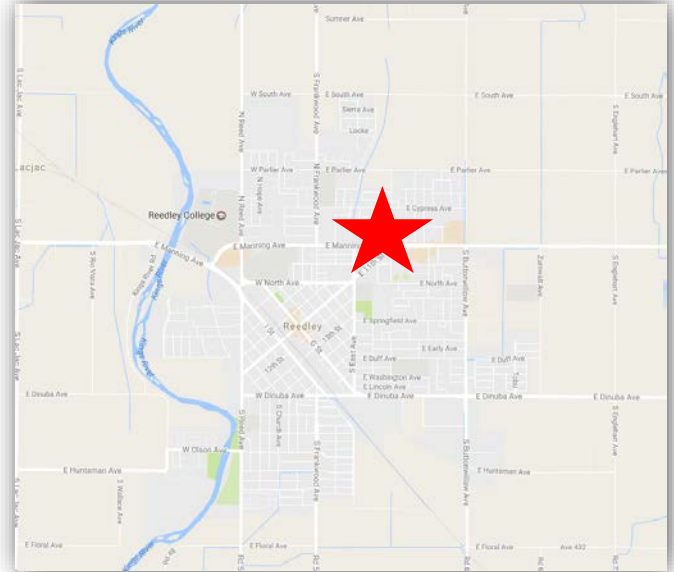


Property Description

Location	1060 E. Manning Avenue, Reedley, CA
Lease Rate	\$1.25 PSF, per month, NNN (NNN's are estimated to be \$0.31 PSF, per month)
Available	±1,536 SF
Condition	"As-Is"
Availability	Immediate
Traffic Counts:	16,799 VPD (2015)
Signage	Monument signage available
Property Highlights	• Signalized intersection • Largest center in Reedley • Main retail arterial



Terri Giovacchini, Lic. #00964226
Senior Associate
+1 559 433 3530
terri.giovacchini@paccra.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2016. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

9 E River Park Place E
Suite 101
Fresno, California 93720
phone: +1 559 433 3500
paccra.com
Lic. #01919464

Aerial Map



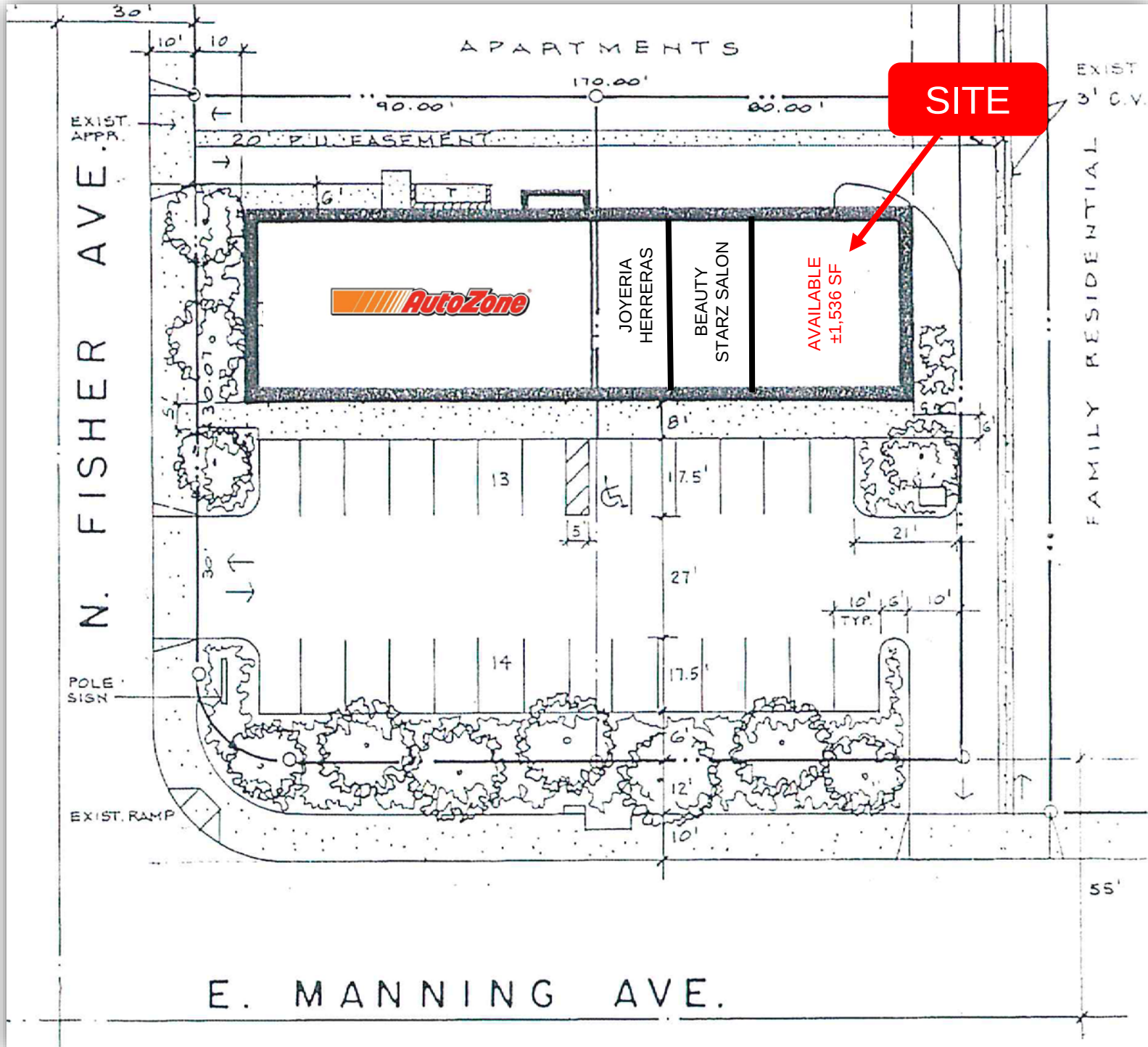
Terri Giovacchini, Lic. #00964226
Senior Associate
+1 559 433 3530
terri.giovacchini@paccra.com

9 E River Park Place E
Suite 101
Fresno, California 93720
phone: +1 559 433 3500
paccra.com
Lic. #01919464

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2016. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Site Plan



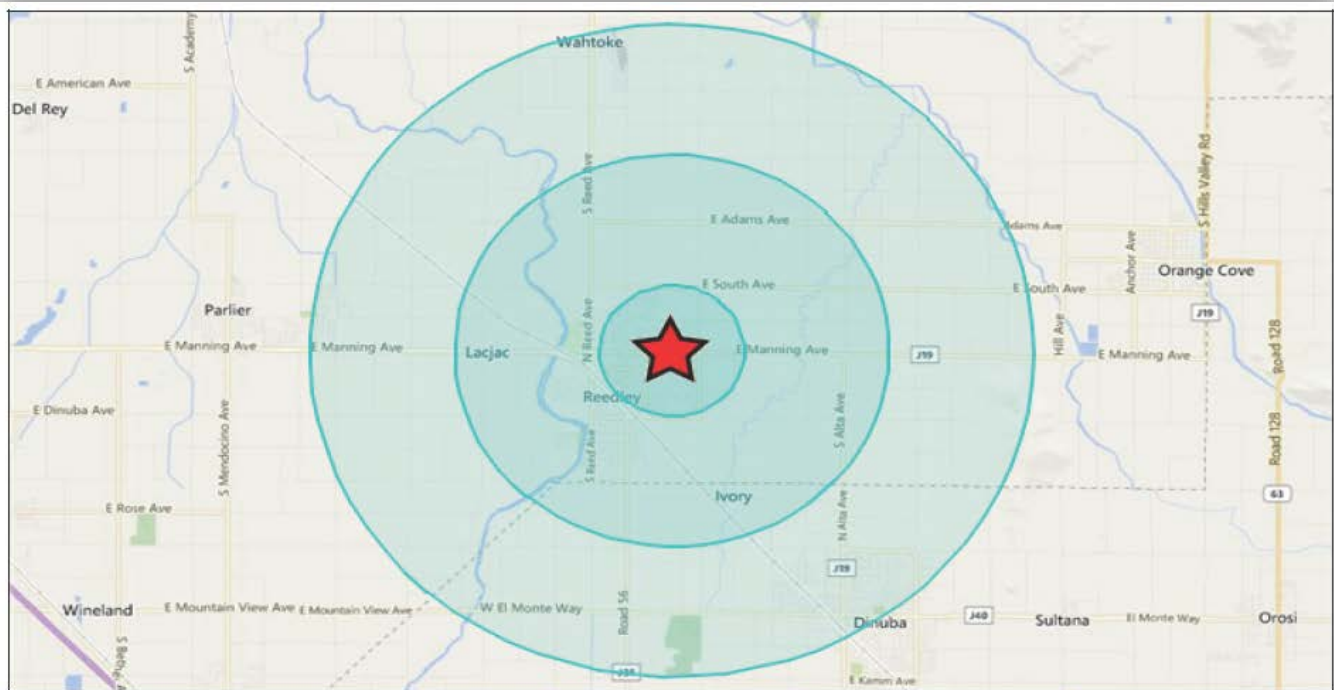
Terri Giovacchini, Lic. #00964226
Senior Associate
+1 559 433 3530
terri.giovacchini@paccra.com

9 E River Park Place E
Suite 101
Fresno, California 93720
phone: +1 559 433 3500
paccra.com
Lic. #01919464

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2016. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Demographics



Description	1 Mile	3 Mile	5 Mile
Area & Density :			
Area (Square Miles) :	2.788631	18.700685	74.401398
Density(Population Per Square Mile) :	5,643.7	1,394.3	609.2
Population By Year			
Population (1990) :	11,732	18,145	30,316
Population (2000) :	14,542	22,361	37,585
Population (2010) :	15,603	25,881	44,954
Population (Current) :	15,727	26,074	45,329
Population (5 Yr. Forecast) :	16,761	27,777	48,519
Percent Growth (Current Yr./Previous Yr.) :	.77	.76	.77
Percent Forecast (5 Yr. Forecast/Current Yr.) :	6.55	6.51	6.93
Households By Year			
Households (1990) :	3,177	5,277	9,201
Households (2000) :	3,720	6,208	10,742
Households (2010) :	3,891	7,100	12,424
Households (Current) :	3,903	7,119	12,473
Households (5 Yr. Forecast) :	4,115	7,505	13,172
Percent Growth (Current Yr./Previous Yr.) :	.28	.28	.31
Percent Forecast (5 Yr. Forecast/Current Yr.) :	5.44	5.43	5.59

Terri Giovacchini, Lic. #00964226
Senior Associate
+1 559 433 3530
terri.giovacchini@paccra.com

9 E River Park Place E
Suite 101
Fresno, California 93720
phone: +1 559 433 3500
paccra.com
Lic. #01919464

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2016. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Demographics

Description	1 Mile	3 Mile	5 Mile
General Population Characteristics			
Male :	8,272	13,600	23,795
Female :	7,455	12,474	21,534
Density :	5,643.7	1,384.3	609.2
Urban :	15,727	23,163	38,161
Rural :		2,911	7,168
General Household Characteristics			
Households (Current) :	3,903	7,119	12,473
Families :	3,143	5,782	9,919
Average Size of Household :	3.82	3.62	3.6
Median Age of Householder :	46	48	49
Median Value Owner Occupied (\$) :	219,065.85	239,377.38	238,909.94
Median Rent (\$) :	642.94	676.98	646.86
Median Vehicles Per Household :	2	2	2
General Housing Characteristics			
Housing Units :	4,085	7,481	13,189
Owner Occupied Units :	2,102	4,301	7,763
Renter Occupied Units :	1,801	2,818	4,710
Vacant Units :	182	362	716
Population By Race			
White Alone :	8,817	15,333	25,946
Black Alone :	129	186	273
Asian Alone :	416	888	1,457
Native American and Alaska Native Alone :	187	319	576
Other Race Alone :	5,498	8,267	15,227
Two or More Races :	680	1,081	1,850
Population By Ethnicity			
Hispanic :	13,566	19,895	34,923
White Non-Hispanic :	1,666	4,970	8,442
General Income Characteristics			
Median Household Income (\$) :	45,718.65	51,173.47	51,761.17
Total Household Income (\$) :	204,855,966	431,847,032	771,313,384
Average Household Income (\$) :	52,487	60,661	61,839
Per Capita Income (\$) :	13,026	16,562	17,016
Consumer Expenditures			
Total Consumer Expenditures (\$) :	193,831	371,635	654,784
Total Retail Sales (\$) :	15,247	132,253	328,303
Employment By Place Of Business			
Total Employees :	626	4,602	10,181
Total Establishments :	85	389	649

Terri Giovacchini, Lic. #00964226
 Senior Associate
 +1 559 433 3530
 terri.giovacchini@paccra.com

9 E River Park Place E
 Suite 101
 Fresno, California 93720
 phone: +1 559 433 3500
 paccra.com
 Lic. #01919464

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2016. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.