






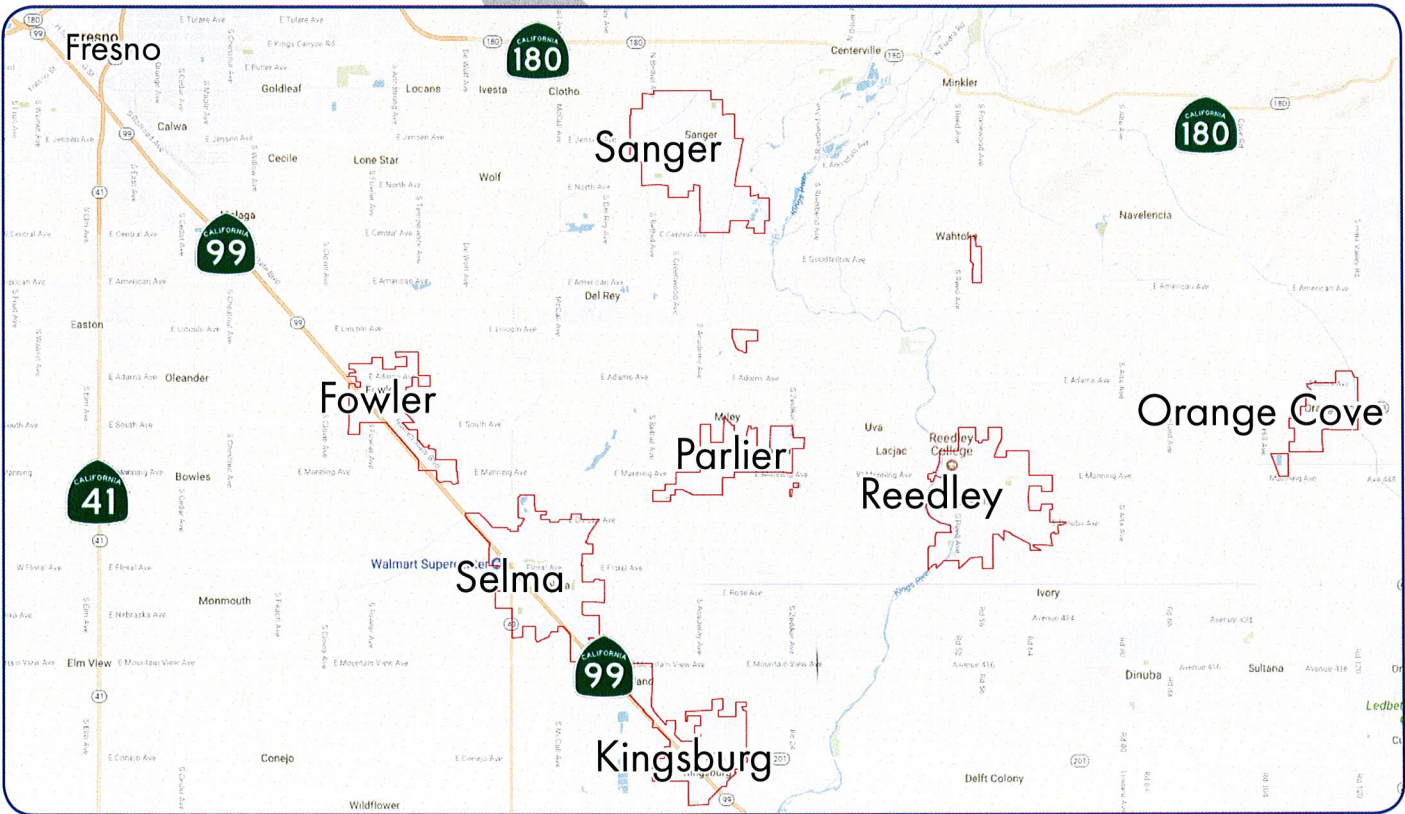


Kings River/99 Corridor - Fresno County, CA

The Kings River/99 Corridor is a collaborative marketing entity comprised of the seven cities that make up the eastern region of Fresno County. These diverse cities located along major commercial and tourism corridors share a large trade area and minimal travel time between each town, making the area the ideal location for new retail developments. Fresno County's population is predicted to increase by 22% over 15 years by 2030.



-  Regional Population 121,168
-  Regional Median Income \$43,772
-  Regional Retail Sales per Capita \$16,400
-  Regional Retail and F&B Sales (2017) \$915.8m
-  Traffic Counts Averages: CA-99 - 85,000/day
CA-180 - 37,000/day
Manning Ave. - 24,000/day



City Snapshots



City of Fowler
Population: 6,241
Median Income: \$47,572



City of Orange Cove
Population: 9,396
Median Income: \$28,028



City of Kingsburg
Population: 12,338
Median Income: \$59,467



City of Parlier
Population: 15,500
Median Income: \$37,354



City of Selma
Population: 25,156
Median Income: \$44,121



City of Reedley
Population: 26,152
Median Income: \$45,699



City of Sanger
Population: 26,412
Median Income: \$43,030

Retail Development Opportunities

| CITY | ADDRESS | AVAILABLE SPACE | PROPERTY TYPE |
|-------------|----------------------------------|-----------------|-----------------|
| Fowler | W. Tuolumne Ave. & N. 8th St. | ±17.28 AC | Land |
| Orange Cove | Anchor Ave. & Sumner Ave. | ±0.80 AC | Shopping Center |
| Kingsburg | Highway 99 & Sierra St. | ±40 AC | Land |
| Parlier | NEQ Mendocino Ave & Manning Ave. | ±12.02 AC | Land |
| Selma | Highway 99 & Mountain View Ave. | ±20.24 AC | Land |
| Reedley | Buttonwillow Ave. & Manning Ave. | ±60 AC | Land |
| Sanger | Jensen Ave. & Indionola Ave. | ±17 AC | Land |

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