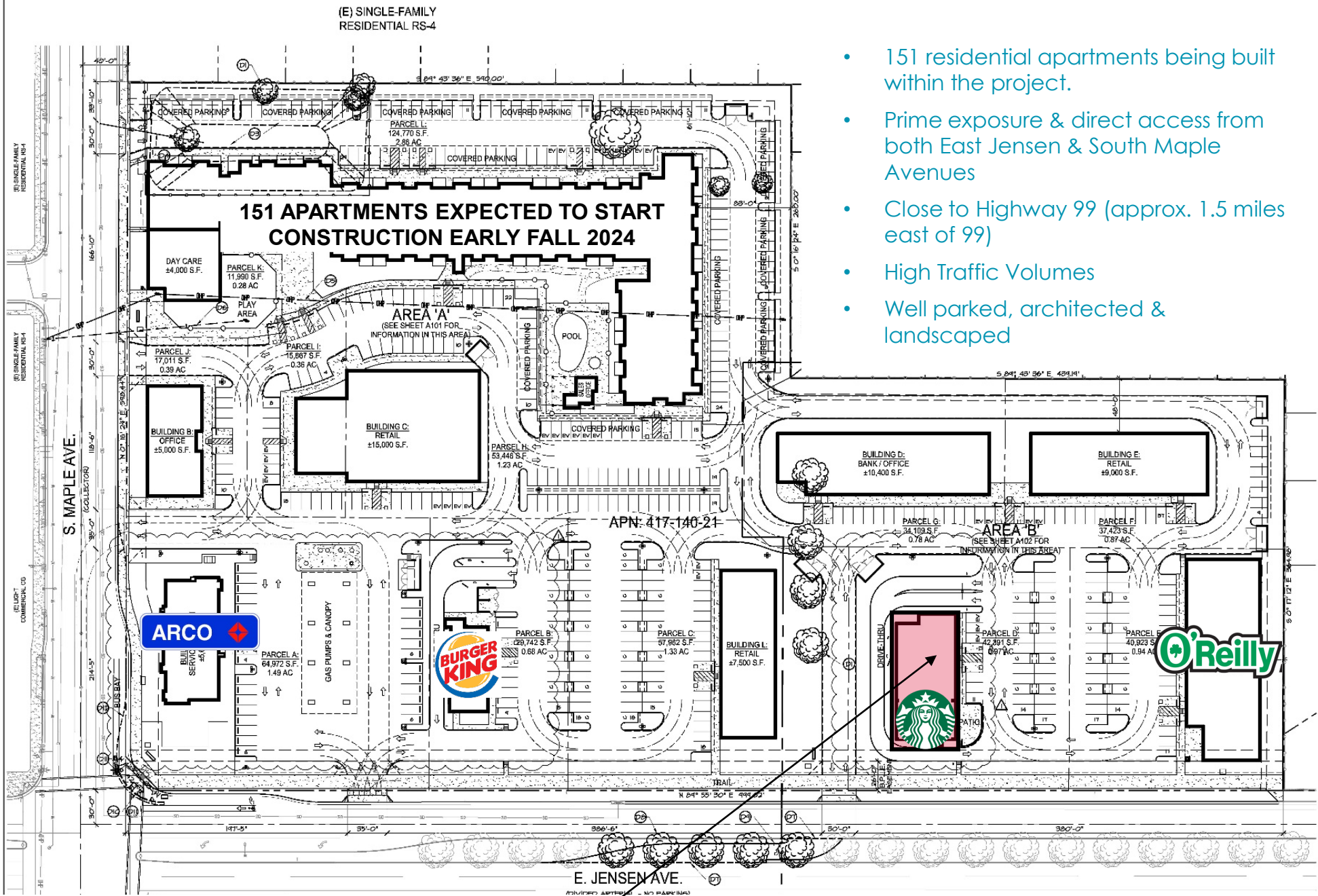
Address:	NEC Jensen & Maple
Year Built:	2024
Leasable Interior Area:	1,160 SF - 3,500 SF Space can be demised
Lease Rate:	Inquire with broker

FLOORPLAN



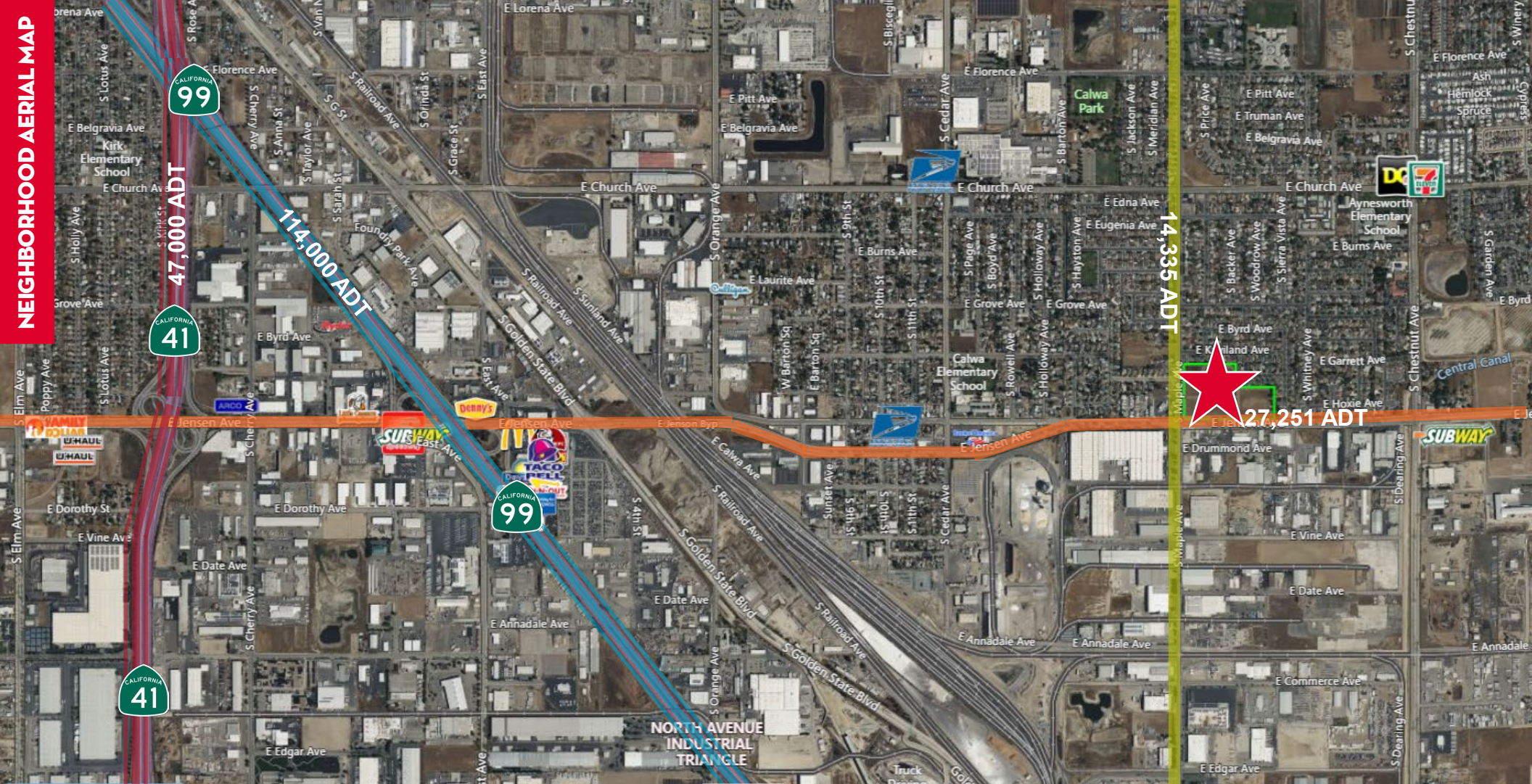
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A Planned 65,000sf Retail, Professional & Multi – Family Project – NEC E Jensen and S Maple Avenues | Fresno CA



Location within project

- 151 residential apartments being built within the project.
- 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



DEMOGRAPHICS



POPULATION



AVERAGE HH INCOME



5 YR. % GROWTH FORECAST

1 Mile	13,989	\$69,798	4.45%
3 Mile	93,476	\$61,940	4.37%
5 Mile	229,439	\$63,752	4.36%



Jensen Landing

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