

Woodward Pavilion Shopping Center



SWC of Cedar and Shepherd Fresno, CA

Shop Space Available



For Further Information, Please
Contact:

Andy Solomon / Jon Cox
Commercial Retail Associates, Inc.
680 W Shaw Avenue, # 202
Fresno, California 93704
(559) 650-1300

Another Quality Project Developed
and Managed By:



Anchored By:



Join These Tenants:



This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.

PROPERTY SUMMARY

WOODWARD PAVILION SHOPPING CENTER

LOCATION: SWC of Cedar Avenue and Shepherd Avenue
Fresno, CA

AVAILABLE: **+/-2,700 Square Feet**

GROSS LEASBLE AREA: ± 96,000 square feet

LAND AREA: ± 12 Acres

DEMOGRAPHICS:

	<u>1 mile</u>	<u>2 mile</u>	<u>3 mile</u>
2006 Estimated Population	15,514	50,063	81,022

2006 Estimated Average HH Income	\$93,784	\$84,707	\$78,434
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Source: Sites USA, 2007

TRAFFIC COUNTS:

Cedar Avenue	25,231ADT
Shepherd Avenue	<u>13,469 ADT</u>
	38,700 Total Cars Per Day

OVERVIEW:

* **Prime retail space in a thriving center serving a high income trade area**

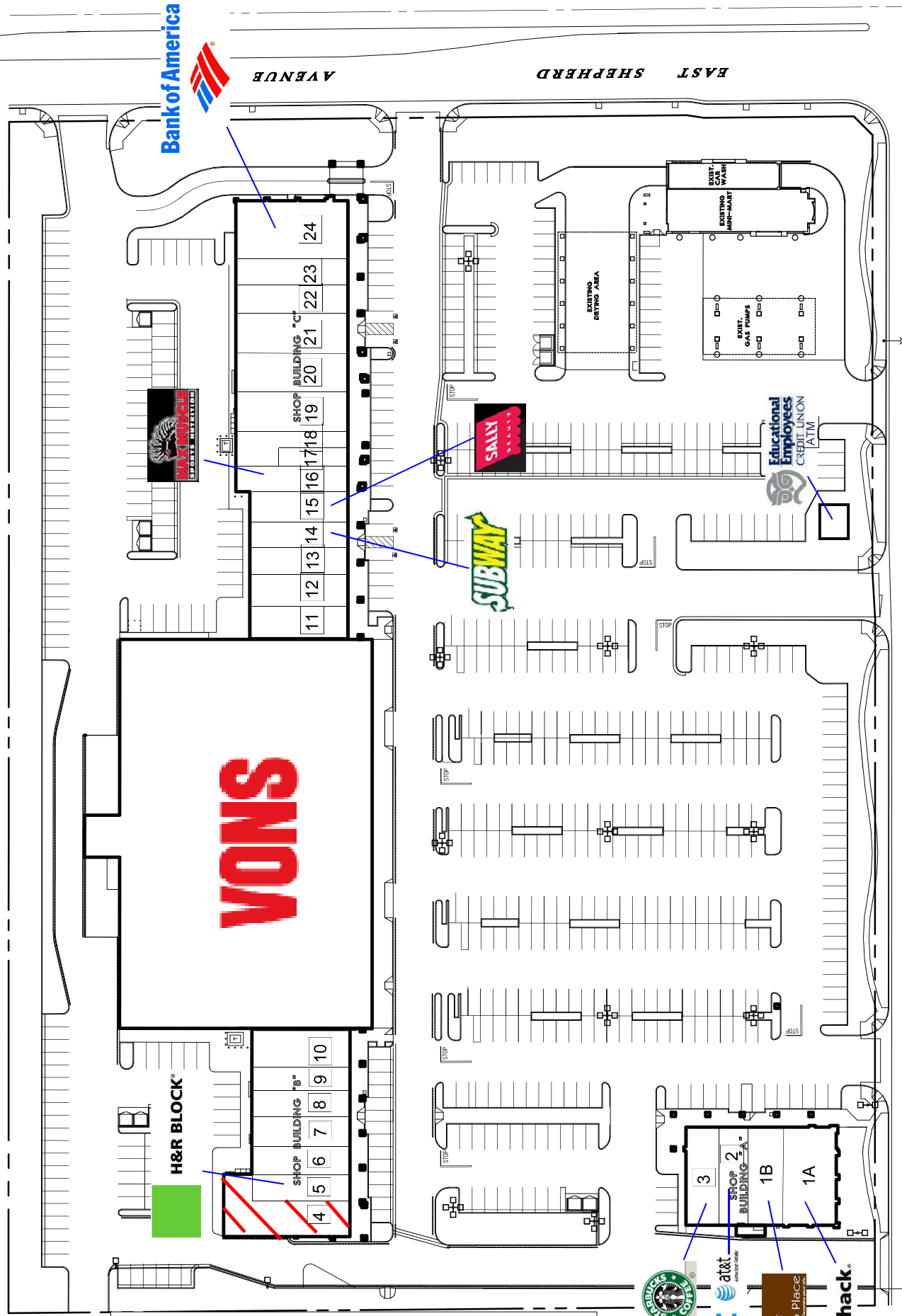
* One of the highest volume grocery stores north of Herndon

* Below market rental rate!

CONTACT INFORMATION:

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

- Legend
- 1A. Radio Shack
 - 1B. The Patio Place
 - 2. Parrot Cellular
 - 3. Starbucks
 - 4. Available 2,700 sf
 - 5. H & R Block
 - 6. Dentist
 - 7. Head Over Heals
 - 8. Postal Annex
 - 9. Chong's Chinese Food
 - 10. Top Nails
 - 11. Sweet Kiwi Frozen Yogurt
 - 12. Chateau Cleaners
 - 13. Top Cut
 - 14. Subway
 - 15. Sally Beauty Supply
 - 16. Max Muscle
 - 17. Alterations
 - 18. Marat's Armenian Deli
 - 19. Arsenio's
 - 20. Creative Jewelry Works
 - 21. Mountain Mike's
 - 22. ABC Relaxing Station
 - 23. Tailwaggers
 - 24. Bank of America



EAST SHEPHERD AVENUE

AVENUE

NORTH CEDAR

Woodward Pavilion Shopping Center




Shepherd Ave

Woodward Pavilion

Shopping Center



Cedar Ave



FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups

Prepared For

Commercial Retail Associates, Inc.

Lat/Lon: 36.866349/-119.756578

October 2007



RF1

Shepherd Avenue & Cedar Avenue Fresno, California		1.00 mi radius	2.00 mi radius	3.00 mi radius
POPULATION	2006 Estimated Population	15,514	50,063	81,022
	2011 Projected Population	16,965	56,115	90,280
	2000 Census Population	13,734	42,767	69,830
	1990 Census Population	5,333	20,754	42,957
	Historical Annual Growth 1990 to 2006	11.9%	8.8%	5.5%
	Projected Annual Growth 2006 to 2011	1.9%	2.4%	2.3%
HOUSEHOLDS	2006 Est. Households	5,560	18,596	29,944
	2011 Proj. Households	6,079	20,860	33,329
	2000 Census Households	4,939	15,922	25,943
	1990 Census Households	1,884	7,740	15,593
	Historical Annual Growth 1990 to 2006	12.2%	8.8%	5.8%
	Projected Annual Growth 2006 to 2011	1.9%	2.4%	2.3%
AGE	2006 Est. Population 0 to 9 Years	15.1%	14.6%	14.1%
	2006 Est. Population 10 to 19 Years	15.4%	14.7%	15.0%
	2006 Est. Population 20 to 29 Years	11.5%	13.4%	14.5%
	2006 Est. Population 30 to 44 Years	25.1%	23.8%	22.5%
	2006 Est. Population 45 to 59 Years	22.7%	21.6%	21.2%
	2006 Est. Population 60 to 74 Years	7.6%	7.7%	8.5%
	2006 Est. Population 75 Years Plus	2.5%	4.1%	4.3%
	2006 Est. Median Age	34.5	34.3	34.2
MARITAL STATUS & SEX	2006 Est. Male Population	49.0%	48.4%	48.4%
	2006 Est. Female Population	51.0%	51.6%	51.6%
	2006 Est. Never Married	21.9%	23.2%	25.4%
	2006 Est. Now Married	64.6%	60.7%	57.8%
	2006 Est. Separated or Divorced	10.3%	11.5%	12.1%
	2006 Est. Widowed	3.2%	4.6%	4.7%
INCOME	2006 Est. HH Income \$200,000 or More	7.3%	5.8%	4.8%
	2006 Est. HH Income \$150,000 to 199,999	6.2%	6.2%	4.9%
	2006 Est. HH Income \$100,000 to 149,999	20.3%	18.6%	16.2%
	2006 Est. HH Income \$75,000 to 99,999	20.3%	17.8%	16.5%
	2006 Est. HH Income \$50,000 to 74,999	19.5%	19.3%	20.2%
	2006 Est. HH Income \$35,000 to 49,999	12.9%	13.2%	13.6%
	2006 Est. HH Income \$25,000 to 34,999	5.5%	7.7%	9.0%
	2006 Est. HH Income \$15,000 to 24,999	3.6%	5.7%	7.6%
	2006 Est. HH Income \$0 to 14,999	4.4%	5.8%	7.1%
	2006 Est. Average Household Income	\$ 93,784	\$ 84,707	\$ 78,434
	2006 Est. Median HH Income	\$ 79,462	\$ 72,749	\$ 66,542
	2006 Est. Per Capita Income	\$ 33,612	\$ 31,572	\$ 29,131
	2006 Est. Number of Businesses	299	1,730	3,787
2006 Est. Total Number of Employees	1,909	12,674	31,422	

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RACE	2006 Est. White Population	78.0%	79.4%	77.9%
	2006 Est. Black Population	2.1%	2.2%	2.5%
	2006 Est. Asian & Pacific Islander	13.9%	11.7%	11.2%
	2006 Est. American Indian & Alaska Native	0.3%	0.4%	0.5%
	2006 Est. Other Races Population	5.7%	6.3%	7.9%
HISPANIC	2006 Est. Hispanic Population	2,658	8,906	16,674
	2006 Est. Hispanic Population Percent	17.1%	17.8%	20.6%
	2011 Proj. Hispanic Population Percent	20.3%	20.9%	23.5%
	2000 Hispanic Population Percent	12.5%	13.2%	16.3%
EDUCATION (Adults 25 or Older)	2006 Est. Adult Population (25 Years or Older)	10,011	32,418	51,987
	2006 Est. Elementary (0 to 8)	1.1%	1.4%	2.3%
	2006 Est. Some High School (9 to 11)	1.8%	2.3%	3.2%
	2006 Est. High School Graduate (12)	11.8%	12.6%	15.4%
	2006 Est. Some College (13 to 16)	22.9%	25.1%	26.4%
	2006 Est. Associate Degree Only	9.6%	9.0%	8.7%
	2006 Est. Bachelor Degree Only	37.0%	35.3%	31.6%
	2006 Est. Graduate Degree	15.9%	14.3%	12.4%
HOUSING	2006 Est. Total Housing Units	5,579	18,719	30,198
	2006 Est. Owner Occupied Percent	76.8%	71.9%	68.5%
	2006 Est. Renter Occupied Percent	22.8%	27.4%	30.7%
	2006 Est. Vacant Housing Percent	0.3%	0.7%	0.8%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	3.7%	5.7%	4.4%
	2000 Homes Built 1995 to 1998	21.3%	20.8%	16.0%
	2000 Homes Built 1990 to 1994	41.3%	31.0%	24.5%
	2000 Homes Built 1980 to 1989	28.2%	32.4%	28.1%
	2000 Homes Built 1970 to 1979	3.3%	8.0%	19.2%
	2000 Homes Built 1960 to 1969	1.1%	1.2%	5.2%
	2000 Homes Built 1950 to 1959	0.6%	0.5%	1.5%
	2000 Homes Built Before 1949	0.5%	0.4%	1.1%
HOME VALUES	2000 Home Value \$1,000,000 or More	0.1%	0.1%	0.0%
	2000 Home Value \$500,000 to \$999,999	1.5%	1.7%	1.3%
	2000 Home Value \$400,000 to \$499,999	2.3%	2.4%	1.8%
	2000 Home Value \$300,000 to \$399,999	5.2%	5.7%	4.7%
	2000 Home Value \$200,000 to \$299,999	20.0%	20.3%	16.1%
	2000 Home Value \$150,000 to \$199,999	33.5%	27.8%	22.4%
	2000 Home Value \$100,000 to \$149,999	34.9%	38.3%	44.6%
	2000 Home Value \$50,000 to \$99,999	2.2%	3.2%	8.1%
	2000 Home Value \$25,000 to \$49,999	0.2%	0.3%	0.6%
	2000 Home Value \$0 to \$24,999	0.1%	0.3%	0.4%
	2000 Median Home Value	\$ 169,023	\$ 167,100	\$ 155,761
	2000 Median Rent	\$ 757	\$ 719	\$ 665

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LABOR FORCE	2006 Est. Labor: Population Age 16+	11,695	38,158	62,160
	2006 Est. Civilian Employed	69.5%	67.6%	65.9%
	2006 Est. Civilian Unemployed	3.1%	3.1%	3.7%
	2006 Est. in Armed Forces	0.1%	0.1%	0.1%
	2006 Est. not in Labor Force	27.3%	29.2%	30.4%
	2006 Labor Force: Males	48.4%	47.7%	47.8%
	2006 Labor Force: Females	51.6%	52.3%	52.2%
OCCUPATION	2000 Occupation: Population Age 16+	7,178	22,005	35,143
	2000 Mgmt, Business, & Financial Operations	18.0%	18.1%	16.8%
	2000 Professional and Related	35.0%	33.9%	30.8%
	2000 Service	9.8%	10.0%	11.7%
	2000 Sales and Office	27.1%	27.3%	28.5%
	2000 Farming, Fishing, and Forestry	0.3%	0.4%	0.3%
	2000 Construction, Extraction, & Maintenance	4.5%	4.4%	5.1%
	2000 Production, Transport, & Material Moving	5.4%	5.9%	6.7%
	2000 Percent White Collar Workers	80.0%	79.4%	76.2%
2000 Percent Blue Collar Workers	20.0%	20.6%	23.8%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	85.9%	85.4%	84.7%
	2000 Drive to Work in Carpool	8.9%	9.0%	9.4%
	2000 Travel to Work by Public Transportation	0.1%	0.2%	0.5%
	2000 Drive to Work on Motorcycle	0.3%	0.2%	0.2%
	2000 Walk or Bicycle to Work	0.6%	1.1%	1.3%
	2000 Other Means	0.2%	0.4%	0.3%
	2000 Work at Home	4.1%	3.8%	3.6%
	2000 Average Travel Time to Work	20.2	20.3	19.9
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	27.1%	29.9%	30.9%
	2000 Travel to Work in 15 to 29 Minutes	51.3%	50.2%	50.6%
	2000 Travel to Work in 30 to 59 Minutes	17.2%	15.8%	14.8%
	2000 Travel to Work in 60 Minutes or More	4.3%	4.0%	3.7%
	2000 Average Travel Time to Work	20.2	20.3	19.9
	2000 Average Travel Time to Work	20.2	20.3	19.9
CONSUMER EXPENDITURE	2006 Est. Total Household Expenditure (in Millions)	\$ 378.1	\$ 1,171.1	\$ 1,780.7
	2006 Est. Apparel	\$ 5.5	\$ 17.1	\$ 26.0
	2006 Est. Contributions & Gifts	\$ 26.3	\$ 80.7	\$ 120.0
	2006 Est. Education & Reading	\$ 11.4	\$ 34.8	\$ 51.6
	2006 Est. Entertainment	\$ 22.1	\$ 68.4	\$ 103.7
	2006 Est. Food, Beverages & Tobacco	\$ 60.9	\$ 189.6	\$ 291.0
	2006 Est. Furnishings And Equipment	\$ 17.8	\$ 54.7	\$ 82.3
	2006 Est. Health Care & Insurance	\$ 26.9	\$ 84.1	\$ 129.2
	2006 Est. Household Operations & Shelter & Utilities	\$ 116.9	\$ 362.3	\$ 550.4
	2006 Est. Miscellaneous Expenses	\$ 6.4	\$ 19.8	\$ 30.4
	2006 Est. Personal Care	\$ 5.6	\$ 17.5	\$ 26.6
	2006 Est. Transportation	\$ 78.2	\$ 242.1	\$ 369.6

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