

OFFERING MEMORANDUM.



## Grocer-Anchored Retail Pad Fresno, CA

The Maffia Team



**\$2,195,000**  
**6.50% CAP Rate**

- ◆ 100% Leased Retail Center
  - Three-Tenant Shops Building
  - Foods Co. Fuel Ground Lease
- ◆ Outparcel to Top-Performing Foods Co. (Part of The Kroger Co.) and CVS Pharmacy
- ◆ Located at Heavily Trafficked Intersection in Dense Retail Market
- ◆ Across the Street from Target
- ◆ Heavy Residential Density
- ◆ Recent Construction

**Newmark Knight Frank**  
**Cornish & Carey Commercial**  
Leased Investment Group

[www.maffiateam.com](http://www.maffiateam.com)



## Confidentiality & Disclosure

Cornish & Carey Commercial Newmark Knight Frank (“Broker”) has been retained on an exclusive basis to market the property described herein (“Property”). Broker has been authorized by the Seller of the Property (“Seller”) to prepare and distribute the enclosed information (“Material”) for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

**Michael Maffia**  
Senior Managing Director  
415.445.5144  
mmaffia@ccareynkf.com  
CA DRE #01340853

**Putnam Daily**  
VP/Transaction Manager  
415.445.5107  
pdaily@ccareynkf.com  
CA DRE #01750064



# Table of Contents

- ◆ Property Information .....1
- ◆ Financial Analysis ..... 2-3
- ◆ Rent Roll ..... 4
- ◆ Tenant Information ..... 5
- ◆ About the Area ..... 6
- ◆ Site Plan ..... 7
- ◆ Ground Photos ..... 8
- ◆ Aerials .....9-10
- ◆ Location Maps ..... 11-13
- ◆ Demographics .....14-17



## Property Information

### Investment Overview

The subject property offers investors the opportunity to purchase a 100% leased retail strip center with a ground-leased fuel station. It is situated on a heavily trafficked hard corner in front of a top-performing Foods Co., a subsidiary of The Kroger Company. The property benefits from a strong mix of nationally and regionally recognizable tenants, including Payless ShoeSource and GameStop. It is located in a strong retail neighborhood, with Target directly across the street. Furthermore, this pad site enjoys excellent ingress and egress with multiple access points off of East Shields Avenue and North First Street, both of which are major arterials. With this asset, an investor will capitalize on both real estate appreciation and scheduled increases in income.

### Site & Improvement Data

#### Location

The property is located at 3235 North First Street in Fresno, California.

#### Lot Size

Approximately 0.81 acres, or 35,244 square feet.

#### Improvements

The property consists of an approximately 6,000 square foot, three-tenant shops building, completed in 2008, and a fuel station, completed in 2011. The fuel station consists of a 116 square foot convenience item kiosk and five fuel pumps covered by a 3,552 square foot canopy.

#### Parking

There is ample parking on site, with 30 parking spaces in addition to the 10 stalls adjacent to the fuel pumps.



## Financial Analysis

Projected Gross Revenue	Scheduled Base Rental Revenue	<u>Year 1</u>	<u>Year 6</u>
	Total Reimbursement Revenue	\$142,878	\$157,209
	Total Potential Gross Revenue	<u>48,258</u>	<u>54,002</u>
		\$191,136	\$211,211
	Effective Gross Revenue	\$191,136	\$211,211
Annual Expenses	Landscaping	\$1,800	\$2,037
	Building Maintenance & Repair	2,004	2,267
	Utilities-Water/Sewer	1,600	1,810
	Utilities-Refuse	5,100	5,770
	Pest Control	2,300	2,602
	Insurance	3,000	3,394
	Real Estate Taxes	26,955	29,761
	Management	<u>5,734</u>	<u>6,336</u>
	Total Operating Expenses	<48,493>	<53,977>
Adjusted Net Annual Income	Net Operating Income	\$142,643 (6.50%)	\$157,234 (7.16%)
	Price	<b>\$2,195,000 (6.50% Return)</b>	
Financing	The property will be delivered free and clear of permanent financing.		

General Assumptions	
Analysis Date	Apr-12
Total Rentable Area	5,878 sf
Total Area for Expense Reimbursement Calculations	6,000 sf
General Inflation per Annum	2.5%
General Expense Growth per Annum	2.5%
Real Estate Tax Growth per Annum	2%
Completion of Lease-Up	n/a - fully leased
Management Expense	3% of EGR
General Vacancy	none

**Note** The above net income is an estimate and does not provide for all potential costs and expenses (i.e., maintenance, repair, etc.) that may be required of the owner. Any reserves set forth herein are merely estimates and not based on any experience, physical inspection, or prior knowledge. All prospective purchasers are strongly advised to make an independent investigation to determine their estimate of costs and expenses prior to entering into an agreement to purchase.



# Financial Analysis

## Schedule Of Prospective Cash Flow In Inflated Dollars for the Fiscal Year Beginning 4/1/2012

For the Years Ending	Year 1 Mar-2013	Year 2 Mar-2014	Year 3 Mar-2015	Year 4 Mar-2016	Year 5 Mar-2017	Year 6 Mar-2018	Year 7 Mar-2019	Year 8 Mar-2020	Year 9 Mar-2021	Year 10 Mar-2022
Potential Gross Revenue										
Base Rental Revenue	\$142,878	\$144,073	\$148,860	\$153,403	\$155,622	\$157,209	\$158,074	\$162,399	\$167,370	\$169,935
Absorption & Turnover Vacancy										
Scheduled Base Rental Revenue	142,878	144,073	148,860	153,403	155,622	157,209	158,074	162,399	167,370	169,935
Expense Reimbursement Revenue	48,258	49,357	50,478	51,626	52,797	54,002	55,233	56,492	57,782	59,099
Total Potential Gross Revenue	191,136	193,430	199,338	205,029	208,419	211,211	213,307	218,891	225,152	229,034
<b>Effective Gross Revenue</b>	<b>191,136</b>	<b>193,430</b>	<b>199,338</b>	<b>205,029</b>	<b>208,419</b>	<b>211,211</b>	<b>213,307</b>	<b>218,891</b>	<b>225,152</b>	<b>229,034</b>
Operating Expenses										
Landscaping	1,800	1,845	1,891	1,938	1,987	2,037	2,087	2,140	2,193	2,248
Building Maint & Repair	2,004	2,054	2,105	2,158	2,212	2,267	2,324	2,382	2,442	2,503
Utilities-Water/Sewer	1,600	1,640	1,681	1,723	1,766	1,810	1,856	1,902	1,949	1,998
Utilities-Refuse	5,100	5,227	5,358	5,492	5,629	5,770	5,914	6,062	6,214	6,369
Pest Control	2,300	2,357	2,416	2,477	2,539	2,602	2,667	2,734	2,802	2,872
Insurance	3,000	3,075	3,152	3,231	3,311	3,394	3,479	3,566	3,655	3,747
Real Estate Taxes	26,955	27,494	28,044	28,605	29,177	29,761	30,356	30,963	31,582	32,214
Management	5,734	5,803	5,980	6,151	6,253	6,336	6,399	6,567	6,755	6,871
Total Operating Expenses	48,493	49,495	50,627	51,775	52,874	53,977	55,082	56,316	57,592	58,822
<b>Net Operating Income</b>	<b>142,643</b>	<b>143,935</b>	<b>148,711</b>	<b>153,254</b>	<b>155,545</b>	<b>157,234</b>	<b>158,225</b>	<b>162,575</b>	<b>167,560</b>	<b>170,212</b>
Leasing & Capital Costs										
Tenant Improvements										
Leasing Commissions										
Total Leasing & Capital Costs										
<b>Cash Flow Before Debt Service &amp; Taxes</b>	<b>\$142,643</b>	<b>\$143,935</b>	<b>\$148,711</b>	<b>\$153,254</b>	<b>\$155,545</b>	<b>\$157,234</b>	<b>\$158,225</b>	<b>\$162,575</b>	<b>\$167,560</b>	<b>\$170,212</b>



# Rent Roll

Suite	Tenant	Sq. Ft.	Monthly Rent PSF	Annual Rent PSF	Annual rent	Term	Rent Commence. Date	Lease Expiration Date	Rental Increase Date(S)	Rental Increase Amount	Options
101	Payless ShoeSource	3,356	\$1.50	\$18.00	\$60,576	5 yrs	06/24/10	06/30/15	n/a	n/a	3 @ 5 yrs Opt. 1: \$66,633 annually Opt. 2: 73,261 annually Opt. 3: 80,578 annually
102	Pizza Patrón	792	\$2.17	\$26.04	\$20,592	5 yrs	11/01/11	10/31/16	11/01/13	\$21,384	2 @ 5 yrs Opt. 1: \$22,176 annually Opt. 2: \$23,364 annually
103	GameStop	1,730	\$2.25	\$27.00	\$46,710	5 yrs	12/18/08	01/31/14 <sup>1</sup>	n/a	n/a	2 @ 5 yrs Opt. 1: \$30.00 PSF/year Opt. 2: \$33.00 PSF/year
n/a	Foods Co. Fuel Station <sup>2</sup>	n/a	n/a	n/a	\$15,000	15 yrs	12/20/11	03/31/24	01/01/17 01/01/22	\$16,500 \$18,150	11 @ 5 yrs The rent increases by 10% every five years beginning on 01/01/27
n/a	Storage/Utility Closet	122									
		6,000									

Occupancy: 100%

Vacancy: 0%

<sup>1</sup> In the event that the tenant's gross sales during the third lease year do not exceed \$650,000, the tenant may have a one-time right to terminate the lease by giving the landlord thirty days' prior written notice, which must be given, if at all, not later than 90 days after the end of the third lease year. Such termination shall be effective on the 30th day after such notice is given.

<sup>2</sup> The tenant has a right of first refusal to purchase the property, which it must exercise within 21 days after receipt of notice of a bona fide offer to purchase.



## Tenant Profiles



**Tenant Name:** Payless ShoeSource  
**Lessee:** Payless ShoeSource, Inc., a Missouri corporation  
**Parent Corporation:** Collective Brands, Inc. (formerly Payless ShoeSource, Inc.)  
**Parent's Stock Symbol:** NYSE: "PSS"  
**No. of Locations:** 4,500  
**Website:** www.payless.com  
**Use:** A retail shoe store and for incidental purposes related to shoe sales, including the sale of handbags and purses.

---



**Tenant Name:** Pizza Patrón  
**Lessee:** California Brand Development I 99-1, LLC (franchisee)  
**No. of Locations:** 185  
**Website:** www.pizzapatron.com  
**Use:** A Pizza Patrón restaurant serving pizza, chicken wings, desserts, soft drinks, other ancillary items and brand-building items containing tenant's logo.

---



**Tenant Name:** GameStop  
**Lessee:** GameStop, Inc., a Minnesota corporation  
**Parent Corporation:** GameStop Corporation  
**Parent's Stock Symbol:** NYSE: "GME"  
**No. of Locations:** 6,600  
**Website:** www.gamestop.com  
**Use:** The sale at retail of video games, video game-related hardware and accessories, pre-owned video game hardware and software, entertainment-related books, magazines, other periodicals, related supplies, peripherals, accessories, related gift items plus other items customarily sold by entertainment software/video stores including DVD's; any other such similar and related items to the above and technological evolutions thereof, other movie formats, games, and items incidental thereto.

---



**Tenant Name:** Foods Co. Fuel Station  
**Lessee:** Ralphs Grocery Company, an Ohio corporation  
**Parent Corporation:** The Kroger Co.  
**Parent's Stock Symbol:** NYSE: "KR"  
**No. of Locations:** 3,600 including 1,000 fuel stations  
**Website:** www.foodsco.net  
**Use:** A fuel center selling petroleum products and convenience items.





## About the Area

**Site Information** The property is located at the northwest corner of North First Street and East Shields Avenue in a densely populated Fresno neighborhood approximately two miles north of downtown. Both North First Street and East Shields Avenue are important arterials, with average daily traffic counts of 21,873 and 27,039 vehicles per day, respectively, near the intersection. The subject property is on an outparcel to a shopping center anchored by a top-performing Foods Co. and CVS Pharmacy. Taco Bell occupies the hard corner pad adjacent to the subject property. A shops building inline with Foods Co. is tenanted by Subway, Cricket Wireless, H&R Block, and several local retailers. Target and a proposed Chase Bank occupy the northeast corner of the intersection. Access to State Route 41 (the Yosemite Freeway) is conveniently located approximately three-quarters of a mile west of the property.

**General Overview** Fresno is the sixth-largest city in California, the seat of Fresno County, and located in the heart of the state's highly productive San Joaquin Valley agricultural region. In 2008, Fresno had an estimated population of 486,171. It is located in the center of the expansive Central Valley, approximately 200 miles north of Los Angeles and 170 miles south of the state capital, Sacramento. Businesses and residents alike benefit from Fresno's location in the only seismically stable part of the state. The City is the cultural and economic center of the Fresno-Clovis metropolitan area. Fresno is the second-largest metropolitan area in the Central Valley with a population of 1,002,284, after Sacramento. Fresno is served by a main north-south freeway, State Route 99. Other highways include State Highways 168 (east-west), 41 (north-south) and 180 (east-west). Interstate 5 connects Fresno with Mexico to the south and Canada to the north.

Fresno serves as the economic hub of Fresno County and California's Central Valley. The unincorporated area and rural cities surrounding Fresno remain predominantly tied to large-scale agricultural production. In fact, Fresno County's \$3 billion agriculture business makes it the top county for agriculture in the country. Grapes, lettuce, cotton, and tomatoes are the leaders among its more than 250 crops. Fresno is unique in that it is home to many business incubators that serve as a resource hub for business entrepreneurs and new companies. Some of these incubators are found at California State University, Fresno. Many of the businesses formed at the incubators have gone on to become internationally known in the business world and include everything from engineering to fashion design disciplines.

While Fresno is best known for its agricultural industry, other core industries in the area are clean energy, food processing, healthcare, logistics and distribution, manufacturing, and water technology. On July 1, 2009, New Flyer, the leading manufacturer of heavy duty transit buses in Canada and the United States, opened a new Parts Distribution Center in Fresno. Fresno was chosen because of its geographic location and access to major highways, airports, and shipping routes, which provide faster shipping and better service.

Site Plan

NORTH 1ST STREET



**Foods Co.**

- CA Check Cashing
- Chinese Food
- Super Nails
- H&R BLOCK
- cricket wireless
- cricket wireless
- cricket wireless
- Beauty Salon

**CVS**  
pharmacy

Foods Co. Fuel Center Premises

**Foods Co. Fuel Station (Ground Lease)**

- Payless 3,356 SF
- GameStop 1,730 SF
- TACO BELL

EAST SHIELDS AVENUE







Aerial | Close-up View

EAST SHIELDS AVENUE 27,039 ADT

**Payless**  
SHOESOURCE

**GameStop**

Pizza  **Patron**  
Más Pizza. Menos Dinero.®

**Foods Co.**  
Fuel Station

**CVS**  
pharmacy

  
**TACO BELL**

  
**TARGET**

**CHASE**  
(Proposed)

NORTH FIRST STREET 21,873 ADT

 **H&R BLOCK**

**SUBWAY**

**cricket**  
wireless

**Foods Co.**







EAST SHIELDS AVENUE 27,039 ADT



Más Pizza. Menos Dinero.®



EAST ASHLAN AVENUE

NORTH FIRST STREET 21,873 ADT

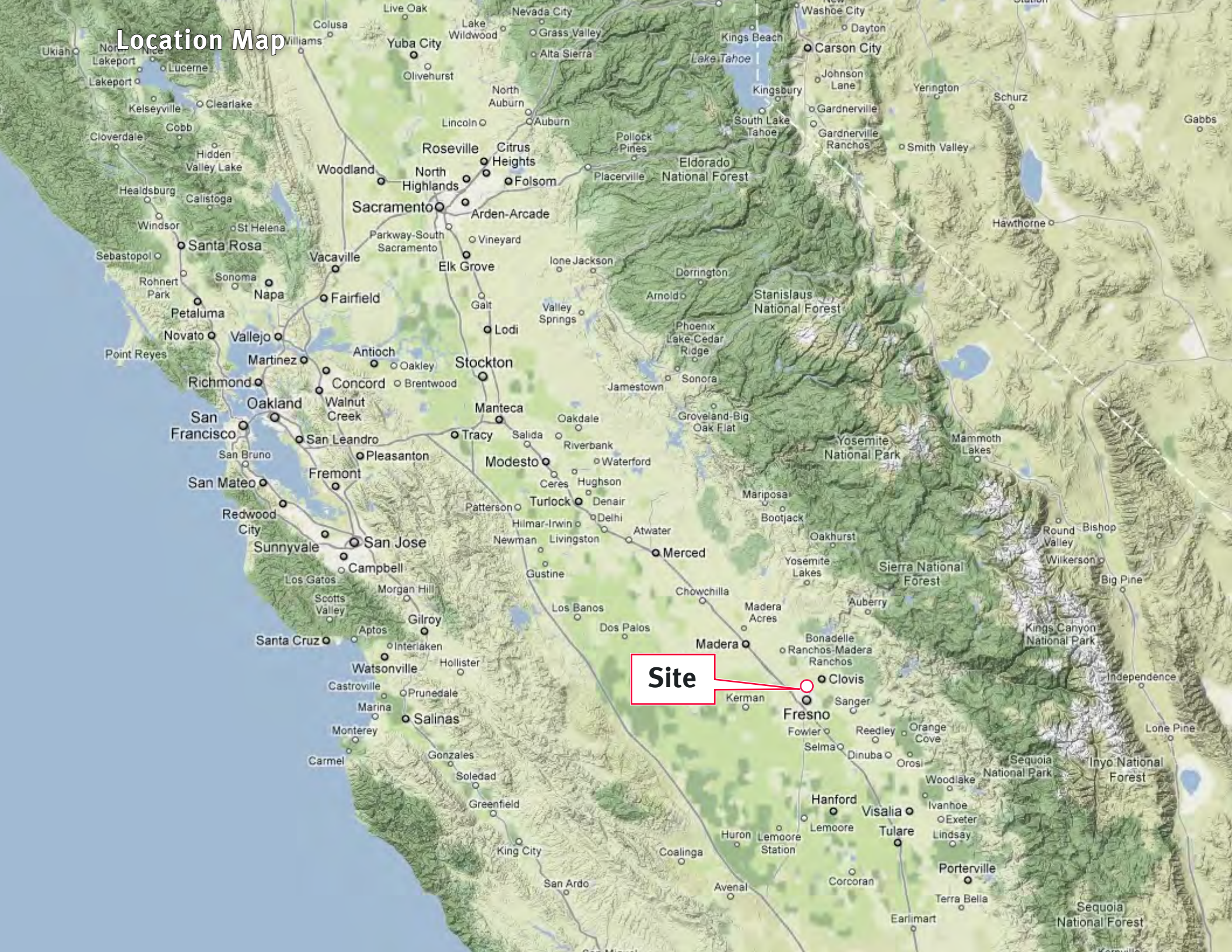


GETTYSBURG AVENUE

NORTH MILLBROOK AVENUE

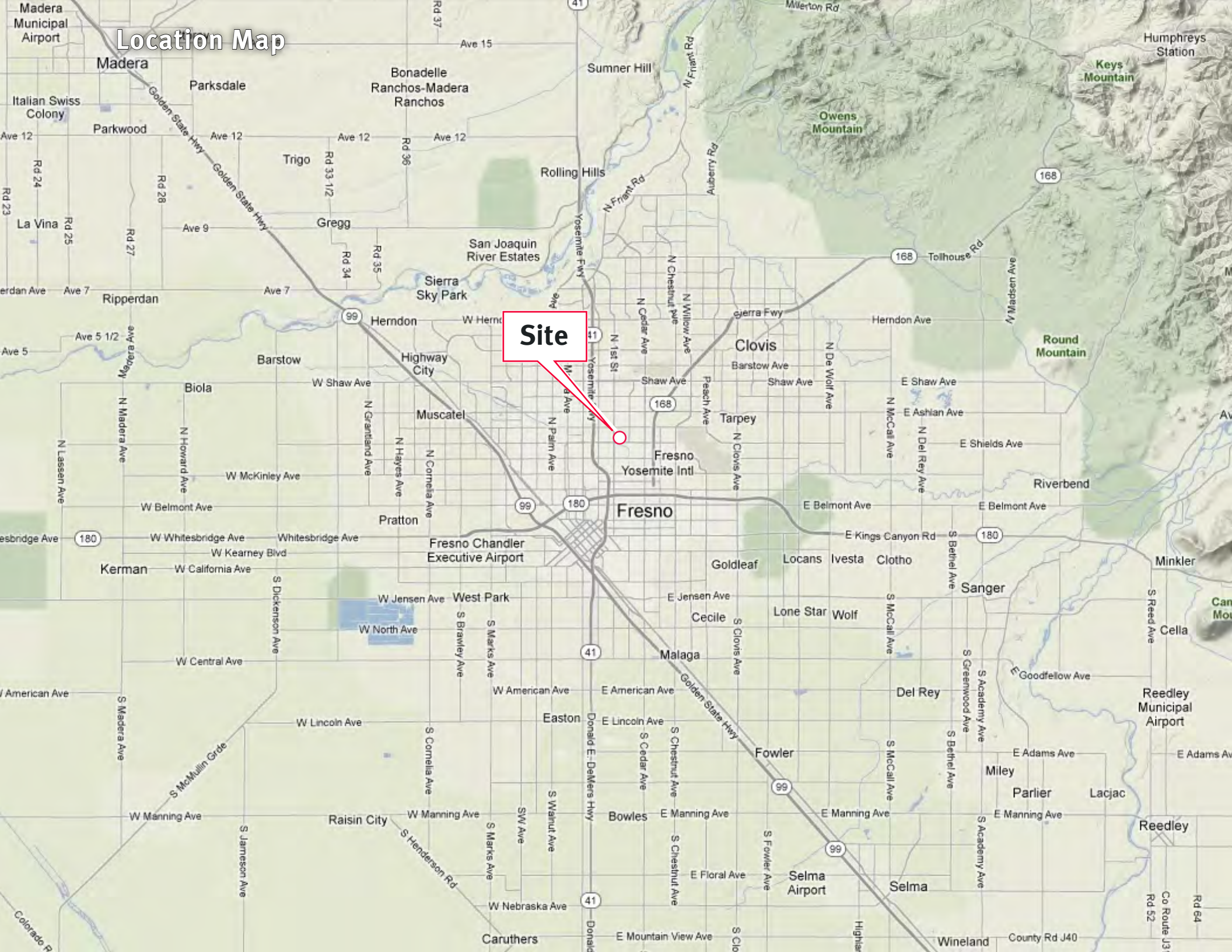


# Location Map



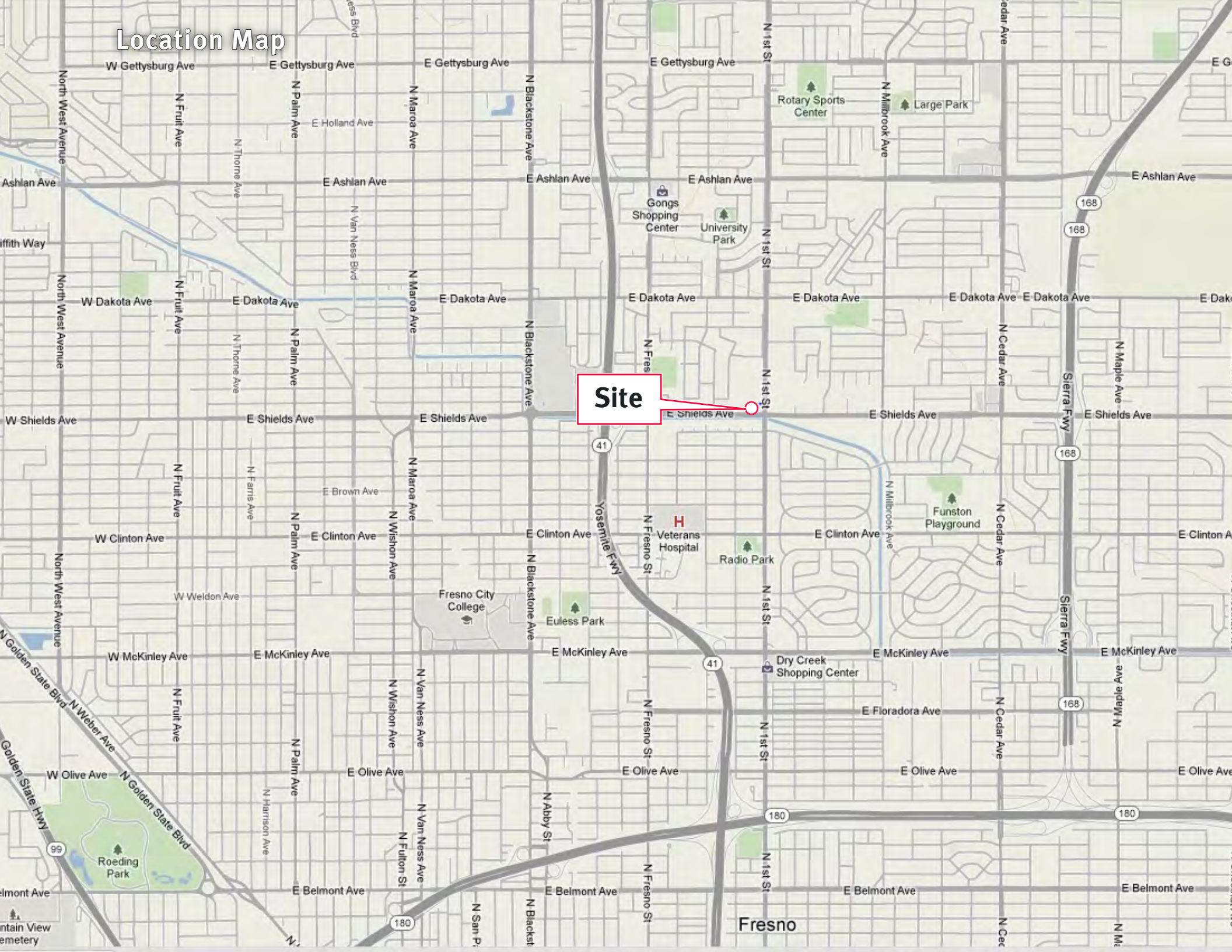


# Location Map





# Location Map







# Demographics

3235 North 1st Street  
Fresno, CA 93726

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	21,635	175,896	395,499
2000 Group Quarters	569	2,739	7,977
2010 Total Population	22,766	186,041	423,023
2015 Total Population	23,081	189,578	433,552
2010-2015 Annual Rate	0.28%	0.38%	0.49%
<b>Household Summary</b>			
2000 Households	7,601	59,018	131,069
2000 Average Household Size	2.77	2.93	2.96
2010 Households	7,707	60,777	136,972
2010 Average Household Size	2.87	3.01	3.02
2015 Households	7,766	61,640	139,780
2015 Average Household Size	2.89	3.03	3.04
2010-2015 Annual Rate	0.15%	0.28%	0.41%
2000 Families	5,072	38,851	89,463
2000 Average Family Size	3.39	3.59	3.57
2010 Families	5,059	39,392	92,205
2010 Average Family Size	3.54	3.72	3.68
2015 Families	5,044	39,555	93,253
2015 Average Family Size	3.59	3.76	3.72
2010-2015 Annual Rate	-0.06%	0.08%	0.23%
<b>Housing Unit Summary</b>			
2000 Housing Units	8,090	63,321	139,795
Owner Occupied Housing Units	45.7%	40.3%	44.2%
Renter Occupied Housing Units	48.2%	52.9%	49.6%
Vacant Housing Units	6.1%	6.8%	6.2%
2010 Housing Units	8,362	66,518	148,632
Owner Occupied Housing Units	42.2%	37.2%	41.0%
Renter Occupied Housing Units	49.9%	54.2%	51.1%
Vacant Housing Units	7.8%	8.6%	7.8%
2015 Housing Units	8,576	68,789	154,434
Owner Occupied Housing Units	41.5%	36.1%	39.9%
Renter Occupied Housing Units	49.1%	53.5%	50.6%
Vacant Housing Units	9.4%	10.4%	9.5%
<b>Median Household Income</b>			
2000	\$28,092	\$26,668	\$29,381
2010	\$36,321	\$33,708	\$36,740
2015	\$41,025	\$39,120	\$42,260
<b>Median Home Value</b>			
2000	\$79,151	\$81,390	\$86,186
2010	\$127,094	\$129,162	\$136,428
2015	\$162,587	\$164,395	\$174,700
<b>Per Capita Income</b>			
2000	\$12,191	\$12,255	\$13,640
2010	\$14,874	\$14,137	\$15,709
2015	\$16,570	\$16,135	\$17,850
<b>Median Age</b>			
2000	31.8	27.4	28.6
2010	32.0	27.6	28.8
2015	32.2	28.1	29.4



# Demographics

3235 North 1st Street  
Fresno, CA 93726

	1 mile	3 miles	5 miles
<b>2000 Households by Income</b>			
Household Income Base	7,596	59,205	131,288
<\$15,000	23.8%	27.5%	24.9%
\$15,000 - \$24,999	20.7%	19.4%	18.2%
\$25,000 - \$34,999	18.5%	16.6%	15.6%
\$35,000 - \$49,999	17.7%	15.8%	15.9%
\$50,000 - \$74,999	12.6%	12.0%	14.2%
\$75,000 - \$99,999	3.7%	4.5%	5.8%
\$100,000 - \$149,999	2.1%	2.7%	3.6%
\$150,000 - \$199,999	0.6%	0.7%	0.9%
\$200,000+	0.4%	0.8%	1.1%
Average Household Income	\$34,196	\$35,975	\$40,311
<b>2010 Households by Income</b>			
Household Income Base	7,708	60,777	136,970
<\$15,000	17.2%	21.0%	19.1%
\$15,000 - \$24,999	17.0%	16.8%	15.4%
\$25,000 - \$34,999	13.5%	13.7%	13.0%
\$35,000 - \$49,999	21.9%	18.9%	17.9%
\$50,000 - \$74,999	19.7%	17.5%	19.0%
\$75,000 - \$99,999	6.3%	6.7%	8.2%
\$100,000 - \$149,999	3.0%	3.6%	5.0%
\$150,000 - \$199,999	0.7%	0.8%	1.2%
\$200,000+	0.7%	0.9%	1.3%
Average Household Income	\$42,489	\$42,299	\$47,051
<b>2015 Households by Income</b>			
Household Income Base	7,765	61,641	139,778
<\$15,000	14.9%	18.3%	16.6%
\$15,000 - \$24,999	15.2%	15.1%	13.7%
\$25,000 - \$34,999	11.4%	11.8%	11.0%
\$35,000 - \$49,999	21.7%	18.5%	17.5%
\$50,000 - \$74,999	22.0%	19.7%	20.6%
\$75,000 - \$99,999	7.8%	8.3%	9.7%
\$100,000 - \$149,999	4.9%	5.5%	7.3%
\$150,000 - \$199,999	1.1%	1.3%	1.7%
\$200,000+	0.9%	1.5%	1.9%
Average Household Income	\$47,642	\$48,532	\$53,729
<b>2000 Owner Occupied Housing Units by Value</b>			
Total	3,741	25,478	61,896
<\$50,000	3.6%	6.0%	10.0%
\$50,000 - \$99,999	87.4%	73.2%	56.1%
\$100,000 - \$149,999	8.5%	13.9%	21.9%
\$150,000 - \$199,999	0.2%	3.5%	6.8%
\$200,000 - \$299,999	0.2%	2.5%	3.9%
\$300,000 - \$499,999	0.0%	0.6%	0.9%
\$500,000 - \$999,999	0.0%	0.3%	0.3%
\$1,000,000 +	0.0%	0.0%	0.1%
Average Home Value	\$80,720	\$92,002	\$100,538
<b>2000 Specified Renter Occupied Housing Units by Contract Rent</b>			
Total	3,841	33,338	69,011
With Cash Rent	96.9%	98.0%	97.9%
No Cash Rent	3.2%	2.0%	2.1%
Median Rent	\$403	\$417	\$439
Average Rent	\$414	\$434	\$455



# Demographics

3235 North 1st Street  
Fresno, CA 93726

	1 mile	3 miles	5 miles
<b>2000 Population by Age</b>			
Total	21,635	175,893	395,501
0 - 4	8.6%	9.4%	8.9%
5 - 9	9.6%	9.8%	9.6%
10 - 14	8.5%	8.7%	8.9%
15 - 24	14.3%	18.3%	17.3%
25 - 34	13.3%	14.7%	14.1%
35 - 44	14.1%	13.3%	13.4%
45 - 54	10.5%	9.9%	10.6%
55 - 64	6.3%	5.8%	6.5%
65 - 74	6.1%	4.8%	5.3%
75 - 84	6.2%	3.8%	4.0%
85 +	2.6%	1.4%	1.4%
18 +	68.9%	67.2%	67.6%
<b>2010 Population by Age</b>			
Total	22,770	186,040	423,020
0 - 4	9.0%	10.1%	9.5%
5 - 9	8.4%	8.6%	8.4%
10 - 14	7.2%	7.1%	7.2%
15 - 24	15.6%	19.3%	18.1%
25 - 34	13.6%	16.3%	15.6%
35 - 44	11.4%	10.8%	11.1%
45 - 54	11.7%	10.5%	11.0%
55 - 64	8.5%	7.9%	8.7%
65 - 74	5.8%	4.5%	5.1%
75 - 84	5.6%	3.3%	3.5%
85 +	3.3%	1.7%	1.8%
18 +	70.9%	69.4%	70.1%
<b>2015 Population by Age</b>			
Total	23,082	189,579	433,552
0 - 4	9.0%	10.2%	9.6%
5 - 9	8.5%	8.9%	8.6%
10 - 14	7.4%	7.5%	7.5%
15 - 24	14.4%	17.5%	16.4%
25 - 34	14.5%	17.4%	16.6%
35 - 44	11.1%	10.8%	11.2%
45 - 54	10.4%	9.3%	9.7%
55 - 64	9.1%	8.3%	9.1%
65 - 74	7.1%	5.5%	6.3%
75 - 84	5.3%	3.1%	3.3%
85 +	3.2%	1.6%	1.7%
18 +	71.2%	69.6%	70.3%
<b>2000 Population by Sex</b>			
Males	47.8%	48.9%	49.0%
Females	52.3%	51.1%	51.0%
<b>2010 Population by Sex</b>			
Males	48.3%	49.3%	49.4%
Females	51.7%	50.7%	50.6%
<b>2015 Population by Sex</b>			
Males	48.4%	49.6%	49.6%
Females	51.6%	50.4%	50.4%



# Demographics

3235 North 1st Street  
Fresno, CA 93726

	1 mile	3 miles	5 miles
<b>2000 Population by Race/Ethnicity</b>			
Total	21,634	175,896	395,498
White Alone	53.1%	48.4%	50.3%
Black Alone	6.2%	6.2%	7.5%
American Indian Alone	1.8%	2.0%	1.7%
Asian or Pacific Islander Alone	10.1%	11.3%	10.7%
Some Other Race Alone	23.7%	26.7%	24.5%
Two or More Races	5.1%	5.5%	5.3%
Hispanic Origin	41.3%	45.1%	41.3%
Diversity Index	84.8	87.4	86.1
<b>2010 Population by Race/Ethnicity</b>			
Total	22,766	186,040	423,024
White Alone	46.6%	42.8%	45.1%
Black Alone	6.6%	6.4%	7.7%
American Indian Alone	1.9%	2.0%	1.7%
Asian or Pacific Islander Alone	10.4%	11.4%	10.9%
Some Other Race Alone	28.9%	31.4%	28.8%
Two or More Races	5.6%	6.0%	5.8%
Hispanic Origin	49.8%	52.5%	48.2%
Diversity Index	88.4	90.0	88.9
<b>2015 Population by Race/Ethnicity</b>			
Total	23,080	189,577	433,552
White Alone	44.0%	40.6%	43.0%
Black Alone	6.6%	6.4%	7.7%
American Indian Alone	1.9%	1.9%	1.7%
Asian or Pacific Islander Alone	10.5%	11.4%	11.0%
Some Other Race Alone	31.3%	33.5%	30.6%
Two or More Races	5.8%	6.2%	6.0%
Hispanic Origin	53.5%	55.6%	51.2%
Diversity Index	89.5	90.8	89.9
<b>2000 Population 3+ by School Enrollment</b>			
Total	20,573	166,168	374,646
Enrolled in Nursery/Preschool	1.1%	1.3%	1.4%
Enrolled in Kindergarten	2.2%	2.1%	2.0%
Enrolled in Grade 1-8	15.4%	15.9%	16.0%
Enrolled in Grade 9-12	7.4%	7.8%	8.0%
Enrolled in College	5.3%	8.1%	6.9%
Enrolled in Grad/Prof School	0.6%	1.0%	1.0%
Not Enrolled in School	68.0%	63.7%	64.7%
<b>2010 Population 25+ by Educational Attainment</b>			
Total	13,616	102,066	240,307
Less Than 9th Grade	15.0%	17.1%	15.6%
9th to 12th Grade, No Diploma	13.1%	12.4%	11.8%
High School Graduate	30.9%	27.0%	26.6%
Some College, No Degree	23.6%	22.0%	22.4%
Associate Degree	6.4%	7.1%	7.2%
Bachelor's Degree	8.5%	9.9%	11.2%
Graduate/Professional Degree	2.5%	4.6%	5.2%