

# EASTGATE SHOPPING CENTER

Southeast corner of Kings Canyon and Chestnut  
Fresno, California

Featuring:



Other Retailers Include:



For Further Information, Please Contact:

Andy Solomon / Doug Cords  
Commercial Retail Associates, Inc.  
680 West Shaw Avenue, Suite 202  
Fresno, California 93704  
(559) 650-1300



Another Quality Project Developed  
and Managed By:

**PAYNTER**  
REALTY & INVESTMENTS, INC.

# PROPERTY SUMMARY

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## EASTGATE SHOPPING CENTER

**LOCATION:** Southeast corner of Kings Canyon Road and Chestnut Ave  
Fresno, CA

**GROSS LEASBLE AREA:** ± 250,000 square feet

**LAND AREA:** ± 25 Acres

**DEMOGRAPHICS:**

	1 mile	2 mile	3 mile
2007 Estimated Population	30,022	84,050	148,332
2007 Estimated Average HH Income	\$35,938	\$43,241	\$43,833

Source: Sites USA, 2010

**TRAFFIC COUNTS:**

Kings Canyon Road 27,506ADT  
Chestnut Avenue 27,057 ADT  
54,563 Total Cars Per Day

Source: City of Hanford 2003; Caltrans 2003

**OVERVIEW:**

\* **Anchored by a high volume FoodsCo warehouse grocery store, The Home Depot and Walgreens**

\* Situated in close proximity to Highway 180 on- and off-ramps are at Chestnut Ave

\* The center was redeveloped in 2001

**CONTACT INFORMATION:**

**Shane Anderson/ Doug Cords**  
Commercial Retail Associates, Inc.  
680 West Shaw Avenue, Suite 202  
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E. KINGS CANYON ROAD



EXIST. PAD 'A' 850 s.f.

**GameStop**

EXIST. PAD 'C' 60'

**RadioShack**

EXIST. PAD 'B' 6000 s.f.

**CHASE**

EXIST. PAD 'D' 6000 s.f.

**CIGARETTE STORE**

McDonald's SIGN

ROMEO'S PIZZA AND SUBS

**Rally's**

ASIAN CUISINE

BEAUTIFUL NAILS

CHIROPRACTOR

ANNAS LINENS

RETAIL PAD 'G' 8050 s.f.

EXIST. RETAIL 'F' 7,462 s.f.

**GOODGUYS**

TRUCK / AUTO PARTS COMPACTOR

Don Robert's HAWAIIAN BUNS

PARTY CO.

EXIST. RETAIL 'E' 11,190 s.f.

**Acron's**

RETAIL PAD 'B' 7,000 s.f.

**FOODS Co.**

EXIST. RETAIL 'A' 7,462 s.f.

**McDonald's**

LOADING

LOADING

LOADING

CUSTOMER PICK-UP LANE

GARDEN CENTER

WINERY AVE.

640.58'

**Eastgate Shopping Center**

SEC E Kings Canyon Rd  
& Chestnut Ave  
Fresno, CA

**PAYNTER**  
REALTY & INVESTMENTS, INC.

S 88°49'20" W 661.27'



E. Kings Canyon Road

S. Winery Ave

S. Chestnut Ave



ANNA'S LINENS

Foods Co

Walgreens



**PAYNTER**  
REALTY & INVESTMENTS, INC.



# SHOPPING CENTER PICTURES



# FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared For

Commercial Retail Associates, Inc.

Lat/Lon: 36.735751/-119.736464



October 2010

RF1

Chestnut & Kings Canyon Fresno, California		1.00 mi radius	2.00 mi radius	3.00 mi radius
<b>POPULATION</b>	2007 Estimated Population	30,022	87,050	148,332
	2012 Projected Population	31,200	90,994	156,060
	2000 Census Population	28,053	80,630	136,042
	1990 Census Population	25,550	73,414	124,789
	Historical Annual Growth 1990 to 2007	1.0%	1.1%	1.1%
	Projected Annual Growth 2007 to 2012	0.8%	0.9%	1.0%
<b>HOUSEHOLDS</b>	2007 Est. Households	7,962	22,793	39,546
	2012 Proj. Households	8,190	23,594	41,226
	2000 Census Households	7,570	21,460	36,837
	1990 Census Households	7,770	22,140	38,075
	Historical Annual Growth 1990 to 2007	0.1%	0.2%	0.2%
	Projected Annual Growth 2007 to 2012	0.6%	0.7%	0.8%
<b>AGE</b>	2007 Est. Population 0 to 9 Years	20.6%	20.3%	20.3%
	2007 Est. Population 10 to 19 Years	20.4%	20.0%	19.2%
	2007 Est. Population 20 to 29 Years	16.6%	16.2%	16.7%
	2007 Est. Population 30 to 44 Years	17.2%	17.8%	18.3%
	2007 Est. Population 45 to 59 Years	12.5%	13.8%	13.9%
	2007 Est. Population 60 to 74 Years	7.4%	7.4%	7.3%
	2007 Est. Population 75 Years Plus	5.3%	4.5%	4.3%
	2007 Est. Median Age	25.9	25.7	25.9
<b>MARITAL STATUS &amp; SEX</b>	2007 Est. Male Population	49.2%	49.8%	50.4%
	2007 Est. Female Population	50.8%	50.2%	49.6%
	2007 Est. Never Married	36.5%	35.1%	34.7%
	2007 Est. Now Married	39.2%	42.7%	41.6%
	2007 Est. Separated or Divorced	17.4%	16.2%	17.7%
	2007 Est. Widowed	6.9%	6.0%	6.0%
<b>INCOME</b>	2007 Est. HH Income \$200,000 or More	0.9%	1.3%	1.4%
	2007 Est. HH Income \$150,000 to 199,999	0.4%	0.9%	0.8%
	2007 Est. HH Income \$100,000 to 149,999	2.3%	4.1%	4.2%
	2007 Est. HH Income \$75,000 to 99,999	4.8%	5.7%	5.9%
	2007 Est. HH Income \$50,000 to 74,999	12.5%	14.7%	14.7%
	2007 Est. HH Income \$35,000 to 49,999	12.9%	15.1%	15.2%
	2007 Est. HH Income \$25,000 to 34,999	14.5%	14.1%	14.4%
	2007 Est. HH Income \$15,000 to 24,999	20.1%	18.6%	18.3%
	2007 Est. HH Income \$0 to 14,999	31.7%	25.4%	25.1%
	2007 Est. Average Household Income	\$ 35,938	\$ 43,241	\$ 43,833
	2007 Est. Median HH Income	\$ 25,498	\$ 31,091	\$ 31,932
	2007 Est. Per Capita Income	\$ 10,491	\$ 11,831	\$ 12,261
	2007 Est. Number of Businesses	467	1,526	4,068
2007 Est. Total Number of Employees	5,178	14,171	51,285	

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Chestnut & Kings Canyon Fresno, California		1.00 mi radius	2.00 mi radius	3.00 mi radius
<b>RACE</b>	2007 Est. White Population	41.4%	43.4%	45.5%
	2007 Est. Black Population	8.3%	7.2%	7.1%
	2007 Est. Asian & Pacific Islander	18.4%	17.8%	17.0%
	2007 Est. American Indian & Alaska Native	0.9%	0.9%	0.9%
	2007 Est. Other Races Population	31.0%	30.7%	29.6%
<b>HISPANIC</b>	2007 Est. Hispanic Population	18,230	53,280	89,024
	2007 Est. Hispanic Population Percent	60.7%	61.2%	60.0%
	2012 Proj. Hispanic Population Percent	62.4%	62.8%	61.7%
	2000 Hispanic Population Percent	57.2%	57.8%	56.6%
<b>EDUCATION (Adults 25 or Older)</b>	2007 Est. Adult Population (25 Years or Older)	14,973	44,489	76,869
	2007 Est. Elementary (0 to 8)	30.5%	28.1%	26.5%
	2007 Est. Some High School (9 to 11)	14.4%	14.3%	14.6%
	2007 Est. High School Graduate (12)	23.5%	23.8%	23.4%
	2007 Est. Some College (13 to 16)	17.1%	17.0%	17.8%
	2007 Est. Associate Degree Only	5.3%	6.3%	6.6%
	2007 Est. Bachelor Degree Only	5.8%	6.9%	7.3%
	2007 Est. Graduate Degree	3.3%	3.5%	3.7%
	<b>HOUSING</b>	2007 Est. Total Housing Units	8,607	24,443
2007 Est. Owner Occupied Percent		33.6%	42.0%	41.5%
2007 Est. Renter Occupied Percent		58.9%	51.3%	51.4%
2007 Est. Vacant Housing Percent		7.5%	6.7%	7.1%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	0.6%	0.5%	0.5%
	2000 Homes Built 1995 to 1998	2.2%	1.9%	2.4%
	2000 Homes Built 1990 to 1994	3.9%	3.8%	3.4%
	2000 Homes Built 1980 to 1989	17.5%	15.8%	15.6%
	2000 Homes Built 1970 to 1979	21.2%	21.2%	21.3%
	2000 Homes Built 1960 to 1969	17.2%	16.9%	16.8%
	2000 Homes Built 1950 to 1959	17.6%	17.8%	18.7%
	2000 Homes Built Before 1949	19.8%	22.0%	21.4%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	-	-	-
	2000 Home Value \$500,000 to \$999,999	-	-	0.0%
	2000 Home Value \$400,000 to \$499,999	-	-	-
	2000 Home Value \$300,000 to \$399,999	0.1%	0.5%	0.7%
	2000 Home Value \$200,000 to \$299,999	1.0%	2.2%	2.2%
	2000 Home Value \$150,000 to \$199,999	1.6%	3.8%	3.9%
	2000 Home Value \$100,000 to \$149,999	8.1%	11.6%	12.9%
	2000 Home Value \$50,000 to \$99,999	77.1%	72.4%	71.2%
	2000 Home Value \$25,000 to \$49,999	11.3%	8.9%	8.4%
	2000 Home Value \$0 to \$24,999	0.9%	0.6%	0.7%
	2000 Median Home Value	\$ 71,682	\$ 79,338	\$ 82,121
	2000 Median Rent	\$ 237	\$ 300	\$ 286

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<b>LABOR FORCE</b>	2007 Est. Labor: Population Age 16+	20,167	58,782	101,066
	2007 Est. Civilian Employed	46.1%	48.1%	49.0%
	2007 Est. Civilian Unemployed	7.4%	6.5%	6.5%
	2007 Est. in Armed Forces	0.0%	0.0%	0.0%
	2007 Est. not in Labor Force	46.5%	45.4%	44.5%
	2007 Labor Force: Males	48.3%	49.2%	49.9%
	2007 Labor Force: Females	51.7%	50.8%	50.1%
<b>OCCUPATION</b>	2000 Occupation: Population Age 16+	7,314	22,243	38,480
	2000 Mgmt, Business, & Financial Operations	6.2%	6.6%	7.1%
	2000 Professional and Related	12.3%	12.9%	12.3%
	2000 Service	18.3%	19.7%	20.8%
	2000 Sales and Office	21.6%	24.0%	24.3%
	2000 Farming, Fishing, and Forestry	9.6%	7.1%	6.4%
	2000 Construction, Extraction, & Maintenance	9.1%	9.5%	10.1%
	2000 Production, Transport, & Material Moving	22.9%	20.3%	19.0%
	2000 Percent White Collar Workers	40.0%	43.4%	43.7%
2000 Percent Blue Collar Workers	60.0%	56.6%	56.3%	
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	61.3%	64.6%	65.1%
	2000 Drive to Work in Carpool	23.3%	23.7%	23.3%
	2000 Travel to Work by Public Transportation	5.0%	4.3%	4.1%
	2000 Drive to Work on Motorcycle	-	0.2%	0.2%
	2000 Walk or Bicycle to Work	6.6%	3.6%	3.3%
	2000 Other Means	1.9%	1.4%	1.2%
	2000 Work at Home	1.9%	2.2%	2.6%
<b>TRAVEL TIME</b>	2000 Travel to Work in 14 Minutes or Less	29.9%	31.6%	31.0%
	2000 Travel to Work in 15 to 29 Minutes	41.2%	42.9%	43.8%
	2000 Travel to Work in 30 to 59 Minutes	21.6%	19.7%	19.3%
	2000 Travel to Work in 60 Minutes or More	7.3%	5.8%	5.9%
	2000 Average Travel Time to Work	23.2	21.7	21.4
<b>CONSUMER EXPENDITURE</b>	2007 Est. Total Household Expenditure (in Millions)	\$ 282.0	\$ 902.9	\$ 1,575.5
	2007 Est. Apparel	\$ 13.8	\$ 44.0	\$ 76.6
	2007 Est. Contributions & Gifts	\$ 15.6	\$ 51.4	\$ 90.1
	2007 Est. Education & Reading	\$ 7.3	\$ 23.2	\$ 40.6
	2007 Est. Entertainment	\$ 15.3	\$ 49.5	\$ 86.4
	2007 Est. Food, Beverages & Tobacco	\$ 48.1	\$ 151.7	\$ 264.3
	2007 Est. Furnishings And Equipment	\$ 11.2	\$ 36.7	\$ 64.2
	2007 Est. Health Care & Insurance	\$ 21.0	\$ 66.5	\$ 116.1
	2007 Est. Household Operations & Shelter & Utilities	\$ 85.0	\$ 271.3	\$ 473.2
	2007 Est. Miscellaneous Expenses	\$ 4.8	\$ 15.4	\$ 26.8
	2007 Est. Personal Care	\$ 4.2	\$ 13.3	\$ 23.1
	2007 Est. Transportation	\$ 55.8	\$ 179.9	\$ 314.1

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