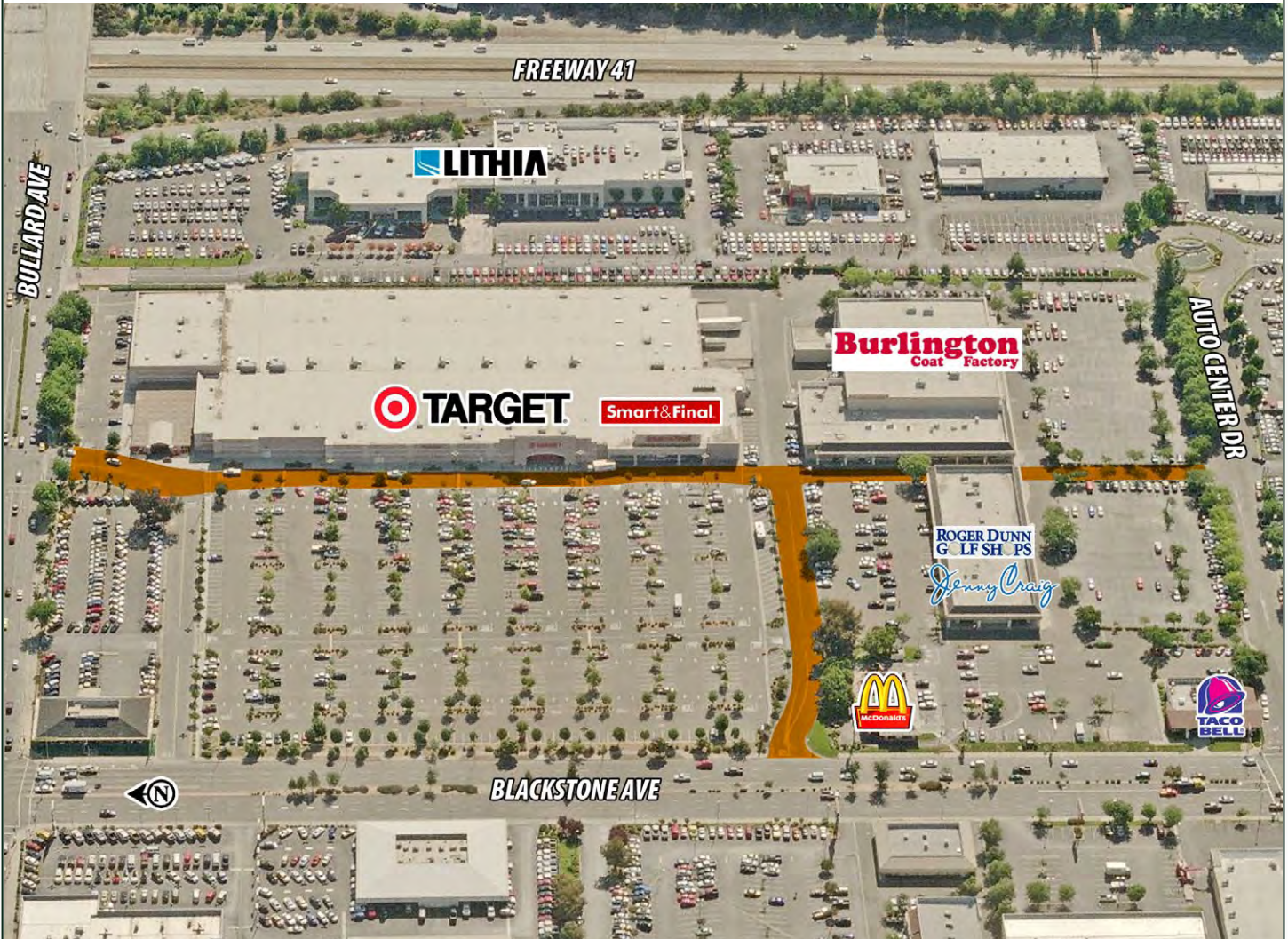


SEC Blackstone & Bullard Avenues - Fresno, CA



- Adjacent to Target and Smart & Final Shopping Center
- Burlington Coat Factory anchored Shopping Center
- High Traffic Counts on Blackstone Ave
- Close to Fwy 41 On/Off-ramps

For additional information, please contact:

Burlington Plaza
SEC Blackstone & Bullard
Fresno, CA

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DRE Lic. # 01406883

PROPERTY FACT SHEET

Location Description:

The subject property is located in the Burlington Plaza Shopping Center at the southeast quadrant of Blackstone and Bullard avenues in Fresno, California.

Anchored by Burlington Coat Factory, the Center is directly adjacent to Target/Smart & Final Shopping Center on the north side. The two centers share traffic ingress/egress points at Blackstone Ave. on the west side, Bullard Ave. on the north, and at Auto Center Drive on the south side. Existing tenants in Burlington Plaza are McDonald's, Taco Bell, Deli Delicious, Roger Dunn Golf Shops, and Federico Career Colleges.

The centers are primarily served by Blackstone Avenue, the second largest retail corridor in Fresno, and Bullard Avenue with on/off-ramps connecting to Freeway 41. Fresno's Auto Center Mall is adjacent to the south and east sides with tenants Fresno Lithia Ford and Nissan, Kitahara Buick GMC, Herwaldt Subaru, and Enterprise Rent-A-Car. Also nearby are Michael Chevrolet Cadillac and Toyota dealerships.

Property Description: 1,211± SF and 1,866± SF

Lease Rate: Contact Broker for details.

2011 Traffic Counts:

Blackstone at Bullard:	± 30,390 ADT (Average Daily Traffic)
Bullard at Blackstone:	± 48,220 ADT
Fwy 41 at Bullard:	± 232,140 ADT
Combined Total:	± 310,750 ADT

Source: City of Fresno and CA Dept of Transportation

2010 Demographics:

	1 Mile	3 Mile	5 Mile
Total Population:	14,915	138,910	370,503
Total Households:	6,293	53,106	132,436
Avg HH Income:	\$57,332	\$64,300	\$63,878
Total Daytime Pop:	19,049	56,160	86,384

Source: Nielsen iMark

BURLINGTON PLAZA SITE PLAN



SEC Blackstone & Bullard Fresno, CA



Pop-Facts: Demographic Snapshot 2010 Report

Radius 1: 5612 N BLACKSTONE AVE, FRESNO, CA 93710-5004, aggregate

Radius 2: 5612 N BLACKSTONE AVE, FRESNO, CA 93710-5004, aggregate

Radius 3: 5612 N BLACKSTONE AVE, FRESNO, CA 93710-5004, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2015 Projection	15,684		145,609		395,426	
2010 Estimate	14,915		138,910		370,503	
2000 Census	13,867		130,940		329,364	
1990 Census	13,505		123,130		287,778	
Growth 2010-2015	5.16%		4.82%		6.73%	
Growth 2000-2010	7.56%		6.09%		12.49%	
Growth 1990-2000	2.68%		6.34%		14.45%	
2010 Est. Pop by Single Race Class						
	14,915		138,910		370,503	
White Alone	9,002	60.36	80,424	57.90	206,705	55.79
Black or African American Alone	1,163	7.80	9,651	6.95	23,096	6.23
Amer. Indian and Alaska Native Alone	183	1.23	1,934	1.39	5,611	1.51
Asian Alone	1,021	6.85	12,342	8.88	34,953	9.43
Native Hawaiian and Other Pac. Isl. Alone	48	0.32	250	0.18	626	0.17
Some Other Race Alone	2,486	16.67	26,249	18.90	77,186	20.83
Two or More Races	1,012	6.79	8,060	5.80	22,326	6.03
2010 Est. Pop Hisp or Latino by Origin						
	14,915		138,910		370,503	
Not Hispanic or Latino	10,133	67.94	91,975	66.21	230,076	62.10
Hispanic or Latino:	4,782	32.06	46,935	33.79	140,426	37.90
Mexican	4,374	91.47	43,320	92.30	130,058	92.62
Puerto Rican	52	1.09	514	1.10	1,377	0.98
Cuban	8	0.17	63	0.13	148	0.11
All Other Hispanic or Latino	348	7.28	3,038	6.47	8,843	6.30
2010 Est. Hisp or Latino by Single Race Class						
	4,782		46,935		140,426	
White Alone	1,735	36.28	16,079	34.26	49,542	35.28
Black or African American Alone	33	0.69	457	0.97	1,112	0.79
American Indian and Alaska Native Alone	89	1.86	876	1.87	2,719	1.94
Asian Alone	56	1.17	279	0.59	706	0.50
Native Hawaiian and Other Pacific Islander Alone	22	0.46	51	0.11	158	0.11
Some Other Race Alone	2,448	51.19	26,004	55.40	76,617	54.56
Two or More Races	399	8.34	3,188	6.79	9,571	6.82

Pop-Facts: Demographic Snapshot 2010 Report

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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2010 Est. Pop. Asian Alone Race by Cat	1,021		12,342		34,953	
Chinese, except Taiwanese	133	13.03	1,629	13.20	4,195	12.00
Filipino	136	13.32	1,235	10.01	3,904	11.17
Japanese	165	16.16	1,491	12.08	3,232	9.25
Asian Indian	111	10.87	877	7.11	3,523	10.08
Korean	30	2.94	488	3.95	1,267	3.62
Vietnamese	82	8.03	645	5.23	1,840	5.26
Cambodian	15	1.47	365	2.96	1,348	3.86
Hmong	253	24.78	3,889	31.51	10,272	29.39
Laotian	51	5.00	899	7.28	3,042	8.70
Thai	3	0.29	95	0.77	257	0.74
All Other Asian Races Including 2+ Category	42	4.11	730	5.91	2,073	5.93

2010 Est. Population by Ancestry	14,915		138,910		370,503	
Pop, Arab	171	1.15	1,655	1.19	3,393	0.92
Pop, Czech	13	0.09	163	0.12	483	0.13
Pop, Danish	71	0.48	797	0.57	1,691	0.46
Pop, Dutch	105	0.70	831	0.60	2,309	0.62
Pop, English	887	5.95	7,292	5.25	17,170	4.63
Pop, French (except Basque)	161	1.08	1,607	1.16	4,187	1.13
Pop, French Canadian	60	0.40	348	0.25	694	0.19
Pop, German	1,307	8.76	11,621	8.37	28,967	7.82
Pop, Greek	78	0.52	610	0.44	1,203	0.32
Pop, Hungarian	20	0.13	191	0.14	388	0.10
Pop, Irish	717	4.81	6,903	4.97	17,849	4.82
Pop, Italian	588	3.94	4,783	3.44	12,454	3.36
Pop, Lithuanian	0	0.00	17	0.01	65	0.02
Pop, United States or American	319	2.14	2,128	1.53	5,853	1.58
Pop, Norwegian	136	0.91	813	0.59	1,955	0.53
Pop, Polish	52	0.35	735	0.53	1,856	0.50
Pop, Portuguese	199	1.33	1,812	1.30	4,329	1.17
Pop, Russian	114	0.76	1,149	0.83	2,330	0.63
Pop, Scottish	199	1.33	1,477	1.06	3,429	0.93
Pop, Scotch-Irish	197	1.32	1,204	0.87	3,087	0.83
Pop, Slovak	1	0.01	27	0.02	110	0.03
Pop, Sub-Saharan African	66	0.44	713	0.51	1,769	0.48
Pop, Swedish	176	1.18	1,333	0.96	3,217	0.87
Pop, Swiss	56	0.38	332	0.24	580	0.16
Pop, Ukrainian	37	0.25	645	0.46	1,133	0.31
Pop, Welsh	49	0.33	314	0.23	761	0.21
Pop, West Indian (exc Hisp groups)	23	0.15	68	0.05	109	0.03
Pop, Other ancestries	8,215	55.08	82,583	59.45	230,823	62.30

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Description	0.00 - 1.00 miles <i>Radius 1</i>		0.00 - 3.00 miles <i>Radius 2</i>		0.00 - 5.00 miles <i>Radius 3</i>	
	%	%	%	%	%	%
2010 Est. Population by Ancestry						
Pop, Ancestry Unclassified	901	6.04	6,756	4.86	18,310	4.94
2010 Est. Pop Age 5+ by Language Spoken At Home						
Speak Only English at Home	10,204	73.57	92,984	72.35	236,730	69.91
Speak Asian/Pac. Isl. Lang. at Home	724	5.22	8,186	6.37	22,858	6.75
Speak IndoEuropean Language at Home	959	6.91	5,740	4.47	12,516	3.70
Speak Spanish at Home	1,868	13.47	20,343	15.83	63,823	18.85
Speak Other Language at Home	114	0.82	1,269	0.99	2,692	0.79
2010 Est. Population by Sex						
Male	7,018	47.05	67,071	48.28	180,891	48.82
Female	7,897	52.95	71,839	51.72	189,611	51.18
2010 Est. Population by Age						
Age 0 - 4	1,046	7.01	10,387	7.48	31,885	8.61
Age 5 - 9	956	6.41	9,253	6.66	27,906	7.53
Age 10 - 14	892	5.98	8,891	6.40	26,797	7.23
Age 15 - 17	479	3.21	5,404	3.89	16,568	4.47
Age 18 - 20	556	3.73	7,094	5.11	17,480	4.72
Age 21 - 24	928	6.22	9,655	6.95	23,356	6.30
Age 25 - 34	2,423	16.25	21,907	15.77	57,101	15.41
Age 35 - 44	1,845	12.37	16,714	12.03	47,798	12.90
Age 45 - 54	1,625	10.90	16,226	11.68	45,932	12.40
Age 55 - 64	1,482	9.94	14,607	10.52	35,479	9.58
Age 65 - 74	1,097	7.36	9,049	6.51	20,355	5.49
Age 75 - 84	1,020	6.84	6,612	4.76	13,367	3.61
Age 85 and over	567	3.80	3,111	2.24	6,478	1.75
Age 16 and over	11,860	79.52	108,576	78.16	278,320	75.12
Age 18 and over	11,542	77.39	104,974	75.57	267,346	72.16
Age 21 and over	10,986	73.66	97,880	70.46	249,867	67.44
Age 65 and over	2,684	18.00	18,772	13.51	40,200	10.85
2010 Est. Median Age						
	35.97		33.57		32.23	
2010 Est. Average Age						
	39.20		36.70		34.70	