

***Bank Owned Freestanding
Retail Building with Drive Thru!***



***2865 East Jensen Avenue
in Fresno, California***

For Additional Information Please contact:

John Lee

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2865 East Jensen Avenue in Fresno, California

PROPERTY FACT SHEET

Location & Description: This unique property is located on the northwest quadrant of Highway 99 and Jensen Avenue in Fresno, California. The site is surrounded by industrial and office uses providing a great daytime population. Jensen Avenue acts as a major junction for truck drivers and travelers along Freeway 99. Neighboring retail includes, McDonalds, Taco Bell, Wendy's, KFC and In-N-Out. This location offers great ease of access, versus other locations in the area.

Zoning: M-3 with CUP for C-1 uses

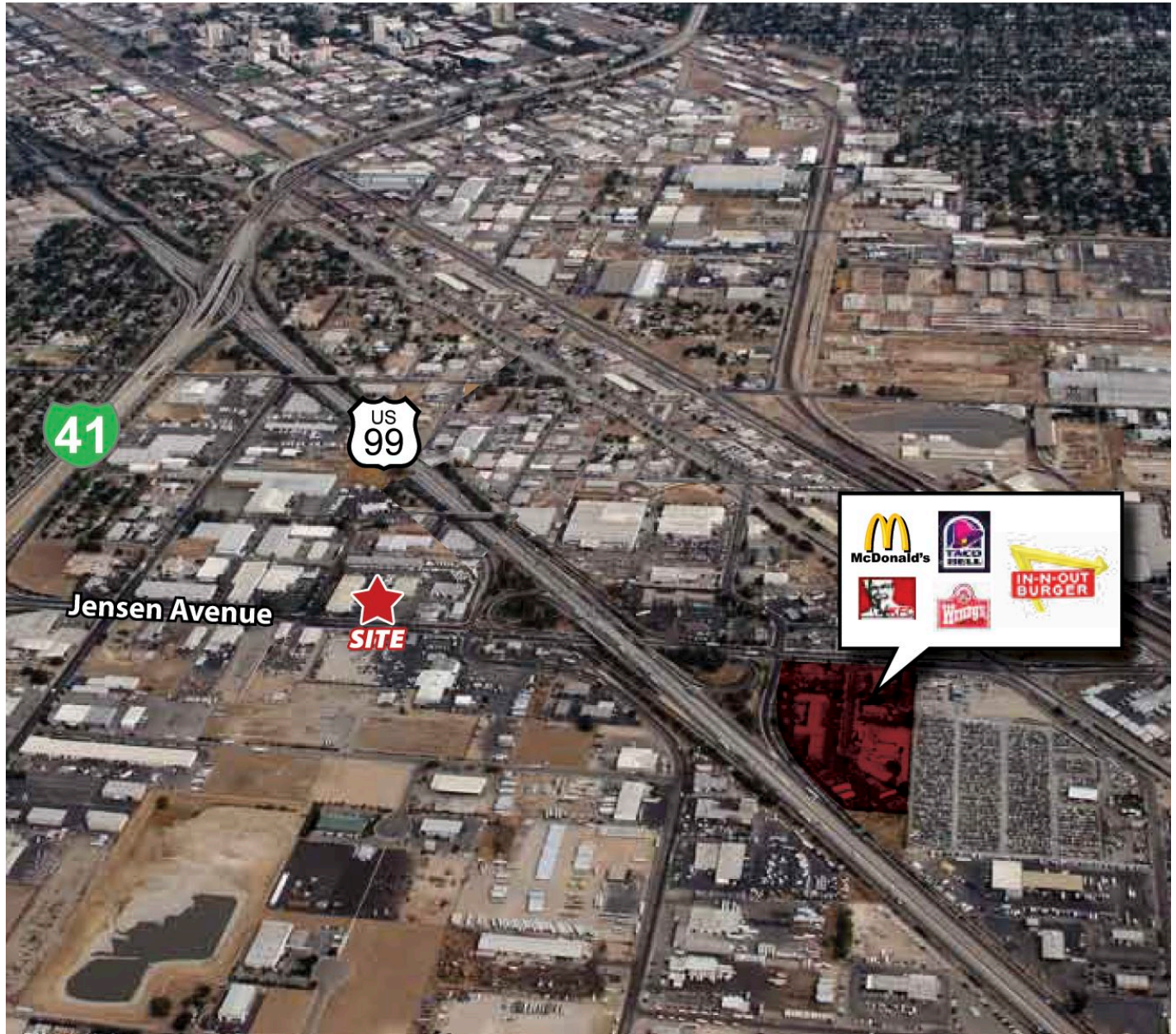
Building Size: 4,991± SF

Price: \$130.23 per square foot or \$650,000

APN: 479-320-43s

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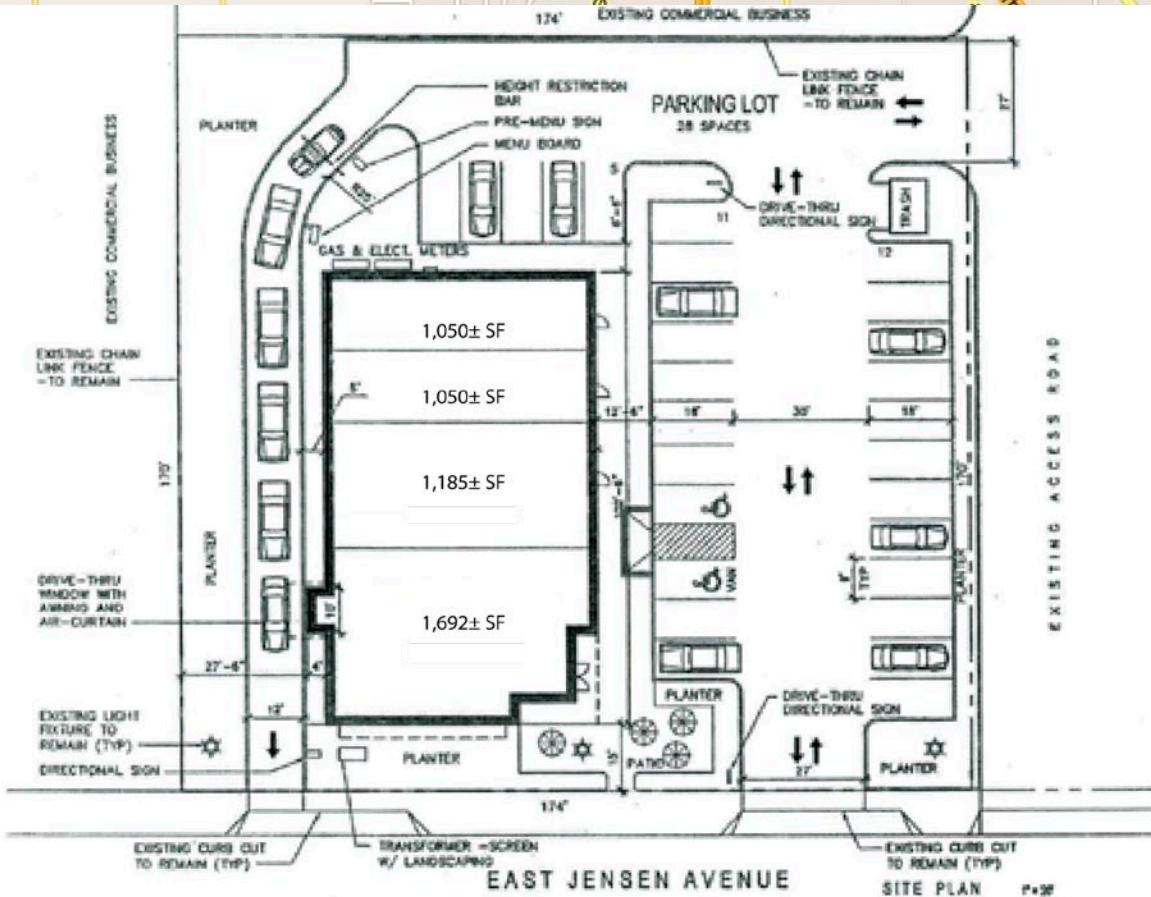
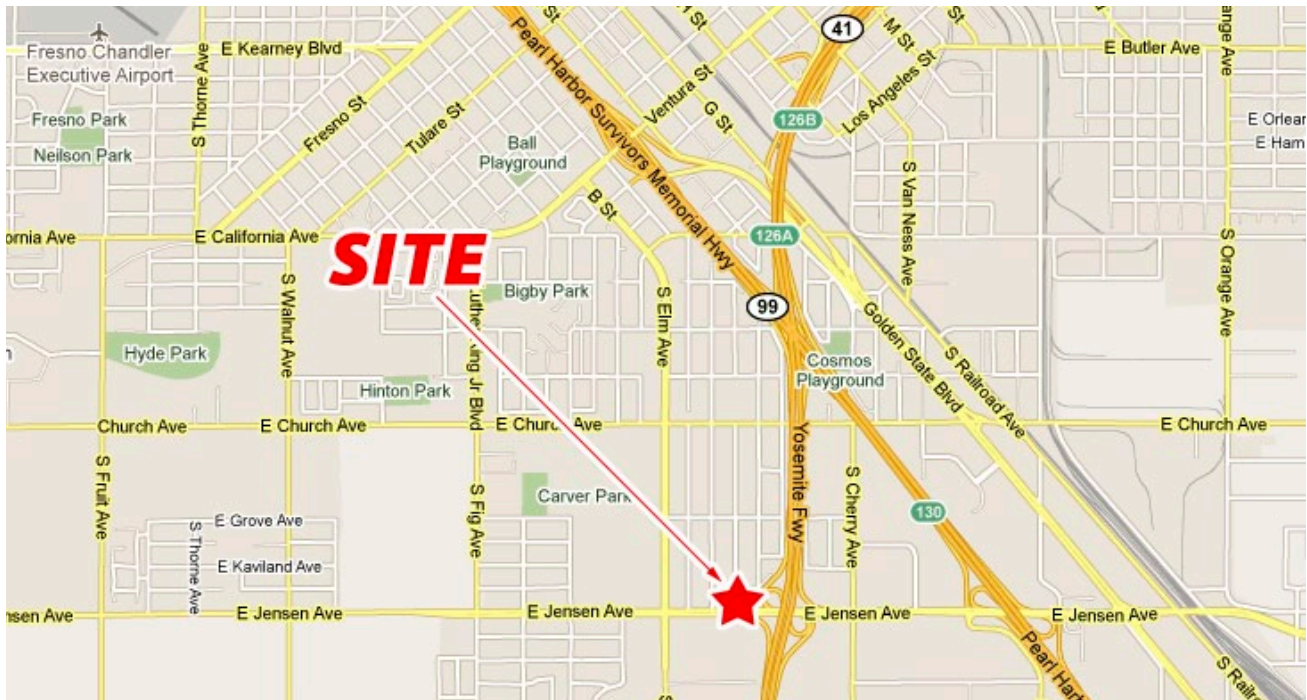
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Retail California Demographic Study Basic Updated Summary Report (%)

Prepared by: Retail California GIS



2865 E Jensen Ave Fresno, CA 93706

15 February 2011

Coordinates Longitude: -119.777245
Latitude: 36.707029

	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
POPULATION			
1990 Total Population	3,849	30,658	78,165
2000 Total Population	3,838	33,633	85,482
2009 Total Population	4,442	37,535	94,149
2014 Total Population	4,774	39,164	98,352
% Population Change 1990-2000	-0.29%	9.70%	9.36%
% Population Change 2000-2009	15.74%	11.60%	10.14%
% Population Change 2009-2014	7.47%	4.34%	4.46%
HOUSEHOLDS			
1990 Total Households	1,085	8,049	21,719
2000 Total Households	1,010	8,144	21,585
2009 Total Households	1,174	9,189	23,723
2014 Total Households	1,272	9,780	24,945
% Households Change 1990-2000	-6.91%	1.18%	-0.62%
% Households Change 2000-2009	16.24%	12.83%	9.91%
% Households Change 2009-2014	8.35%	6.43%	5.15%
2009 RACE			
% 2009 White Population	25.91%	27.55%	33.98%
% 2009 Black Population	36.53%	20.61%	15.88%
% 2009 American Indian/Alaska Native	1.55%	1.46%	1.63%
% 2009 Asian/Hawaiian/Pacific Islander	3.87%	15.36%	11.98%
% 2009 Other Population (Incl 2+ Races)	32.14%	35.02%	36.53%
% 2009 Hispanic Population	55.81%	58.91%	63.03%
% 2009 Non-Hispanic Population	44.19%	41.09%	36.97%
INCOME			
2009 Per Capita Income	\$10,266	\$10,260	\$10,549
2009 Median Household Income	\$21,719	\$24,872	\$25,208
2009 Average Household Income	\$38,844	\$41,910	\$41,865
% 2009 Household Income < \$10,000	23.96%	18.81%	18.87%
% 2009 Household Income \$10,000-\$14,999	11.42%	10.90%	10.55%
% 2009 Household Income \$15,000-\$19,999	10.49%	10.10%	9.72%
% 2009 Household Income \$20,000-\$24,999	12.02%	10.46%	10.50%
% 2009 Household Income \$25,000-\$29,999	8.78%	8.26%	8.46%
% 2009 Household Income \$30,000-\$34,999	7.25%	7.67%	8.65%

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% 2009 Household Income \$35,000-\$39,999	5.54%	6.35%	6.87%
% 2009 Household Income \$40,000-\$44,999	5.03%	6.53%	6.19%
% 2009 Household Income \$45,000-\$49,999	2.39%	4.03%	4.77%
% 2009 Household Income \$50,000-\$59,999	3.67%	6.38%	5.48%
% 2009 Household Income \$60,000-\$74,999	5.97%	5.52%	4.49%
% 2009 Household Income \$75,000-\$99,999	2.13%	3.08%	2.88%
% 2009 Household Income \$100,000-\$124,999	0.26%	0.55%	0.95%
% 2009 Household Income \$125,000-\$149,999	0.00%	0.18%	0.46%
% 2009 Household Income \$150,000-\$199,999	0.17%	0.24%	0.30%
% 2009 Household Income \$200,000-\$249,999	0.00%	0.14%	0.11%
% 2009 Household Income \$250,000-\$499,999	0.94%	0.78%	0.71%
% 2009 Household Income \$500,000+	0.00%	0.02%	0.02%
2009 Average Household Size	3.7	4.0	3.7
2009 Total Daytime Population	12,327	40,307	101,049
2009 Total Daytime Work Population	5,912	15,182	37,619