



MANCHESTER CENTER

The New Center at the Heart of Fresno

OMNINET

1,770

Daytime
Employee/
Student
Population



1,500,000

Visitors Annually
at Regal Cinemas



\$64,744

Average household
income with over
228,248 households



698,694

People within a 15-
minute drive time
with the most dense
population of any
shopping center in
Fresno

244,937

Traffic expoasure.
Manchester Center sits
at one of the busiest
intersections in Fresno and
adjacent to Freeway 41
on/off-ramps.



3,229

Parking spaces



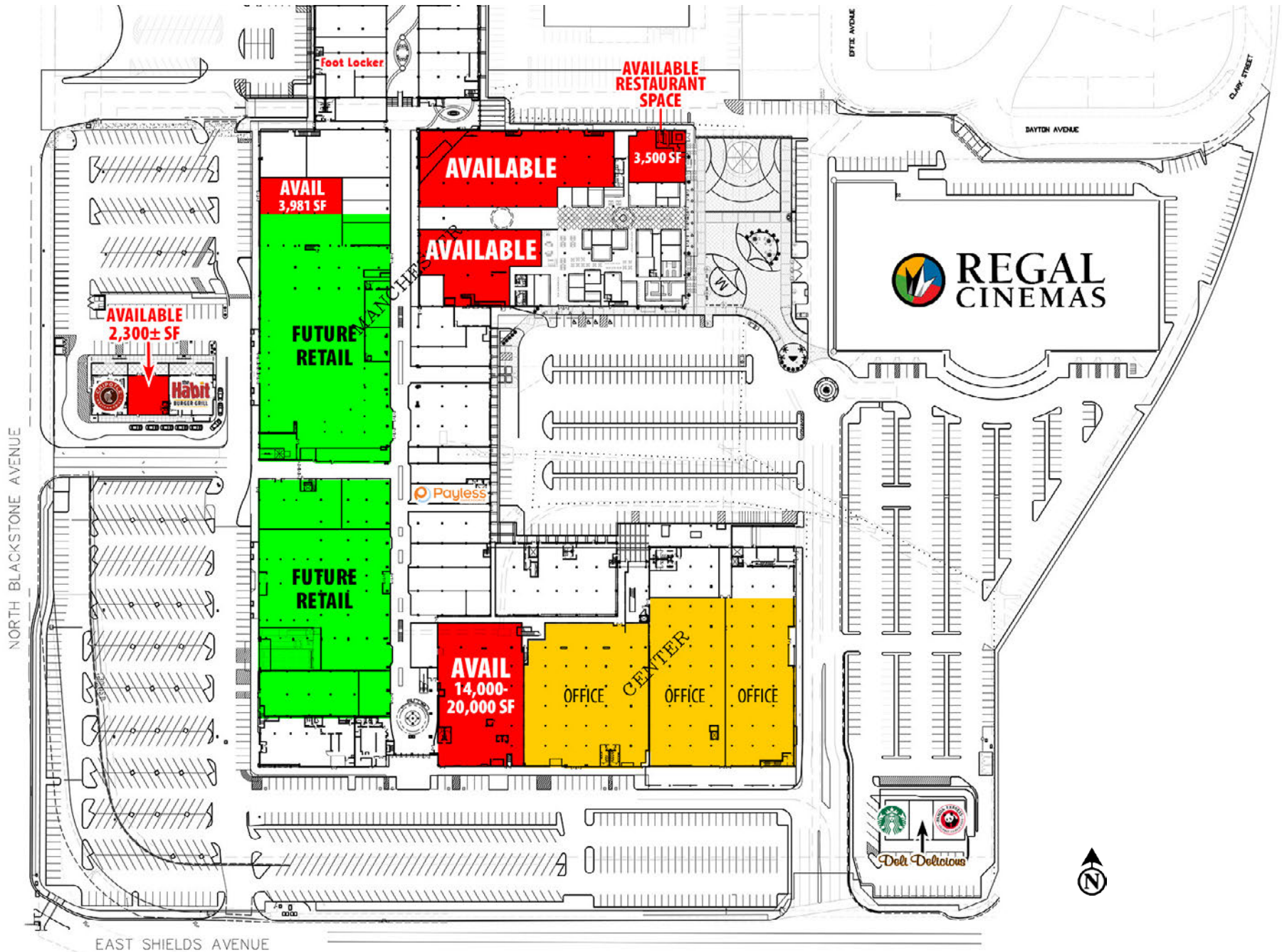
CONCEPTUAL MANCHESTER MARKET HALL



CONCEPTUAL PAD RENDERING



CONCEPTUAL SITE PLAN



DEMOGRAPHICS

2015 DEMOGRAPHICS

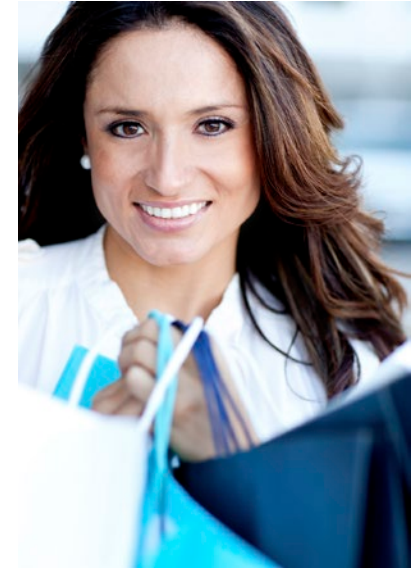
	3 Mile	5 Mile	10 Mile
Total Population	181,209	406,874	698,407
Total Households	57,534	130,657	228,248
Average Household Inc	\$44,985	\$50,087	\$64,744
Total Daytime Population	229,759	505,944	768,571

2015 DRIVE TIME STUDY

	15 Min	30 Min	45 Min
Total Population	698,694	940,871	1,191,278
Total Households	228,430	287,541	360,355
Avg. Household Income	\$64,707	\$64,440	\$64,540
Hispanic Population	45.0%	51.3%	52.6%

2015 TRAFFIC COUNTS

Blackstone at Shields:	63,747
Shields at Blackstone:	36,990
Sub Total:	100,737
Freeway 41 at Shields:	144,200
Total Avg. Daily Traffic:	244,937



15-30-45 Minute Drive Times

Manchester Center's location provides great access to the entire Central Valley via the 41 Freeway, State Highway 99 (north/south) and State Highways 168 and 180 (east/west)

45
MINUTES

30
MINUTES

15
MINUTES

Fresno

Millerton
Lake
State
Recreation
Area

Gordon

Clovis

Gregg

99

168

Highway City

41

La Vina

Biola

Rolinda

Locans

Gravesboro

Squaw Valley

Sanger

Cella

Orange Cove

63

Del Rey

Parlier

Lacjac

Reedley

Dinuba

Orosi

201

63

London

99

Laton

Camden

Caruthers

Raisin City

Easton

Fowler

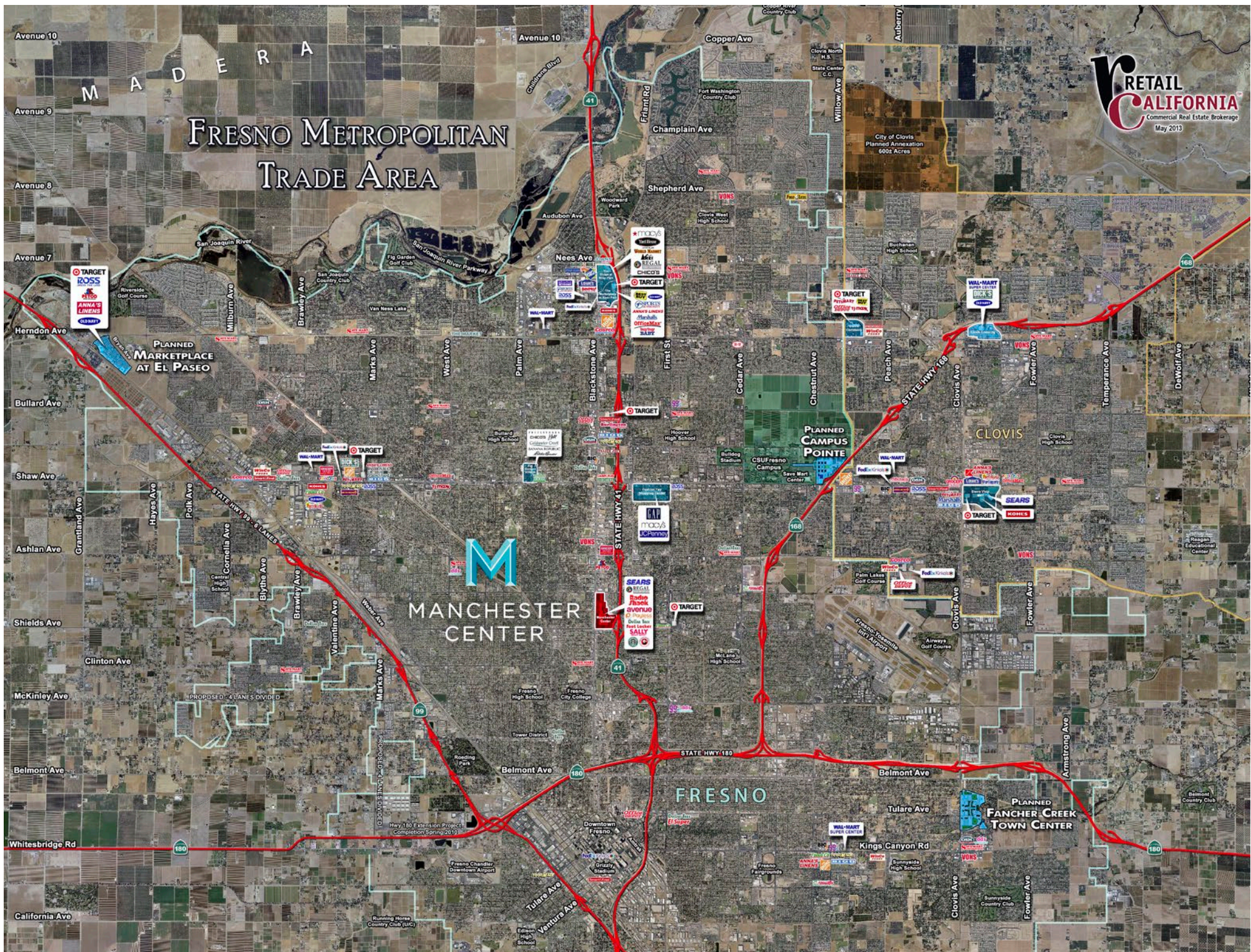
Tranquillity

ndota

Ing

3

Westside



LEASING INFORMATION

For Retail, Grocery, & Restaurant Leasing Information, Please Contact:

LEASING REPRESENTATIVE

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