



KEYSER MARSTON ASSOCIATES

SUMMARY OF REAL ESTATE CONDITIONS AND OPPORTUNITIES KINGS CANYON TOD CONNECTIVITY PLAN

Prepared by Keyser Marston Associates, Inc.

Prepared for CityThinkers

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A. Introduction

This market assessment has been undertaken Keyser Marston Associates, Inc. (KMA) to understand the current real estate market along the 5 square mile Kings Canyon Transit corridor and to identify potential development opportunities. KMA has evaluated the real estate market along the Kings Canyon Corridor and within a ½ mile radius of each of the nine (9) stations. The ½ mile radius has been selected to align with the transit analysis prepared by Chen Ryan.

The market analysis includes an assessment of the following:

- population and employment trends and projections,
- projected new development required to meet employment projections through year 2035 throughout the City of Fresno and the Kings Canyon corridor,
- current multi-family, retail, and office market conditions,
- current retail leakage and surplus categories;
- the existence of vacant or underutilized parcels that may be available for future development, and insights provided by brokers who are active in the market area.

B. Population and Employment

1. City of Fresno

As detailed in Table 1, the City of Fresno has approximately 535,000 residents. Fresno's population grew approximately 7.8% over the past decade, which exceeded the growth rate of the State of California. The City's population is expected to continue to grow and outpace the growth rate of the state. By 2035, the city's population is anticipated to reach 579,000, which represents an 8% increase over the current population¹. The average household income is \$72,600, which is approximately 64% of the statewide average. 86% of the City's households are homeowners, which is significantly higher than the state-wide average of 56%. The City's employment base exceeds 236,000, with the retail sector being the largest employment sector at 20.5%, followed by health services at 17.8%.

2. Kings Canyon Transit Corridor

There are approximately 36,000 residents within the Corridor, which represents 7% of the City of Fresno's population. While the City's population has been growing relatively rapidly, the Corridor's population has declined since 2010. The decline is anticipated to reverse but the population is expected to increase slowly, with an additional 249 residents expected by year 2026 and a total population of 36,433 by year 3035.² The population is significantly less affluent than the rest of Fresno, with an average household income of \$46,341 per year. In

¹ Please see Table 2.

² Ibid.

contrast to the entire City of Fresno, over two-thirds of the households in the Corridor are renters. The corridor is a jobs-center, accounting for 9% of the City's jobs compared with 7% of the City's population. Health Services is the dominant job sector within the corridor, accounting for over 60% of all jobs. It is followed by retail with 17% of the jobs.

Table 1. Summary Comparison of Den	nographics			
	Kings Canyon Corridor	% of Fresno	Fresno	California
2010 Population	36,215		496,069	37,253,956
2021 Population	35,988	7%	534,875	39,476,705
Median Age, 2021	27.6		31.5	36.6
Avg. hhld size	3.53		3.08	2.91
White Only	37.3%		46.8%	54.0%
Asian Alone	11.5%		13.5%	15.3%
Hispanic Origin	72.0%		51.2%	40.0%
Avg. hhld income	\$46,341	64%	\$72,605	\$113,468
Per Capita Income	\$12,799	55%	\$23,189	\$38,272
% Owner Occ. Hsg.	33%		86%	56%
% Renter Occ. Hsg.	67%		14%	44%
2026 population est.	36,237		551,474	40,507,842
Growth, 2021-2026	0.7%		3.1%	2.6%
Growth 2010-2021	-0.6%		7.8%	6.0%
Employees, 2021	21,116	9%	236,558	16,540,983
Breakdown of Jobs				
% Agriculture	0.1%		1.8%	1.5%
% Construction and Mfg.	2.7%		8.3%	11.3%
% Retail	17.1%		20.5%	20.2%
% FIRE	1.8%		7.0%	7.1%
% Health Services	60.6%		17.8%	9.4%
Education Services	5.2%		10.2%	8.7%
% Government	1.4%		5.3%	6.1%
Employees per 100 Residents	59		44	42

Source: Esri

C. New Development Needed in Kings Canyon Corridor to Support Projected Population and Employment Growth

1. Residential Units:

As detailed in Table 2, based on the anticipated population growth within the Corridor and a downward trend in the average size of households, it is estimated that an additional 226 new residential units would be required within the Kings Canyon corridor by 2035. This demand estimate is likely to be understated because it does not account for the consideration that the housing stock is old and, in some cases, in need of replacement.

Table 2	2. Populatio	n Projec	tions									
	Fresno Sp	here of	Influence	C	ity of Fres	Kings Canyon Corridor						
	<u>Рор.</u>	<u>hhld</u> size	<u>House</u> <u>holds</u>	<u>Рор.</u>	<u>%</u> sphere	<u>House</u> holds	<u>Рор.</u>	<u>% City</u>	<u>hhld</u> size	<u>House</u> <u>holds</u>	<u>New</u> <u>Hshlds:</u> <u>2021 -</u> <u>2035</u>	New Res. Units needed to house projected household <u>growth</u>
2020	596,060	3.08	193,526	542,107	90.95%	176,009						
2021	601,156	3.07	195,847	534,875	88.97%	174,253	35,988	6.73%	3.53	10,195		
2025	621,540	3.03	205,129	548,154	88.19%	180,909	36,187	6.60%	3.53	10,251		
2026	626,828	3.03	207,016	551,474	87.98%	182,129	36,237	6.57%	3.52	10,295		
2030	647,980	3.02	214,563	564,526	87.12%	186,929	36,401	6.45%	3.51	10,371		
2035	672,650	3.05	220,541	578,809	86.05%	189,773	36,433	6.29%	3.5	10,410	215	226

Sources:

1) Fresno Sphere of Influence Projections: "Fresno County 2019-50 Growth Projections". Prepared by Applied Development Economics, Inc. for the Fresno County Council of Governments. April 9, 2021.

2) City of Fresno and Kings Canyon Corridor projections: Keyser Marston Associates based on ADE projections for the sphere and historic relationships between City of Fresno and the Corridor relative to the sphere of influence.

2. Non-residential Development

Based on the employment projections prepared by Applied Development Economics for Fresno's sphere of influence, KMA has prepared employment projections for the Kings Canyon Transit Corridor, which are provided in Table 3. As shown, it is estimated that an additional 2, 2791 new jobs will be created within the Corridor by 2035. Health services is the leading sector with an additional 1,595 new jobs, followed by retail trade with 530 new jobs, and transportation/logistics with 127 new jobs. Based on current industry employment densities, this job growth would translate into a need for approximately 550,000 square feet of new nonresidential development, led by 168,000 square feet of new space for health services, 167,300 square feet of new retail space, and 80,300 new square feet of logistics space.

Table 3 Projection of Employment and New Real Estate Space to Support Employment Growth Existing Conditions and Market Opportunities Kings Canyon TOD Connectivity Plan

Sphere of Influence Employment	Per ADE Report)										
	Agriculture		Ag., mining,					Health			
	and mining	Manfctng.	and mfg.	Other indus.	retail	office	Education	Services	Hospitality	Government	Total
2020	4,629	10,801	15,430	37,830	23,690	39,020	26,060	52,060	15,300	28,560	237,950
2021	4,715	11,001	15,716	39,401	24,272	39,900	26,077	52,376	16,923	28,522	243,188
2025	5,058	11,803	16,861	45,686	26,600	43,419	26,145	53,640	23,417	28,372	264,140
2026	5,059	11,805	16,865	46,089	26,738	43,571	26,338	54,212	23,522	28,540	265,874
2030	5,064	11,816	16,880	47,700	27,290	44,180	27,110	56,500	23,940	29,210	272,810
2035	5,070	11,830	16,900	49,650	27,840	44,910	28,070	58,900	24,390	30,040	280,700
Projected Growth											
2021 - 2035	355	829	1,184	10,249	3,568	5,010	1,993	6,524	7,467	1,518	37,512
%Growth	8%	8%	8%	26%	15%	13%	8%	12%	44%	5%	15%

City of Fresno

Employment																
	Ag. and						Wholesale				Health					
	mining	Construction	Mfg.	Transportation	Comunctn.	<u>Utility</u>	<u>trade</u>	Retail trade	FIRE	Hospitality	services	Education	Govt.	Other services	Unclassified	<u>Total</u>
Jobs 2021 (per Esri)	4,181	10,053	9,768	5,337	3,194	445	9,889	48,578	16,552	1,921	42,112	24,049	12,435	47,117	927	236,558
Est. growth - 2021 -																
2035 ¹	8%	26%	8%	26%	26%	26%	15%	15%	13%	15%	12%	8%	5%	15%	15%	14%
Estimated Jobs, 2035	4,496	12,668	10,504	6,725	4,025	561	11,414	55,719	18,630	2,217	47,358	25,887	13,097	54,385	1,070	268,756
Growth	315	2,615	736	1,388	831	116	1,525	7,141	2,078	296	5,246	1,838	662	7,268	143	32,198
Est. Employment density (sf /job) ²	500	200	500	600	200	200	500	300	200	400	100	200	200	200	200	249
Stabilized Vacancy ²	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Net Additional Space; 2021-2035	165,800	550,500	387,200	876,800	174,900	24,400	802,800	2,255,100	437,600	124,800	552,200	386,900	139,300	1,530,100	30,100	8,438,500

Kings Canyon Corridor Em	ployment															
	Ag. and				Wholesale					Health						
	mining	Construction	Mfg.	Transportation	Comunctn.	Utility	trade	Retail trade	FIRE	Hospitality	services	Education	Govt.	Other services	Unclassified	Total
Jobs 2021 (per Esri)	29	291	281	489	83	0	244	3603	390	52	12803	1100	296	1,442	13	21,116
% Capture of Fresno	0.69%	2.89%	2.88%	9.16%	2.60%	0.00%	2.47%	7.42%	2.36%	2.71%	30.40%	4.57%	2.38%	3.06%	1.40%	8.93%
Projected employment																
growth if capture rate	2	76	21	127	22	0	38	530	49	8	1595	84	16	222	2	2791
remains constant																
Net Additional Space to																
accommodate projected	1 200	15 000	11 100	80.200	4 500	•	10 900	167 200	10 200	2 400	167.900	17 700	2 200	46 800	400	F 40,000
employment growth, -	1,200	15,900	11,100	80,300	4,500	0	19,800	167,300	10,300	3,400	107,900	17,700	3,300	46,800	400	549,900
2035																

¹ Reflects projected growth rates for industry sectors per ADE report.

² KMA estimate based on industry trends.

D. Multi-family Market Conditions

As detailed in Table 4, there are approximately 4,691 multifamily residential units within the Corridor, which represents 8% of multifamily units throughout Fresno. In general, the multifamily market along the corridor can be characterized as consisting of older units, with only 224 units or 5% of the inventory constructed over the last 20 years. In comparison, 13% of the multifamily units throughout Fresno have been built over the last 20 years. The current average rent is \$971 per month, which is 83% of the citywide average. Rents within the corridor have also not increased as rapidly as rents throughout the City.

Table 4. 2021 Multifamily Market - 1/2 mile radius from station										
	Inventory of Buildings	Inventory of Units	Avg. Unit Size	Current Effective Rent Per Unit	Current Vacancy Rate	Effective Rent % Growth/Yr	New Units, 2001 - 2021	New Units as a % of Inventory		
Kings Canyon Corridor	147	4,691	884	\$971	1%	5%	224	5%		
City of Fresno	1,521	54,759	877	\$1,174	2%	10%	6,913	13%		
Corridor as % of City	9.7%	8.6%	100.8%	82.7%	55.0%	43.7%	3.2%	37.8%		

Source: CoStar

With respect to conditions around the nine stations, there has been no new construction in six of the nine stations since 2003. New construction within the remaining three stations has been limited. The most recent project is the development of 135 affordable senior apartments between Willow and Peach Avenues. A significant new development is the thirty-six new market rate townhomes that are currently under construction on East Butler Avenue between Chester and Willow and scheduled for a 2022 opening. Given the dominance of rental units in the Corridor and the depressed income levels of residents, the development of new market rate for-sale townhomes is major test of the strength of the market to attract new higher-income residents to the corridor.

Rental rates typically range from \$850 to \$900 per month, with an average unit size of approximately 850 square feet. While the properties are generally older, the vacancy rates generally range within 2% to 4% and do not exceed 4.8%. Brokers indicate that there is demand for new residential construction, particularly affordable units as many households spend over 35% of their income on rent.

As summarized in Table 5, the highest density of multifamily units exists within ½ mile of the Chestnut Avenue station, followed closely by the density surrounding the Willow Avenue Station. Multifamily development surrounding the western stations is relatively limited. The highest rental rates are being achieved by the properties around the Chestnut Avenue station, followed closely by the Clovis Avenue station. Monthly rental rates surrounding these stations approximate \$940 per month, or \$1.11 per square foot. These rates are insufficient to support the cost of constructing new market rate units, but they do add value for new affordable developments.

Table 5. 2021 I	Multifamily Ma	arket - 1/2 mi	le radius from	each station			
	Inventory of Buildings	Inventory of Units	Avg. Unit Size	Effective Rent Per Unit	Vacancy Rate	Effective Rent % Growth/Yr	Deliveries Units Construction
R Street	9	456	890	\$856	1.1%	2.9%	0 over 20 yrs.
First Street	8	410	910	\$822	0.0%	1.9%	0 over 20 yrs.
6th Street	10	100	678	\$857	0.6%	2.3%	2003 (8 dus)
Cedar Ave.	10	175	846	\$834	0.8%	3.9%	2003 (8 dus)
Maple Ave.	36	425	836	\$773	0.7%	1.3%	0 over 20 yrs.
Chestnut Ave.	48	1,617	848	\$938	0.4%	3.4%	2011; 36 new townhomes under construction
Willow Ave.	33	1,559	867	\$915	0.7%	4.8%	2020 (135 du of affordable senior apts.); 36 new townhomes under construction
Peach Ave.	40	979	871	\$800	1.1%	4.5%	2020 (135 du du of affordable senior apts);
Clovis Ave.	22	958	891	\$937	0.9%	1.9%	0 over 20 yrs.

E. Retail Market Conditions

As summarized in Table 6, there is approximately 2,755,000 square feet of retail space within the corridor, which accounts for 8% of City's total retail space. Only 5% of the retail space (or 151,000 square feet) in the corridor has been built since 2007. In comparison, 8% of citywide retail space has been built since 2007. Retail rents in the corridor are 91% of the average citywide rate, but vacancy rates within the corridor are also less than the entire city. As summarized in Table 6, the highest concentration of retail space is located around the Willow Avenue station, followed closely by the Chestnut Avenue Station. This is very similar to the pattern of concentration of multifamily development. Anchor businesses include Walmart, Home Depot, WinCo Foods, Big 5 Sporting Goods, and a 99 Cent store. On Average, spaces are 30 years old and rents typically range from \$15 to \$20 per square foot. While the retail space is older, most of the space is occupied with the vacancies typically in the 3% range. The two most noted recent events are: 1) the recent sale of Kings Canyon Pavilion and the new owner's intent to bring in new tenants, including Dutch Coffee and a fast food chicken restaurant; and 2) the pending new development of a large power center north of the Clovis Station. The Kings Canyon Pavilion is located between the Chestnut and Willow Avenue Stations.

Table 6. 2021 Retail Market							
	Inventory of Buildings	Retail GBA	Current Monthly NNN Lease Rate	Total Available SF Direct	Direct Vacancy Rate	New SF Constructed, 2007-2021	New SF as a % of inventory
Kings Canyon Corridor	255	2,755,043	\$14.06	122,901	3.2%	150,738	5%
City of Fresno	3,094	33,082,325	\$15.50	2,021,529	5.4%	2,643,583	8%
Corridor as a % of Fresno	8%	8%	91%	6%	59%	6%	68%

Source: CoStar

Brokers noted that Clovis is the most active retail location and is anticipated to continue to dominate new development with the future completion of the large power center. Retail surrounding the western stations of R Street, First Street and 6th Street are largely free-standing stores.

	Inventory of Buildings	Retail GBA	Most Recent Monthly NNN Lease Rate	Direct Vacancy Rate	Net Absorption	Most Recent Yr. New Space Delivered	Notes
R Street	40	476,500	\$19.80	3.7%	(2,070)	Over 20 years	
First Street	28	204,086	\$15.84	0.6%	-	Over 20 years	
6th Street	34	202,631	\$24.00	-	-	2017	
Cedar Avenue	39	194,616	\$24.00	-	-	2017	
Maple Ave.	44	225,641	\$20.31	1.2%	6,132	2016	
Chestnut Ave.	72	959,952	\$20.31	2.9%	13,927	2012	Kings Canyon Pavilion recently solo (\$77/sf GBA) and
Willow Ave.	52	1,037,716	\$16.20	3.6%	(7,311)	2020	owner is bringing in new tenants.
Peach Ave.	16	331,361	\$17.40	5.2%	(10,106)	2020	
Clovis Ave.	44	543,465	\$10.96	5.4%	(18,369)	2012	Active. power center at Tulare and Clovis is being built (20 years of planning)

As shown in Table 8, the retail space within the corridor serves a much broader customer base than corridor residents. Sales exceed local demand by \$361 million per year. While there are some categories of leakage, the dominant leakage category is motor vehicles, which is not a likely opportunity for the corridor as the demand is met by dealers located elsewhere in Fresno. The leakage analysis indicates that there may be opportunities for clothing stores, home furnishing stores, and electronics/appliance stores.

	Demand	Supply	Surplus	Factor
Total Retail Trade	\$204,155,000	\$565,164,000	\$361,009,000	47%
Retail Leakage (Export) Categories	Leakage \$	Factor		
Motor Vehicles	\$21,442,000	55.00%		
Electronics and Appliance Stores	\$1,686,000	14.60%		
Clothing Stores	\$5,677,402	41.30%		
Sporting Goods	\$421,000	3.70%		
Special Food Services	\$392,000	100.00%		
Home Furnishings Stores	\$1,848,000	44.70%		
Retail Surplus (Import) Catetories	Surplus \$	Factor		
Auto Parts	\$8,958,000	57.70%		
Bldg. Materials	\$35,613,000	65.10%		
Food and Beverage Stores	\$221,343,000	78.00%		
Health and Personal Care	\$16,610,000	40.20%		
Gas Stations	\$23,989,000	41.00%		
Shoe Stores	\$2,146,000	38.00%		
General Merchandise Stores	\$51,773,000	44.90%		
Office Supply, Florists, used merch.	\$8,154,000	38.30%		
Restaurants and Bars	\$29,981,000	42.80%		

Source: Esri

F. Office Market Conditions

The corridor has approximately 3.1 million square feet of office space, representing 13% of the citywide inventory. Similar to the multifamily residential and retail markets, the corridor's office space is relatively older than the city average, rents are lower, and vacancy rates are less.

	Inventory of Buildings	Office GBA	Most Current Monthly Lease Rate	Direct Vacancy Rate	Net Absorption	Leasing SF Direct	New SF Constructed, 2007-2021	New SF as a % of Inventory
Kings Canyon Corridor	67	3,115,962	\$18.52	4%	(17,835)	652,522	69,000	2%
City of Fresno	1,814	24,879,929	\$23.52	7%	81,991	2,436,212	2,429,487	10%
Corridor as a % of Fresno	4%	13%	79%	56%	-22%	27%	3%	23%

Source: CoStar

The largest concentration of office space on the corridor is located surrounding the R Street station, with over 1.8 million square feet of space, which is consistent with the station's

downtown Fresno location. Major businesses include: Fresno City Hall, the Community Regional Medical Center, the US Citizen and Immigration center, and Fresno county offices. Office rental rates surrounding the R Street station are in the \$18 to \$19 per square foot range and vacancy stands at 4%. New construction includes a 67,000 square foot building completed in 2020 between the R Street and First Steet stations at 700 P Street.

While the Willow Street station with 592,000 square feet of space technically has the second highest concentration of office space, 532,000 square feet of its space consists of the Internal Revenue Service Building, which closed in September. Approximately 3,000 employees were located at the IRS building and the future of the building is not known at this time.

The third largest concentration of office space is located around the First Street station, totaling over 400,000 square feet. Office space is limited at the remaining seven stations, ranging from 3,500 square feet around the Cedar Avenue station to \$100,000 square feet around the Clovis Avenue Station. Brokers were not bullish on the corridor's ability to capture significant new office space.

Table 10. 2021 O	ffice Market -	- 1/2 mile rad	ius from each sta	tion			
	Inventory of Buildings	Office GBA	Most Current Monthly Lease Rate	Total Available SF Direct	Net Absorption	Most Recent Year New Space Delivered	Notes
R Street	32	1,820,547	\$18.68	76,803	(12,763)	2020	67,000 new sf
First Street	10	406,905	\$24.00	-	20,143	2020	67,000 new sf
6th Street	3	11,265	NA	-	-	Over 20 yrs.	
Cedar Ave.	1	3,538	NA	-	-	Over 20 yrs.	
Maple Ave.	3	10,332	NA	-	-	Over 20 yrs.	
Chestnut Ave.	4	47,024	\$12.00	-	-	Over 20 yrs.	
Willow Ave.	7	591,289	\$18.00	531,976	-	2017	IRS building closed in 2021.
Peach Ave.	3	18,579	\$18.00	-	-	2017	
Clovis Ave.	12	100,291	\$15.00	-	-	2021	20,000 sf of medical office built in 2020

G. Potential Underutilized Sites for New Infill Development

KMA has undertaken a preliminary review of sites that appear to be vacant or underutilized that could potentially be available for new in-fill development. Many of the shopping centers located near the Willow, Chestnut, and Peach stations have very large parking fields that could potentially be available for new development. The closure of the 530,000 square foot IRS building near the Willow Station obviously represents a key reuse opportunity. As shown in the

following chart, there appear to be potential sites throughout the corridor and the aging condition of many buildings also suggest underutilization and potential availability for new development.

Table 11. Poter	ntial Sites for New Infill Development
R Street	1/4 block at 2nd street - SWC is a vacant commercial parcel.
6th Street	Between 7th and 8th - large vacant lot. Six parcels between 8th and 9th, three of which are empty lots zoned vacant commercial.
Cedar Ave.	Perhaps a portion of County-owned property could be available.
Maple Ave.	Perhaps a portion of the fair grounds could be available.
Willow and Chestnut	The Kings Canyon Pavilion Shopping Center is being upgraded and new tenants added.
Willow Ave.	Reuse of IRS building. NEC Adler and KCB are three empty parcels owned by Walmart. The Walmart parking lot is also very large.
Peach Ave.	SEC KCB and Minnewawa - two parcels zoned Vacant Ag. NWC of KCB and Minnewawa - empty parcel zoned Vacant Commercial. SWC of KCB and Minnewawa - SFRs and vacant lots are zoned SFR
Clovis Ave.	Three vacant parcels south of the Vons shopping center.

H. Potential Development Opportunities

1. Multi-family Residential

As noted in Section C, it is estimated that there is modest opportunity for new residential development, totaling approximately 225 units based on projected population growth. However, given the low income levels of residents, there is a tremendous need for new affordable housing to serve existing residents. The market rate townhomes that are currently under construction are also an encouraging sign for the potential to attract new market rate units to the corridor.

2. Health Services

The corridor has a concentration of health services and this sector is expected to continue to dominate employment within the corridor. There is an opportunity to continue to build this sector with a projected need for 168,000 square feet of new space by 2035. This sector is also well-suited to a robust public transit system.

3. Retail

As noted in Section E, the retail space in the corridor serves a much larger market than the local residents within the corridor. However, given the critical mass of retail that is within the corridor, there are opportunities for new development. The employment growth projections indicate a need for over 165,000 square feet of new retail space through 2035. The leakage analysis indicates opportunities for apparel stores, home furnishings, and appliances. Given

recent trends, it is also likely that there are opportunities for incubator restaurant space to support the development of new local, ethnic restaurants.

4. Logistics

Logistics is a growing market segment throughout California and it represents an opportunity within the Kings Canyon corridor to accommodate the need for distribution space that is close to city centers.

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Table 1 Multifamily Market Trends Kings Canyon Transit Corridor Fresno, CA

	Inventory of Buildings	Inventory of Units	Avg. Unit Size	Effective Rent Per Unit	Vacancy Rate	Effective Rent % Growth/Yr	Deliveries Units Construction
Kings Canyon Corridor							
2021	147	4,691	884	\$971	1.1%	4.5%	0
2020		4,691	884	\$934	1.2%	8.7%	135
2019		4,556	888	\$860	2.2%	4.9%	0
2018		4,556	888	\$820	3.3%	5.8%	0
2013		4,556	888	\$775	4.4%	6.5%	0
2016		4,556	888	\$727	5.3%	5.6%	0
2015		4,556	888	\$688	4.2%	4.4%	0
2013		4,556	888	\$659	4.8%	1.2%	0
2013		4,556	888	\$652	5.7%	2.0%	0
2013		4,556	888	\$638	6.8%	0.6%	0
2011		4,556	888	\$635	6.9%	0.7%	20
2011		4,536	889	\$630	6.7%	-0.1%	0
2010		4,536	889	\$631	7.2%	-3.10%	0
2005		4,536	889	\$651	6.1%	0.3%	0
2000		4,536	889	\$649	5.7%	2.9%	0
2007		4,536	889	\$631	5.6%	4.9%	5
2000		4,531	889	\$602	6.2%	4.3%	48
2003		4,483	889	\$577	7.4%	1.4%	-0
2004		4,483	889	\$569	7.4%	-0.3%	8
2003		4,485	889	\$509 \$571	6.7%	-0.5%	8
2002		4,467	889	\$573	5.9%	5.4%	0
							224
City of Fresno				4			
2021		54,759	877	\$1,174	2.0%	10.3%	264
2020		54,495	876	\$1,071	2.1%	5.7%	449
2019		54,090	874	\$1,013	2.9%	5.1%	466
2018		53,624	873	\$965	3.4%	5.2%	23
2017		53,623	873	\$917	4.0%	4.1%	593
2016		53,030	869	\$881	4.2%	5.3%	121
2015		52,909	869	\$836	4.6%	3.8%	392
2014		52 <i>,</i> 539	868	\$805	5.6%	1.4%	62
2013		52,488	868	\$795	5.9%	1.7%	178
2012		52,310	867	\$782	6.6%	0.6%	207
2011	1,496	52,141	867	\$777	6.5%	0.5%	264
2010	1,493	51,877	865	\$773	6.3%	0.5%	550
2010 2009	1,493 1,490	51,877 51,351	865 864	\$773 \$769	7.4%	-5.10%	550 539
2010 2009 2008	1,493 1,490 1,484	51,877 51,351 50,812	865 864 862	\$773 \$769 \$810	7.4% 6.3%	- <mark>5.10%</mark> 0.9%	550 539 257
2010 2009 2008 2007	1,493 1,490 1,484 1,478	51,877 51,351 50,812 50,555	865 864 862 862	\$773 \$769 \$810 \$803	7.4% 6.3% 5.5%	- <mark>5.10%</mark> 0.9% 3.9%	550 539 257 352
2010 2009 2008 2007 2006	1,493 1,490 1,484 1,478 1,474	51,877 51,351 50,812 50,555 50,203	865 864 862 862 859	\$773 \$769 \$810 \$803 \$772	7.4% 6.3% 5.5% 5.3%	-5.10% 0.9% 3.9% 5.2%	550 539 257 352 405
2010 2009 2008 2007 2006 2005	1,493 1,490 1,484 1,478 1,474 1,468	51,877 51,351 50,812 50,555 50,203 49,798	865 864 862 862 859 859	\$773 \$769 \$810 \$803 \$772 \$734	7.4% 6.3% 5.5% 5.3% 5.8%	-5.10% 0.9% 3.9% 5.2% 3.9%	550 539 257 352 405 540
2010 2009 2008 2007 2006 2005 2004	1,493 1,490 1,484 1,478 1,478 1,474 1,468 1,460	51,877 51,351 50,812 50,555 50,203 49,798 49,258	865 864 862 859 857 857	\$773 \$769 \$810 \$803 \$772 \$734 \$706	7.4% 6.3% 5.5% 5.3% 5.8% 7.2%	-5.10% 0.9% 3.9% 5.2% 3.9% 0.8%	550 539 257 352 405 540 732
2010 2009 2008 2007 2006 2005 2004 2003	1,493 1,490 1,484 1,478 1,474 1,468 1,460 1,451	51,877 51,351 50,812 50,555 50,203 49,798 49,258 48,526	865 864 862 862 859 857 854 848	\$773 \$769 \$810 \$803 \$772 \$734 \$706 \$701	7.4% 6.3% 5.5% 5.3% 5.8% 7.2% 7.1%	-5.10% 0.9% 3.9% 5.2% 3.9% 0.8% -0.9%	550 539 257 352 405 540 732 28
2010 2009 2008 2007 2006 2005 2004	1,493 1,490 1,484 1,478 1,474 1,468 1,460 1,451 1,449	51,877 51,351 50,812 50,555 50,203 49,798 49,258	865 864 862 859 857 857	\$773 \$769 \$810 \$803 \$772 \$734 \$706	7.4% 6.3% 5.5% 5.3% 5.8% 7.2%	-5.10% 0.9% 3.9% 5.2% 3.9% 0.8%	550 539 257 352 405 540 732

Source: CoStar

				Effective		Effective	
	Inventory of	Inventory of	Inventory	Rent Per	Vacancy	Rent %	Deliveries Units
	Buildings	Units	of Sqft	Unit	Rate	Growth/Yr	Construction
R Street	9	456	890	\$856	1.1%	2.9%	0 over 20 yrs.
First Street	8	410	910	\$822	0.0%	1.9%	0 over 20 yrs.
6th Street	10	100	678	\$857	0.6%	2.3%	2003 (8 dus)
Cedar Avenue	10	175	846	\$834	0.8%	3.9%	2003 (8 dus)
Maple Avenue	36	425	836	\$773	0.7%	1.3%	0 over 20 yrs.
Chestnut Avenue	48	1,617	848	\$938	0.4%	3.4%	2011; 36 new townhomes under construction
Willow Avenue	33	1,559	867	\$915	0.7%	4.8%	2020 (135 du of affordable senior apts.); 36 new townhomes under construction
Peach Avenue	40	979	871	\$800	1.1%	4.5%	2020 (135 du du of affordable senior apts);
Clovis Avenue	22	958	891	\$937	0.9%	1.9%	0 over 20 yrs.

Fresno, CA

		Inventory of	Inventory of	Inventory of	Effective Rent	Vacancy	Effective	Deliveries Units
		Buildings	Units	Sqft	Per Unit	Rate	Rent %	Construction
							Growth/Yr	
R Street								
	2021	9	456	890	\$856	1.1%	2.9%	-
	2020	9	456	890	\$835	2.4%	2.6%	-
	2019	9	456	890	\$814	2.3%	4.0%	-
	2018	9	456	890	\$783	3.5%	3.9%	-
	2017	9	456	890	\$753	3.3%	3.8%	-
	2016	9	456	890	\$726	4.1%	4.4%	-
	2015	9	456	890	\$695	4.6%	3.9%	-
	2014	9	456	890	\$669	5.1%	1.3%	-
	2013	9	456	890	\$660	5.3%	1.8%	-
	2012	9	456	890	\$649	5.9%	-3.1%	-
	2011	9	456	890	\$669	5.6%	0.4%	-
	2010	9	456	890	\$666	5.5%	0.2%	-
First Street								
First Street	2021	8	410	910	\$822	0.0%	1.9%	
	2021	8	410	910	\$809	0.0%	1.5%	-
	2020	8	410	910	\$809 \$796	1.2%	3.3%	-
	2019	8	410	910	\$790 \$771	2.6%	3.3%	-
	2018	8	410	910	\$747	2.0%	3.2%	-
	2017	8	410	910	\$724	3.3%	3.8%	-
	2010	8	410	910	\$724 \$698	3.8%	3.8%	-
	2015	8	410	910	\$698 \$672	3.8% 4.4%	3.8% 1.5%	-
		8						-
	2013		410	910	\$662 \$640	4.6%	2.0%	-
	2012	8	410	910 010	\$649 \$675	5.2%	-3.9%	-
	2011	8	410	910	\$675	5.0%	0.4%	-
	2010	8	410	910	\$672	4.8%	0.1%	-

Fresno, CA

		Inventory of	Inventory of	Inventory of	Effective Rent	Vacancy	Effective	Deliveries Units
		Buildings	Units	Sqft	Per Unit	Rate	Rent %	Construction
							Growth/Yr	
6th Street								
	2021	10	100	678	\$857	0.6%	2.3%	-
2	2020	10	100	678	\$839	1.2%	1.1%	-
2	2019	10	100	678	\$830	1.6%	1.8%	-
2	2018	10	100	678	\$815	2.9%	2.4%	-
2	2017	10	100	678	\$796	3.4%	2.0%	-
2	2016	10	100	678	\$780	4.3%	1.9%	-
2	2015	10	100	678	\$766	4.1%	1.1%	-
2	2014	10	100	678	\$757	6.5%	2.7%	-
2	2013	10	100	678	\$737	7.3%	1.5%	-
2	2012	10	100	678	\$727	8.0%	0.8%	-
2	2011	10	100	678	\$721	8.3%	0.5%	-
2	2010	10	100	678	\$717	8.5%	-0.4%	-
Cedar Avenue								
	2021	10	175	846	\$834	0.8%	3.9%	-
	2020	10	175	846	\$814	0.7%	6.8%	-
	2019	10	175	846	\$762	1.3%	7.1%	-
	2018	10	175	846	\$711	2.5%	7.3%	-
	2017	10	175	846	\$663	3.5%	6.9%	-
	2016	10	175	846	\$620	4.3%	5.4%	-
2	2015	10	175	846	\$589	4.3%	2.5%	-
2	2014	10	175	846	\$574	5.2%	0.6%	-
2	2013	10	175	846	\$571	6.3%	2.2%	-
2	2012	10	175	846	\$559	9.4%	1.0%	-
2	2011	10	175	846	\$554	9.5%	0.5%	-
2	2010	10	175	846	\$551	9.5%	0.2%	-

Fresno, CA

	Inventory of	Inventory of	Inventory of	Effective Rent	Vacancy	Effective	Deliveries Units
	Buildings	Units	Sqft	Per Unit	Rate	Rent %	Construction
						Growth/Yr	
Maple Avenue							
2021	36	425	836	\$773	0.7%	1.3%	-
2020	36	425	836	\$764	1.2%	1.0%	-
2019	36	425	836	\$757	1.5%	1.2%	-
2018	36	425	836	\$748	2.6%	1.8%	-
2017	36	425	836	\$735	3.2%	1.8%	-
2016	36	425	836	\$721	3.9%	2.2%	-
2015	36	425	836	\$706	3.7%	1.4%	-
2014	36	425	836	\$696	4.7%	2.1%	-
2013	36	425	836	\$681	5.3%	1.1%	-
2012	36	425	836	\$674	5.9%	0.9%	-
2011	36	425	836	\$668	6.0%	0.4%	-
2010	36	425	836	\$665	6.2%	0.5%	-
Chestnut Avenue				4000	a	a i i i i	
2021		1,617	848	\$938	0.4%	3.4%	-
2020		1,617	848	\$924	0.6%	7.5%	-
2019		1,617	848	\$860	1.3%	5.5%	-
2018		1,617	848	\$815	2.3%	7.3%	-
2017		1,617	848	\$759	2.9%	7.4%	-
2016		1,617	848	\$707	4.6%	5.5%	-
2015		1,617	848	\$670	3.8%	4.3%	-
2014		1,617	848	\$642	4.8%	0.5%	-
2013		1,617	848	\$639	5.1%	3.3%	-
2012		1,617	848	\$619	6.1%	3.3%	-
2011		1,617	848	\$599	6.2%	0.1%	20
2010	47	1,597	851	\$598	6.1%	-0.4%	-

Fresno, CA

		Inventory of Buildings	Inventory of Units	Inventory of Sqft	Effective Rent Per Unit	Vacancy Rate	Effective Rent %	Deliveries Units Construction
							Growth/Yr	
Willow Street								
	2021	33	1,559	867	\$915	0.7%	4.8%	-
	2020	33	1,559	867	\$898	0.7%	9.8%	135
	2019	32	1,424	877	\$818	1.7%	6.3%	-
	2018	32	1,424	877	\$769	2.4%	9.3%	-
	2017	32	1,424	877	\$703	3.0%	8.7%	-
	2016	32	1,424	877	\$647	5.5%	6.0%	-
	2015	32	1,424	877	\$610	4.0%	2.3%	-
	2014	32	1,424	877	\$597	4.8%	-2.1%	-
	2013	32	1,424	877	\$610	4.9%	3.3%	-
	2012	32	1,424	877	\$591	6.1%	2.0%	-
	2011	32	1,424	877	\$579	6.3%	0.1%	20
	2010	31	1,404	881	\$578	6.1%	-0.2%	
D								
Peach Avenue	2024	40	070	074	¢000	4 40/		
	2021	40	979	871	\$800	1.1%	4.5%	-
	2020	40	979	871	\$779	1.3%	5.1%	135
	2019	39	844	892	\$741	2.2%	3.3%	-
	2018	39	844	892	\$717	4.7%	5.4%	-
	2017	39	844	892	\$680	8.4%	5.1%	-
	2016	39	844	892	\$648	10.1%	4.8%	-
	2015	39	844	892	\$618	5.7%	0.0%	-
	2014	39	844	892	\$618	6.1%	-1.2%	-
	2013	39	844	892	\$626	6.6%	0.0%	-
	2012	39	844	892	\$626	7.0%	-1.1%	-
	2011	39	844	892	\$633	7.1%	0.6%	-
	2010	39	844	892	\$629	7.1%	0.9%	-

	Inventory of Buildings	Inventory of Units	Inventory of Sqft	Effective Rent Per Unit	Vacancy Rate	Effective Rent % Growth/Yr	Deliveries Units Construction
Clovis Avenue							
2021	22	958	891	\$937	0.9%	1.9%	-
2020	22	958	891	\$921	1.7%	2.5%	-
2019	22	958	891	\$898	2.4%	6.0%	-
2018	22	958	891	\$847	3.8%	5.0%	-
2017	22	958	891	\$807	4.9%	5.5%	-
2016	22	958	891	\$765	4.4%	5.6%	-
2015	22	958	891	\$725	4.4%	4.0%	-
2014	22	958	891	\$697	5.2%	3.3%	-
2013	22	958	891	\$675	5.8%	2.8%	-
2012	22	958	891	\$656	8.0%	-0.4%	-
2011	22	958	891	\$659	7.9%	0.4%	-
2010	22	958	891	\$656	7.8%	0.2%	-

Table 4 Retail Market Trends Kings Canyon Transit Corridor Fresno, CA

	Inventory of	Retail GBA	Monthly NNN	Total Available SF	Direct Vacancy	Net Absorption	New Space
	Buildings		Lease Rate	Direct	Rate		Delivered
Kings Canyon Corridor							
202	1 255	2,755,043	\$14.06	122,901	3.2%	(11,158)	
202			\$14.06	83,751	2.8%	(11,158) (10,293)	3,010
202		2,755,043		,			5,010
		2,757,033	\$11.03	83,989	2.5%	75,881	
201 201		2,757,033	\$16.50	99,415	5.2%	15,198	44.02
		2,757,033	\$15.17	169,957	5.8%	(11,573)	14,830
201		2,762,236	\$15.51	160,557	5.5%	(10,529)	1,30
201		2,760,928	\$14.43	148,880	5.1%	(23,444)	
201		2,760,928	\$14.08	132,066	4.2%	(13,831)	
201		2,760,928	\$12.96	93,533	3.7%	14,804	
201		2,769,832	\$15.15	176,170	4.6%	20,008	10,792
201		2,763,836	\$14.45	131,295	5.1%	(12,520)	
201		2,763,836	\$13.15	126,869	4.7%	(27,075)	
200		2,763,836	\$12.06	99,390	3.7%	56,614	83,00
200		2,680,836	\$18.67	71,554	2.8%	5,086	37,79
200	7 255	2,646,581	\$25.16	113,221	1.7%	(11,808)	
							150,738
City of Fresno							150,738
City of Fresno 202	1 3,094	33,082,325	\$15.50	2,021,529	5.4%	201,400	
•		33,082,325 32,955,056	\$15.50 \$14.55	2,021,529 2,033,650	5.4% 5.7%	201,400 (79,134)	18267
202	0 3,083						18267 34,362
202 202	0 3,083 9 3,080	32,955,056	\$14.55	2,033,650	5.7%	(79,134)	18267 34,362 44,590
202 202 201	0 3,083 9 3,080 8 3,073	32,955,056 32,927,848	\$14.55 \$14.78	2,033,650 2,063,754	5.7% 5.3%	<mark>(79,134)</mark> 30,855	18267 34,362 44,590 44,190
202 202 201 201	0 3,083 9 3,080 8 3,073 7 3,073	32,955,056 32,927,848 32,885,526	\$14.55 \$14.78 \$13.57	2,033,650 2,063,754 2,022,468	5.7% 5.3% 5.3%	<mark>(79,134)</mark> 30,855 511,482	18267 34,362 44,590 44,190 201,056
202 202 201 201 201 201	0 3,083 9 3,080 8 3,073 7 3,073 6 3,064	32,955,056 32,927,848 32,885,526 32,925,425	\$14.55 \$14.78 \$13.57 \$13.29	2,033,650 2,063,754 2,022,468 2,345,096	5.7% 5.3% 5.3% 7.0%	(79,134) 30,855 511,482 (13,745)	18267 34,362 44,590 44,190 201,056 186,080
202 202 201 201 201 201 201 201	0 3,083 9 3,080 8 3,073 7 3,073 6 3,064 5 3,058	32,955,056 32,927,848 32,885,526 32,925,425 32,757,700	\$14.55 \$14.78 \$13.57 \$13.29 \$13.47	2,033,650 2,063,754 2,022,468 2,345,096 2,448,783	5.7% 5.3% 5.3% 7.0% 6.5%	(79,134) 30,855 511,482 (13,745) 447,303	18267 34,362 44,590 44,190 201,056 186,080 228,022
202 202 201 201 201 201 201 201 201	0 3,083 9 3,080 8 3,073 7 3,073 6 3,064 5 3,058 4 3,048	32,955,056 32,927,848 32,885,526 32,925,425 32,757,700 32,636,148	\$14.55 \$14.78 \$13.57 \$13.29 \$13.47 \$13.44	2,033,650 2,063,754 2,022,468 2,345,096 2,448,783 2,299,675	5.7% 5.3% 5.3% 7.0% 6.5% 7.5%	(79,134) 30,855 511,482 (13,745) 447,303 399,256	18267 34,362 44,590 44,190 201,056 186,080 228,02 395,77
202 201 201 201 201 201 201 201 201 201	0 3,083 9 3,080 8 3,073 7 3,073 6 3,064 5 3,058 4 3,048 3 3,046	32,955,056 32,927,848 32,885,526 32,925,425 32,757,700 32,636,148 32,448,017 32,074,305	\$14.55 \$14.78 \$13.57 \$13.29 \$13.47 \$13.44 \$13.23	2,033,650 2,063,754 2,022,468 2,345,096 2,448,783 2,299,675 2,559,912	5.7% 5.3% 5.3% 7.0% 6.5% 7.5% 8.2%	(79,134) 30,855 511,482 (13,745) 447,303 399,256 497,365	18267 34,362 44,590 44,190 201,056 186,080 228,022 395,777 43,602
202 202 201 201 201 201 201 201 201 201	0 3,083 9 3,080 8 3,073 7 3,073 6 3,064 5 3,058 4 3,048 3 3,046 2 3,049	32,955,056 32,927,848 32,885,526 32,925,425 32,757,700 32,636,148 32,448,017	\$14.55 \$14.78 \$13.57 \$13.29 \$13.47 \$13.44 \$13.23 \$13.12	2,033,650 2,063,754 2,022,468 2,345,096 2,448,783 2,299,675 2,559,912 2,747,763	5.7% 5.3% 5.3% 7.0% 6.5% 7.5% 8.2% 8.6%	(79,134) 30,855 511,482 (13,745) 447,303 399,256 497,365 (140,842)	18267 34,362 44,590 44,190 201,056 186,080 228,022 395,777 43,602 160,222
202 202 201 201 201 201 201 201 201 201	0 3,083 9 3,080 8 3,073 7 3,073 6 3,064 5 3,058 4 3,048 3 3,046 2 3,049 1 3,040	32,955,056 32,927,848 32,885,526 32,925,425 32,757,700 32,636,148 32,448,017 32,074,305 32,151,254	\$14.55 \$14.78 \$13.57 \$13.29 \$13.47 \$13.44 \$13.23 \$13.12 \$13.03 \$12.48	2,033,650 2,063,754 2,022,468 2,345,096 2,448,783 2,299,675 2,559,912 2,747,763 2,651,499 3,128,534	5.7% 5.3% 5.3% 7.0% 6.5% 7.5% 8.2% 8.6% 8.5% 9.0%	(79,134) 30,855 511,482 (13,745) 447,303 399,256 497,365 (140,842) 287,116	18267 34,362 44,590 44,190 201,056 186,080 228,022 395,777 43,602 160,222 44,712
202 202 201 201 201 201 201 201 201 201	0 3,083 9 3,080 8 3,073 7 3,073 6 3,064 5 3,058 4 3,048 3 3,046 2 3,049 1 3,040 0 3,040	32,955,056 32,927,848 32,885,526 32,925,425 32,757,700 32,636,148 32,448,017 32,074,305 32,151,254 32,020,835	\$14.55 \$14.78 \$13.57 \$13.29 \$13.47 \$13.44 \$13.23 \$13.12 \$13.03	2,033,650 2,063,754 2,022,468 2,345,096 2,448,783 2,299,675 2,559,912 2,747,763 2,651,499	5.7% 5.3% 5.3% 7.0% 6.5% 7.5% 8.2% 8.6% 8.5%	(79,134) 30,855 511,482 (13,745) 447,303 399,256 497,365 (140,842) 287,116 (335,745)	18267 34,362 44,590 201,056 186,080 228,022 395,777 43,602 160,222 44,712 98,08
202 201 201 201 201 201 201 201 201 201	0 3,083 9 3,080 8 3,073 7 3,073 6 3,064 5 3,058 4 3,048 3 3,046 2 3,049 1 3,040 9 3,036	32,955,056 32,927,848 32,885,526 32,925,425 32,757,700 32,636,148 32,448,017 32,074,305 32,151,254 32,020,835 32,029,655 31,949,047	\$14.55 \$14.78 \$13.57 \$13.29 \$13.47 \$13.44 \$13.23 \$13.12 \$13.03 \$12.48 \$13.18 \$15.03	2,033,650 2,063,754 2,022,468 2,345,096 2,448,783 2,299,675 2,559,912 2,747,763 2,651,499 3,128,534 2,647,831 2,771,624	5.7% 5.3% 5.3% 7.0% 6.5% 7.5% 8.2% 8.6% 8.5% 9.0% 8.0%	(79,134) 30,855 511,482 (13,745) 447,303 399,256 497,365 (140,842) 287,116 (335,745) 67,081 (703,522)	18267 34,362 44,590 44,190 201,056 186,080 228,022 395,777 43,602 160,222 44,711 98,083 391,562
202 201 201 201 201 201 201 201 201 201	0 3,083 9 3,080 8 3,073 7 3,073 6 3,064 5 3,058 4 3,048 3 3,046 2 3,049 1 3,040 9 3,036 8 3,018	32,955,056 32,927,848 32,885,526 32,925,425 32,757,700 32,636,148 32,448,017 32,074,305 32,151,254 32,020,835 32,029,655	\$14.55 \$14.78 \$13.57 \$13.29 \$13.47 \$13.44 \$13.23 \$13.12 \$13.03 \$12.48 \$13.18	2,033,650 2,063,754 2,022,468 2,345,096 2,448,783 2,299,675 2,559,912 2,747,763 2,651,499 3,128,534 2,647,831	5.7% 5.3% 5.3% 7.0% 6.5% 7.5% 8.2% 8.6% 8.5% 9.0% 8.0%	(79,134) 30,855 511,482 (13,745) 447,303 399,256 497,365 (140,842) 287,116 (335,745) 67,081	150,738 18267 34,362 44,590 44,190 201,056 186,080 228,021 395,777 43,601 160,221 44,712 98,087 391,562 328,880 259,768

Table 52021 Retail Market - 1/2 mile radius from each stationKings Canyon Transit Corridor

	Inventory of		Most Recent Monthly NNN	Total Available	Direct	Net	Most Recent Yr. New Space	
	Buildings	Retail GBA	Lease Rate	SF Direct	Vacancy Rate	Absorption	Delivered	Notable Retail Centers
						•		
R Street	40	476,500	\$19.80	17,421	3.7%	(2,070)	Over 20 years	
First Street	28	204,086	\$15.84	1,200	0.6%	-	Over 20 years	
6th Street	34	202,631	\$24.00	-	-	-	2017	
Cedar Avenue	39	194,616	\$24.00		-	-	2017	
Maple Ave.	44	225,641	\$20.31	2,720	1.2%	6,132	2016	
								Kings Canyon Pavilion
Chestnut Ave.	72	959,952	\$20.31	65,485	2.9%	13,927	2012	recently sold (\$77/sf
								GBA) and owner is
Willow Ave.	52	1,037,716	\$16.20	74,974	3.6%	(7,311)	2020	bringing in new tenants.
Peach Ave.	16	331,361	\$17.40	17,309	5.2%	(10,106)	2020	
								Lots of activity. Big
Clovis Ave.	44	543 <i>,</i> 465	\$10.96	29,449	5.4%	(18,369)	2012	power center at Tulare and Clovis is being built
								(20 years of planning)

Table 6Retail Market Trends - 1/2 mile radius from each stationKings Canyon Transit CorridorFresno, CA

Inventory of **Retail GBA Monthly NNN Total Available SF Direct Vacancy Net Absorption New Space Buildings** Delivered Lease Rate Direct Rate **R** Street 476,500 -2021 40 17.421 3.7% (2,070)476,500 -2020 (9,451) 40 17,871 3.2% 481,500 \$19.80 21,961 9,786 2019 41 2.3% 2018 41 481,500 \$19.20 20,686 4.3% (4,660)2017 41 481,500 \$15.60 16,026 3.3% (160)_ 2016 41 481,500 \$16.47 15,866 3.3% 2,365 \$14.36 3.8% 2015 41 481,500 26,351 (308) 2014 481,500 \$14.16 3.7% 41 28,823 2,562 481,500 20,585 2013 41 \$14.11 211 4.3% 23,373 1,520 2012 42 484,077 \$12.46 4.8% 484,077 21,930 5.1% 2011 42 \$15.97 (11, 280)2010 42 484,077 \$16.20 13,513 2.8% (5, 163)_ First Street 28 204,086 -0.6% -2021 1,200 2020 28 204,086 -0.6% 1,200 (1,200)204,086 -4,400 2019 28 204,086 -4,400 2018 28 2.2% (600)_ 2017 28 3,800 1.9% (2,800)204,086 -2016 28 204,086 \$15.84 5,960 0.5% 2,500 2015 28 \$15.84 1.7% 204,086 14,400 (500) 28 \$15.00 2014 204,086 13,900 (1,000)1.5% \$15.00 1.0% 2013 28 204,086 2,000 2,863 2012 30 6.5% 212,990 \$15.00 7,440 (3,740)2011 3,700 4.7% (100)30 212,990 -_ \$10.80 2010 30 4.7% 212,990 3,600 (1,300)_

Table 6Retail Market Trends - 1/2 mile radius from each stationKings Canyon Transit CorridorFresno, CA

Inventory of **Retail GBA Monthly NNN Total Available SF Direct Vacancy Net Absorption New Space Buildings** Delivered Lease Rate Direct Rate **6th Street** 202,631 -2021 34 34 202,631 -2020 202,631 -2019 34 1,400 2018 34 202,631 -1,400 0.7% (1,400)-\$24.00 -2017 34 202,631 (9,203)8,330 _ 38 \$24.00 2016 214,334 2,500 1.2% (1,500)38 0.5% 2,000 2015 214,334 -1,000 2014 38 214,334 -3,000 1.4% 4,360 214,334 -2,235 2013 38 3.4% 11,360 _ 220,661 -13,595 (4, 240)2012 39 7.2% 2011 220,661 -9,355 (100)39 5.3% 2010 39 220,661 -9,615 5.2% 100 -Cedar Avenue 39 194,616 -2021 2020 39 194,616 -2,020 2019 39 194,616 -_ 194,616 -2,020 4,156 2018 39 1.0% -2017 194,616 6,176 3.2% 8,330 39 \$24.00 (14, 679)2016 43 206,319 \$16.02 1.6% 3,200 (392)1.308 2015 42 \$8.04 0.7% -205,011 1,500 _ 42 \$8.04 2014 205,011 1,500 7,380 0.7% _ 42 \$12.00 12,880 4.3% (1,525)2013 205,011 2012 42 \$12.00 11,355 3.6% (2,200)205,011 2011 205,011 -2.5% -42 9,155 _ 9,515 2010 42 2.5% 100 205,011 -_

	Inventory of	Retail GBA	Monthly NNN	Total Available SF	Direct Vacancy	Net Absorption	New Space
	Buildings		Lease Rate	Direct	Rate		Delivered
Maple Ave.							
2021	. 44	225,641	\$20.31	2,720	1.2%	6,132	-
2020		225,641	\$20.31	8,852	3.9%	(6,132)	-
2019		225,641	\$12.00	2,720	1.2%	(2,720)	-
2018		225,641		-	-	6,126	-
2017		225,641	\$11.14	6,126	2.7%	274	-
2016		225,641	, \$10.39	6,400	2.8%	(842)	1,308
2015		224,333	\$10.79	4,250	1.9%	• •	-
2014	43	224,333	\$9.05	4,250	1.9%	15,300	-
2013	43	224,333	\$11.64	6,750	8.7%	4,700	-
2012	43	224,333	\$12.46	17,950	10.8%	475	-
2011	43	224,333	\$14.59	24,725	11.0%	-	-
2010	43	224,333	\$14.78	16,875	11.0%	(7,573)	-
hestnut Ave.							
2021	. 72	959,952	\$20.31	65 <i>,</i> 485	2.9%	13,927	-
2020	72	959,952	\$19.17	46,397	4.3%	(4,352)	-
2019	72	959,952	\$12.00	42,045	3.9%	48,731	-
2018	72	959,952	\$11.40	33,182	8.9%	4,050	-
2017	72	959,952	\$13.04	89,786	9.4%	11,995	-
2016	72	959,952	\$14.40	101,781	10.6%	(6,912)	-
2015	72	959,952	\$13.96	94,869	9.9%	(24,536)	-
2014	. 72	959,952	\$12.94	74,183	7.3%	(40,240)	-
2013	72	959,952	\$11.90	21,143	3.1%	14,759	-
2012	72	959,952	\$14.22	94,956	4.7%	12,561	3,792
2011	. 72	960,956	\$14.16	50,617	6.1%	3,460	-
2010	72	960,956	\$12.32	56,027	6.4%	(3,699)	-

Table 6Retail Market Trends - 1/2 mile radius from each stationKings Canyon Transit CorridorFrance CA

	Inventory of	Retail GBA	Monthly NNN	Total Available SF	Direct Vacancy	Net Absorption	New Space
	Buildings		Lease Rate	Direct	Rate		Delivered
Willow Ave.							
2021	. 52	1,037,716	_	74,974	3.6%	(7,311)	-
2020		1,037,716	\$16.20	34,648	2.9%	4,790	3010
2019		1,034,706	-	36,428	3.0%	53,046	-
2018		1,034,706	\$15.60	38,380	8.2%	11,803	-
2017		1,034,706	\$9.60	102,737	9.3%	(4,306)	6500
2016		1,028,206	\$15.57	85,431	8.3%	(4,200)	-
2015		1,028,206	\$18.04	81,231	7.9%	(11,148)	-
2014		1,028,206	\$17.22	70,083	6.8%	(48,038)	-
2013		1,028,206	\$12.68	17,043	2.1%	8,803	-
2012		1,028,206	\$17.66	83,402	3.0%	11,171	3792
2011		1,029,210	\$13.90	35,223	4.2%	3,460	-
2010		1,029,210	\$11.13	48,483	4.5%	4,974	-
				-		-	
Peach Ave.							
2021	. 16	331,361	\$17.40	17,309	5.2%	(10,106)	-
2020	16	331,361	\$17.40	7,203	2.2%	1,810	3,010
2019	15	328,351	-	6,003	1.8%	-	-
2018	15	328,351	\$18.60	12,503	1.8%	12,483	-
2017	15	328,351	\$17.64	24,986	5.6%	(10,186)	6,500
2016	13	321,851	\$18.00	1,800	0.6%	(1,800)	-
2015	13	321,851	\$28.20	-	-	2,500	-
2014	. 13	321,851	\$28.20	2,500	0.8%	8,242	-
2013	13	321,851	\$19.77	5,740	3.3%	44	-
2012	13	321,851	\$22.15	10,786	3.4%	5,647	-
2011	. 13	321,851	\$16.20	16,433	5.1%	(1,800)	-
2010	13	321,851	\$18.00	14,633	4.5%	87	-

Table 6 Retail Market Trends - 1/2 mile radius from each station Kings Canyon Transit Corridor Fresno, CA

	Inventory of		Retail GBA	Monthly NNN	Total Available SF	Direct Vacancy	Net Absorption	New Space
	Buildings			Lease Rate	Direct	Rate		Delivered
-								
2020	4	4	543,465	\$6.00	11,080	2.0%	2,900	-
2019	4	.4	543,465	\$6.00	13,980	2.6%	10,944	-
2018	4	.4	543,465	\$16.77	26,624	4.6%	(2,731)	-
2017	4	4	543,465	\$15.80	26,683	4.1%	7,757	-
2016	4	.4	543,465	\$15.48	32,950	5.5%	(6,290)	-
2015	4	.4	543,465	\$11.69	23,660	4.4%	1,400	-
2014	4	.4	543,465	\$11.69	25,060	4.6%	5,725	-
2013	4	.4	543,465	\$13.36	30,685	5.7%	(3,625)	-
2012	4	.4	543,465	\$11.40	28,260	5.0%	6,220	7,000
2011	4	3	536,465	\$11.40	26,380	4.9%	(8,060)	-
2010	4	3	536,465	\$11.40	21,241	3.4%	(11,840)	-

Table 7 Office Market Trends Kings Canyon Transit Corridor Fresno, CA

	Inventory of Buildings	Office GBA	Monthly Lease Rate	Total Available SF Direct	NNN, FS, or MG?	Direct Vacancy Rate	Net Absorption	Leasing SF Direct	Completed New SF
Kings Canyon Blvd									
2021	67	3,115,962	\$18.52	123,156	N/A	4.0%	(17,835)	652,522	(
2020	67	3,115,962	\$16.73	105,321	N/A	3.4%	58,914	639,014	67,00
2019	66	3,048,962	\$20.31	97,235	N/A	3.2%	3,244	103,061	(
2018	66	3,048,962	\$18.00	100,479	N/A	3.3%	47,401	106,305	(
2017	66	3,048,962	\$16.28	147,880	N/A	4.9%	42,379	155,989	2,00
2016	65	3,046,962	\$15.91	188,259	N/A	6.2%	(31,442)	179,819	(
2015	65	3,046,962	\$15.54	156,817	N/A	5.1%	(4,500)	152,278	(
2014	65	3,046,962	\$17.19	152,317	N/A	5.0%	(16,797)	147,317	(
2013	65	3,046,962	\$16.24	135,520	N/A	4.4%	33,332	129,120	(
2012	65	3,046,962	\$16.78	168,852	N/A	5.5%	(33,065)	161,452	(
2011	65	3,046,962	\$15.05	135,787	N/A	4.5%	(2,217)	154,161	(
2010	65	3,046,962	\$14.38	133,570	N/A	4.4%	(62,916)	127,270	(
2009	65	3,046,962	\$14.08	70,654	N/A	2.3%	27,303	115,185	
2008	65	3,046,962	\$13.74	97,957	N/A	3.2%	45,534	92,178	
2007	65	3,046,962	\$11.23	143,491	N/A	4.7%	(62,630)	150,578	
City of Fresno									
2021	1,814	24,879,929	\$23.52	1,796,944	N/A	7.2%	81,991	2,436,212	22,12
2020	1,812	24,857,802	\$22.06	1,856,808	N/A	7.5%	45,088	2,645,759	197,54
2019	1,807	24,660,258	\$18.90	1,704,352	N/A	6.9%	289,911	1,893,429	108,95
	1,800	24,551,308	\$17.40	4 005 040					
2018	1,800	24,551,506	\$17.40	1,885,313	N/A	7.7%	354,783	2,077,534	19,66
2018 2017	1,800	24,531,508 24,531,648	\$17.40 \$16.56	1,885,313 2,220,436	N/A N/A	7.7% 9.1%	354,783 585,372	2,077,534 2,407,893	
2017 2016			\$16.56 \$16.32		N/A N/A				281,72
2017 2016 2015	1,798 1,785 1,777	24,531,648 24,250,917 24,180,238	\$16.56 \$16.32 \$16.92	2,220,436 2,525,077 2,671,237	N/A N/A N/A	9.1% 10.4% 11.0%	585,372 216,839 130,722	2,407,893 2,694,899 2,934,964	281,72 70,67 30,51
2017 2016 2015 2014	1,798 1,785 1,777 1,774	24,531,648 24,250,917 24,180,238 24,149,721	\$16.56 \$16.32 \$16.92 \$16.68	2,220,436 2,525,077 2,671,237 2,771,442	N/A N/A N/A N/A	9.1% 10.4% 11.0% 11.5%	585,372 216,839 130,722 257,740	2,407,893 2,694,899 2,934,964 2,905,303	281,72 70,67 30,51 66,85
2017 2016 2015 2014 2013	1,798 1,785 1,777 1,774 1,770	24,531,648 24,250,917 24,180,238 24,149,721 24,110,421	\$16.56 \$16.32 \$16.92 \$16.68 \$16.93	2,220,436 2,525,077 2,671,237 2,771,442 2,989,882	N/A N/A N/A N/A	9.1% 10.4% 11.0% 11.5% 12.4%	585,372 216,839 130,722	2,407,893 2,694,899 2,934,964 2,905,303 3,032,368	281,72 70,67 30,51 66,85 97,00
2017 2016 2015 2014 2013 2012	1,798 1,785 1,777 1,774 1,770 1,770	24,531,648 24,250,917 24,180,238 24,149,721 24,110,421 24,018,870	\$16.56 \$16.32 \$16.92 \$16.68 \$16.93 \$17.40	2,220,436 2,525,077 2,671,237 2,771,442 2,989,882 3,052,353	N/A N/A N/A N/A N/A	9.1% 10.4% 11.0% 11.5% 12.4% 12.7%	585,372 216,839 130,722 257,740 154,022 100,802	2,407,893 2,694,899 2,934,964 2,905,303 3,032,368 3,186,825	281,72 70,67 30,51 66,85 97,00 18,58
2017 2016 2015 2014 2013 2012 2011	1,798 1,785 1,777 1,774 1,770 1,770 1,768	24,531,648 24,250,917 24,180,238 24,149,721 24,110,421 24,018,870 24,018,292	\$16.56 \$16.32 \$16.92 \$16.68 \$16.93 \$17.40 \$17.62	2,220,436 2,525,077 2,671,237 2,771,442 2,989,882 3,052,353 3,152,577	N/A N/A N/A N/A N/A N/A	9.1% 10.4% 11.0% 12.4% 12.7% 13.1%	585,372 216,839 130,722 257,740 154,022 100,802 (142,868)	2,407,893 2,694,899 2,934,964 2,905,303 3,032,368 3,186,825 3,281,212	281,72 70,67 30,51 66,85 97,00 18,58 36,49
2017 2016 2015 2014 2013 2012 2011 2010	1,798 1,785 1,777 1,774 1,770 1,770 1,768 1,766	24,531,648 24,250,917 24,180,238 24,149,721 24,110,421 24,018,870 24,018,292 23,981,798	\$16.56 \$16.32 \$16.92 \$16.68 \$16.93 \$17.40 \$17.62 \$17.75	2,220,436 2,525,077 2,671,237 2,771,442 2,989,882 3,052,353 3,152,577 2,973,215	N/A N/A N/A N/A N/A N/A	9.1% 10.4% 11.0% 12.4% 12.7% 13.1% 12.4%	585,372 216,839 130,722 257,740 154,022 100,802 (142,868) (226,029)	2,407,893 2,694,899 2,934,964 2,905,303 3,032,368 3,186,825 3,281,212 3,055,257	281,72 70,67 30,51 66,85 97,00 18,58 36,49 128,75
2017 2016 2015 2014 2013 2012 2011 2010 2009	1,798 1,785 1,777 1,774 1,770 1,770 1,768 1,766 1,761	24,531,648 24,250,917 24,180,238 24,149,721 24,110,421 24,018,870 24,018,292 23,981,798 23,858,852	\$16.56 \$16.32 \$16.92 \$16.68 \$16.93 \$17.40 \$17.62 \$17.75 \$17.70	2,220,436 2,525,077 2,671,237 2,771,442 2,989,882 3,052,353 3,152,577 2,973,215 2,624,240	N/A N/A N/A N/A N/A N/A N/A	9.1% 10.4% 11.0% 12.4% 12.7% 13.1% 12.4% 11.0%	585,372 216,839 130,722 257,740 154,022 100,802 (142,868) (226,029) (42,326)	2,407,893 2,694,899 2,934,964 2,905,303 3,032,368 3,186,825 3,281,212 3,055,257 2,693,293	281,72 70,67 30,51 66,85 97,00 18,58 36,49 128,75 415,45
2017 2016 2015 2014 2013 2012 2011 2010	1,798 1,785 1,777 1,774 1,770 1,770 1,768 1,766	24,531,648 24,250,917 24,180,238 24,149,721 24,110,421 24,018,870 24,018,292 23,981,798	\$16.56 \$16.32 \$16.92 \$16.68 \$16.93 \$17.40 \$17.62 \$17.75	2,220,436 2,525,077 2,671,237 2,771,442 2,989,882 3,052,353 3,152,577 2,973,215	N/A N/A N/A N/A N/A N/A	9.1% 10.4% 11.0% 12.4% 12.7% 13.1% 12.4%	585,372 216,839 130,722 257,740 154,022 100,802 (142,868) (226,029)	2,407,893 2,694,899 2,934,964 2,905,303 3,032,368 3,186,825 3,281,212 3,055,257	19,66 281,72 70,67 30,51 66,85 97,00 18,58 36,49 128,75 415,45 483,50 451,62

			Most Current	Total		Direct			Most Recent Year New	
	Inventory of Buildings	Office GBA	Monthly Lease Rate	Available SF Direct	NNN, FS, or MG?	Vacancy Rate	Net Absorption	Leasing SF Direct	Space Delivered	Notable Office Complexes
R Street	32	1,820,547	\$18.68	76,803		4.0%	(12,763)	21,500	2020	67,000 new sf
First Street	10	406,905	\$24.00	-		-	20,143	20,143	2020	67,000 new sf
6th Street	3	11,265	NA	-		-	-	-	Over 20 yrs.	
Cedar Avenue	1	3,538	NA	-		-	-	-	Over 20 yrs.	
Maple Ave.	3	10,332	NA	-		-	-	-	Over 20 yrs.	
Chestnut Ave.	4	47,024	\$12.00	-		-	-	-	Over 20 yrs.	
										514,000 sf bldg.
Willow Ave.	7	591,289	\$18.00	531,976		-	-	-	2017	sold in 2021 for \$19 /sf of GBA
Peach Ave.	3	18,579	\$18.00	-		-	-	-	2017	
										20,000 sf of
Clovis Ave.	12	100,291	\$15.00	-		-	-	-	2021	medical office built in 2020

	Inventory of Buildings	Office GBA	Monthly Lease Rate	Total Available SF Direct	NNN, FS, or MG?	Direct Vacancy Rate	Net Absorption	Leasing SF Direct	GBA under construction
R Street									
2021	32	1,820,547	\$18.68	76,803		4.0%	(12,763)	21,500	-
2020	32	1,820,547	\$16.73	62,367		3.3%	57,497	27,977	67,000
2019	31	1,753,547	\$18.13	56,973		2.9%	2,142	29,987	-
2018	31	1,753,547	\$18.16	59,115		3.0%	23,646	20,562	-
2017	31	1,753,547	\$17.92	81,044		4.4%	40,000	26,893	-
2016	31	1,753,547	\$17.49	108,495		6.7%	(31,876)	14,796	-
2015	31	1,753,547	\$17.46	79,559		4.9%	(4,956)	2,848	-
2014	31	1,753,547	\$18.03	75,103		4.6%	(12,686)	16,598	-
2013	31	1,753,547	\$16.22	61,017		3.8%	33,975	10,285	-
2012	31	1,753,547	\$17.08	93,992		5.8%	(41,780)	8,119	-
2011	31	1,753,547	\$18.61	77,986		3.4%	21	50,773	-
2010	31	1,753,547	\$17.82	52,133		3.4%	(6,269)	48,226	-
First Street									
2021	10	406,905	-	-		-	20,143	20,143	-
2020	10	406,905	-	20,143		5.0%	62,387	20,275	67,000
2019	9	339,905	-	15,530		4.6%	(15,530)	1,640	-
2018	9	339,905	\$24.00	-		-	8,000	-	-
2017	9	339,905	\$13.47	8,000		2.4%	11,450	250	-
2016	9	339,905	\$17.53	16,900		5.7%	(250)	2,350	-
2015	9	339,905	\$16.06	13,700		5.6%	(3,700)	-	-
2014	9	339,905	\$14.21	10,500		4.6%	3,700	-	-
2013	9	339,905	\$14.16	12,800		5.6%	2,000	-	-
2012	9	339,905	\$14.86	13,800		6.2%	7,223	-	-
2011	9	339,905	\$15.08	24,423		8.4%	3,800	-	-
2010	9	339,905	\$15.87	24,723		9.5%	(5,000)	43,350	-

1	Inventory of Buildings	Office GBA	Monthly Lease Rate	Total Available SF Direct	NNN, FS, or MG?	Direct Vacancy Rate	Net Absorption	Leasing SF Direct	GBA under construction
– 6th Street									
2021	3	11,265		_		_	_	_	_
2021	3	11,265		_		_	_	_	_
2020	3	11,265		_		_	_	_	_
2015	3	11,265		_		_	_	_	_
2010	3	11,265		-		-	-	-	-
2016	3	11,265		-		-	-	-	-
2015	3	11,265		-		-	-	-	-
2013	3	11,265		-		-	-	-	-
2013	3	11,265		-		-	-	-	-
2012	3	11,265		-		-	6,173	-	-
2011	3	11,265		6,173		54.8%		-	-
2010	3	11,265		6,173		54.8%	-	-	-
		,		-, -					
Cedar Avenue									
2021	1	3,538	-	-		-	-	-	-
2020	1	3,538	-	_		-	-	-	-
2019	1	3,538	-	_		-	-	-	-
2018	1	3,538	-	_		-	-	-	-
2017	1	3,538	-	_		-	-	-	-
2016	1	3,538	-	-		-	-	-	-
2015	1	3,538	-	-		-	-	-	-
2014	1	3,538	-	- <u>-</u>		-	-	-	-
2013	1	3,538	-	-		-	-	-	-
2012	1	3,538	-	- <u>-</u>		-	-	-	-
2011	1	3,538	-	- <u>-</u>		-	-	-	-
2010	1	3,538	-	-		-	-	-	-

	Inventory of	Office GBA	Monthly	Total Available	NNN, FS, or	Direct	Net	Leasing SF	GBA under
	Buildings		Lease Rate	SF Direct	MG?	Vacancy Rate	Absorption	Direct	construction
Maple Ave.									
2021	3	10,332	-	-		-	-	-	-
2020	3	10,332	-	-		-	-	-	-
2019	3	10,332	-	-		-	-	-	-
2018	3	10,332	-	-		-	-	-	-
2017	3	10,332	-	-		-	-	-	-
2016	3	10,332	-	-		-	-	-	-
2015	3	10,332	-	-		-	-	-	-
2014	3	10,332	-	-		-	-	-	-
2013	3	10,332	-	-		-	-	-	-
2012	3	10,332	-	-		-	-	-	-
2011	3	10,332	-	-		-	-	-	-
2010	3	10,332	-	-		-	-	-	-
Chestnut Ave.									
2021	4	47,024	-	-		-	-	-	-
2020	4	47,024	-	-		-	-	-	-
2019	4	47,024	-	-		-	-	-	-
2018	4	47,024	-	-		-	-	-	-
2017	4	47,024	-	-		-	-	-	-
2016	4	47,024	-	-		-	1,200	-	-
2015	4	47,024	-	1,200		2.6%	-	1,200	-
2014	4	47,024	-	1,200		2.6%	(1,200)	-	-
2013	4	47,024	-	-		-	-	-	-
2012	4	47,024	\$12.00	-		-	5,247	6,484	-
2011	4	47,024	\$12.00	5,247		11.2%	-	-	-
2010	4	47,024	\$12.00	5,247		11.2%	1,200	1,200	-

	Inventory of Buildings	Office GBA	Monthly Lease Rate	Total Available SF Direct	NNN, FS, or MG?	Direct Vacancy Rate	Net Absorption	Leasing SF Direct	GBA under construction
Willow Ave.									
2021	7	591,289	-	531,976		-	-	-	-
2020	7	591,289	-	531,976		-	-	-	-
2019	7	591,289	-	-		-	-	-	-
2018	7	591,289	-	-		-	4,500	-	-
2017	7	591,289	\$18.00	4,500		0.8%	(2,500)	-	2,000
2016	6	589,289	-	-		-	1,200	-	-
2015	6	589,289	-	1,200		0.2%	-	1,200	-
2014	6	589,289	-	1,200		0.2%	(1,200)	-	-
2013	6	589,289	-	-		-	-	-	-
2012	6	589,289	\$12.00	-		-	5,247	6,484	-
2011	6	589,289	\$12.00	5,247		0.9%	-	531,976	-
2010	6	589,289	\$12.00	5,247		0.9%	1,200	1,200	-
Peach Ave.									
2021	3	18,579	-	-		-	-	-	-
2020	3	18,579	-	-		-	-	-	-
2019	3	18,579	-	-		-	-	-	-
2018	3	18,579	-	-		-	4,500	-	-
2017	3	18,579	\$18.00	4,500		24.2%	(2,500)	-	2,000
2016	2	16,579	-	-		-	-	-	-
2015	2	16,579	-	-		-	-	-	-
2014	2	16,579	-	-		-	-	-	-
2013	2	16,579	-	-		-	-	-	-
2012	2	16,579	-	-		-	-	-	-
2011	2	16,579	-	-		-	-	-	-
2010	2	16,579	-	-		-	-	-	-

	Inventory of Buildings	Office GBA	Monthly Lease Rate	Total Available SF Direct	NNN, FS, or MG?	Direct Vacancy Rate	Net Absorption	Leasing SF Direct	GBA under construction
Clovis Ave.									
2021	12	100,291	-	-		-	-	-	-
2020	12	100,291	-	-		-	1,417	-	-
2019	12	100,291	\$15.00	1,417		1.4%	(771)	646	-
2018	12	100,291	\$15.00	646		0.6%	1,290	1,290	-
2017	12	100,291	\$15.00	1,936		1.9%	(693)	2,584	-
2016	12	100,291	\$12.82	1,243		1.2%	7,106	2,477	-
2015	12	100,291	\$12.74	9,310		8.3%	456	456	-
2014	12	100,291	\$12.60	8,805		8.8%	(2,911)	1,580	-
2013	12	100,291	\$15.05	5,894		5.9%	(145)	-	-
2012	12	100,291	\$14.23	5,749		5.7%	3,170	1,526	-
2011	12	100,291	\$14.63	8,919		8.9%	(2,236)	1,454	-
2010	12	100,291	\$14.58	6,683		6.7%	(2,013)	1,316	-

Table 10

R Street Property Level Data Breakdown - 1/2 mile radius from station

Kings Canyon Transit Corridor

Property Address	Year Property Name Built	Property Type	RBA Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
1007 R St	1978 Meux House Apartments	Multi-Family	3750 Not Disclosed	Apartments			
271 S Callisch Ave	1970 Huntington Gardens	Multi-Family	95316 Not Disclosed	Apartments			
220 S Callisch Ave 2940-3036 E Huntington	1968 The Reserve Remington Apartments	Multi-Family	81400 Not Disclosed	Apartments	11/1/2002		
Blvd	1968 Condominiums	Multi-Family	42368 Not Disclosed	Apartments	10/2/2017	3,294,615	i
							Rent
3033 E Platt Ave	1965 Canyon Crest	Multi-Family	125292 Not Disclosed	Apartments	4/30/2012		Restricted
1028-1040 S St	1962 Park Terrace Apartments	Multi-Family	59418 Not Disclosed	Apartments	8/30/2019	3,750,000	
532 S 2nd St	1922	Multi-Family	5974 Not Disclosed	Apartments	12/29/2017		
3157-3163 E Mono Ave	1922	Multi-Family	5974 Not Disclosed	Apartments	12/29/2017		
2911 E Huntington Blvd	Rafael Apartments	Multi-Family	67910 Not Disclosed	Apartments			
2920 E Huntington Blvd	Barcelona Apartments	Multi-Family	30189 Not Disclosed	Apartments			
700 P St	2020 700 P Street	Office	67000 \$20.50 - 25.06 (Est.)				
2440 Tulare St	2006 Civic Center Square The Tower at Convention	Office	89097 \$21.00				
855 M St	2005 Center Court	Office	274700 \$19.21 - 23.47 (Est.)		9/16/2021	96,006,000	
2500 Tulare St	2005 Robert E Coyle US Courthouse	Office	424732 \$21.66 - 26.47 (Est.)				
1127 S St	1990	Office	2384 \$9.96 - 12.17 (Est.)		8/31/2018	217,500)
550 O St	1989	Office	51290 \$13.42 - 16.41 (Est.)			,	
705 P St	1989	Office	51290 \$13.42 - 16.41 (Est.)				
2445 Capitol St	1985	Office	42000 \$19.80				
2444 Main St	1985	Office	43900 \$19.20				
2525 Capitol St	1985	Office	36078 \$9.30 - 11.37 (Est.)				
2841 Tulare St	1983	Office	16565 \$9.60 - 15.00		7/19/2013	1,565,000)
2950 E Mariposa St	1980	Office	4397 \$10.44 - 12.76 (Est.)			, ,	
325 M St	1975	Office	38253 Not Disclosed		1/5/1999	2,600,000)
906 N St	1970 Civic Center Square	Office	28862 \$19.20 - 20.40		, -,	,,	
947 R St	1960	Office	6000 \$9.00				
2300 Tulare St	1960 Civic Center Square	Office	51249 \$16.80 - 20.40				
907-911 Santa Fe Ave	1960 Birdcage	Office	21108 \$17.26 - 21.10 (Est.)		11/21/2008	1,750,000)
1043-1057 R St	1958	Office	10120 \$11.97 - 14.63 (Est.)	Medical	,, _0000	_,: 20,000	
	1935 Bldg C-Office Bldg	Office	2800 \$9.17 - 11.21 (Est.)				

R Street Property Level Data Breakdown - 1/2 mile radius from station

Kings Canyon Transit Corridor

Fresno, CA

1031-1039 U St

3099 Tulare St

Property Address	Year	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale	Last Sale	Affordable
	Built						Date	Price	Туре
801 R St	1931		Office		518.07 - 22.08 (Est.)		12/14/2009	850,000	
2721 Ventura St	1925		Office	46425 \$	512.22 - 14.93 (Est.)		10/30/2019	2,108,521	
1107 R St	1920		Office	3597 \$	510.27 - 12.56 (Est.)		11/27/2019		
1050 S St	1918		Office	7026 \$	511.47 - 14.02 (Est.)		1/29/2016		
744 P St	1912		Office	75000 \$	517.55 - 21.44 (Est.)				
744-764 P St	1906 W	arehouse Row	Office	61784 \$	516.06 - 19.63 (Est.)				
2600 Fresno St			Office	175904 \$	513.49 - 16.49 (Est.)				
925 Inyo St			Office	12126 \$	513.16 - 16.09 (Est.)				
757 L St			Office	5251 \$	510.03 - 12.25 (Est.)				
1050 O St	Fr	esno County Public Library	Office	119978 \$	518.99 - 23.21 (Est.)				
1100-1122 S St			Office	11554 \$	511.29 - 13.79 (Est.)				
1119 S St			Office	3666 \$	510.02 - 12.25 (Est.)				
2344 Tulare St			Office	19676 \$	510.59 - 12.95 (Est.)				
3120 Tulare St			Office	11638 \$	511.51 - 14.07 (Est.)	Medical			
		escent Building in Civic				Storefront			
2301-2343 Kern St		nter Square	Retail	7023 \$	514.44 - 17.65 (Est.)	Retail/Office			
2311-2343 Kern St	1995		Retail		516.94 - 20.70 (Est.)	Freestanding			
3020 Tulare St	1986		Retail		512.98 - 15.86 (Est.)	Restaurant			
		e Galleria at Civic Center		,					
2405 Capitol St	1985 Sq	uare	Retail	9268 \$	516.32 - 19.95 (Est.)	Freestanding			
2326 Tulare St	1985 Lil	y's Cafe	Retail	3650 \$	511.49 - 14.05 (Est.)	Restaurant	2/3/2009	375,000	
2840 Tulare St	1983 El	Torito Mexican Grill	Retail	8942 \$	511.62 - 14.20 (Est.)	Freestanding	12/27/2019	442,500	
						Storefront			
3097 Tulare St	1983		Retail	2880 \$	511.40	Retail/Office			
3114-3126 E Ventura Ave	1981		Retail (Strip Center)	6850 \$	514.97 - 18.29 (Est.)		5/6/2003	700,000	
3247-3261 E Ventura Ave	1980		Retail (Strip Center)	9700 \$	513.41 - 16.39 (Est.)	Freestanding	10/2/2008	1,150,000	
						Storefront			
2602-2630 Tulare St	1965		Retail	8063 \$	516.82 - 20.55 (Est.)	Retail/Office	12/9/1998	550,000	
3232 E Ventura Ave	1964		Retail	18108 \$	513.30 - 16.25 (Est.)	Supermarket	3/10/2006	1,200,000	
2902 E Ventura Ave	1963		Retail	10900 \$	513.67 - 16.70 (Est.)	Freestanding	3/30/2017	239,500	

10800 \$11.40

2000 \$11.78 - 14.40 (Est.)

Freestanding

Storefront Retail/Office

1962

1962

Retail

Retail

R Street Property Level Data Breakdown - 1/2 mile radius from station

Kings Canyon Transit Corridor

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
2402-2408 Ventura St	1962		Retail	8780 N	lot Disclosed		12/31/2002	310,000	. , pc
2820 Tulare St	1955		Retail	5000 N	lot Disclosed	Restaurant	7/25/2007	1,000,000	
2820 Tulare St	1955		Retail	15000 \$	29.88 - 36.52 (Est.)	Freestanding	1/31/2007		
3032-3044 Tulare St	1953		Retail	11250 \$		Retail/Office	2/14/2006	1,100,000	
2909-2915 Tulare St	1952		Retail		11.60 - 14.18 (Est.)	Freestanding		, ,	
537 L St	1950		Retail		8.00 - 9.78 (Est.)	-	11/22/2006	435,000	
2518-2522 Ventura Ave	1950		Retail	5000 \$	12.66 - 15.47 (Est.)	Freestanding			
2314 E Ventura St	1948		Retail	8539 \$	7.68 - 9.38 (Est.)	Freestanding	6/30/2009	600,000	
2966 Ventura St	1940		Retail	2493 \$	11.24 - 13.74 (Est.)	Freestanding			
510 L St	1935		Retail	2560 \$	8.93 - 10.91 (Est.)		3/7/2006		
2736 Divisadero St			Retail	35878 \$	10.56 - 12.91 (Est.)	Freestanding	3/4/2009		
637 L St			Retail	7160 \$	7.96 - 9.73 (Est.)	Freestanding			
538 M St			Retail	19714 \$	11.43 - 13.97 (Est.)	Freestanding			
848 M St			Retail	171723 \$	13.89 - 14.00 (Est.)	Freestanding			
2300 Santa Clara St			Retail	10311 \$	11.35 - 13.87 (Est.)	Freestanding			
2319 Santa Clara St			Retail	8870 \$	7.72 - 9.44 (Est.)	Freestanding			
	Ра	lm La Paz Funerals &							
1001 T St	Cr	emations	Retail	9729 \$	11.58 - 14.16 (Est.)	Funeral Home			
2650 Tulare St	Sa	nta Fe Train Station	Retail	8944 \$	11.73 - 14.33 (Est.)	Storefront			
3037 Tulare St			Retail	3543 \$	12.08 - 14.76 (Est.)	Funeral Home			
2130 Ventura Ave			Retail	365 \$	5.47 - 6.69 (Est.)	Freestanding	8/1/2017	125,000	
2222 Ventura Ave			Retail	12691 \$	15.27 - 18.66 (Est.)	Auto Dealership			
2316 Ventura Ave			Retail	6632 \$	7.77 - 9.50 (Est.)	Freestanding			
2508 Ventura Ave			Retail	2377 \$	12.20 - 14.91 (Est.)	Freestanding	7/20/2010		
2950 Ventura Ave			Retail	2204 \$	12.71 - 15.54 (Est.)	Restaurant			
2980 Ventura St			Retail	3000 \$	12.66 - 15.47 (Est.)	Auto Repair	5/13/2015		
2996 Ventura St			Retail	2577 N	lot Disclosed	Auto Repair			
						Storefront			
3038 Ventura St			Retail	1342 \$	11.51 - 14.07 (Est.)	Retail/Residential			
3316 E Ventura Ave			Retail	4715 \$	14.17 - 17.32 (Est.)	Auto Repair Storefront	2/20/2015	400,000	
3044 E Ventura St			Retail	2187 \$	12.44 - 15.21 (Est.)	Retail/Residential			

1st Street Property Level Data Breakdown - 1/2 mile radius from station

Kings Canyon Transit Corridor

Property Address	Year Property Name Built	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
271 S Callisch Ave	1970 Huntington Gardens	Multi-Family	95.316 N	lot Disclosed	Apartments			
220 S Callisch Ave	1968 The Reserve	Multi-Family		lot Disclosed	Apartments	11/1/2002		
2940-3036 E Huntington Blvd	1968 Remington Apartments Condominiums	•		lot Disclosed	Apartments		\$ 3,294,615.00	
3033 E Platt Ave	1965 Canyon Crest	Multi-Family		lot Disclosed	Apartments		\$ 5,210,000.00	Rent Restricted
532 S 2nd St	1922	Multi-Family		lot Disclosed	Apartments	12/29/2017	+ -))	
3157-3163 E Mono Ave	1922	Multi-Family		lot Disclosed	Apartments	12/29/2017		
2911 E Huntington Blvd	Rafael Apartments	Multi-Family	,	lot Disclosed	Apartments	, -, -		
2920 E Huntington Blvd	Barcelona Apartments	Multi-Family		lot Disclosed	Apartments			
3336 E Ventura Ave		Multi-Family		lot Disclosed	Apartments			
700 P St	2020 700 P Street	Office	67 000 \$	20.50 - 25.06 (Est.				
650 O St	1989	Office		13.42 - 16.41 (Est.				
705 P St	1989	Office		13.42 - 16.41 (Est.				
150 Santa Fe Ave	1935 Bldg C-Office Bldg	Office		9.17 - 11.21 (Est.)	1			
801 R St	1931	Office		18.07 - 22.08 (Est.)		12/14/2009	\$ 850,000.00	
2721 Ventura St	1925	Office		12.22 - 14.93 (Est.		• •	\$ 2,108,521.00	
3594 E Ventura Ave	1920	Office		14.59 - 17.84 (Est.		8/22/2018	<i>Ş 2,100,321.00</i>	
744 P St	1912	Office		17.55 - 21.44 (Est.		0,22,2010		
744-764 P St	1906 Warehouse Row	Office		16.06 - 19.63 (Est.				
3535 E Ventura Ave		Office		10.04 - 12.27 (Est.				
3120 E Tulare St	2004	Retail (Strip Center)	5 500 \$	10.69 - 13.07 (Est.	Freestanding	9/27/2018	\$ 815,000.00	
3060 E Tulare St	2001 Arco Am/pm	Retail		13.35 - 16.31 (Est.			\$ 3,875,000.00	
3110 E Tulare St	1984 Jack In The Box	Retail Retail (Neighborhood		13.06 - 15.96 (Est.		7772013	\$ 3,573,666.66	
3136-3274 E Tulare St	1984 Heritage Square	Center) Retail (Neighborhood	52,400 \$	13.34 - 16.30 (Est.) Freestanding	2/21/2013	\$ 8,750,000.00	
3274 E Tulare St	1984	Center)	13,840 Ś	13.56 - 16.57 (Est.) Storefront			
3130-3172 E Tulare St	1984 Heritage Square	Retail (Strip Center)		15.17 - 18.54 (Est.		2/26/1999	\$ 3,200,000.00	
3114-3126 E Ventura Ave	1981	Retail (Strip Center)		14.97 - 18.29 (Est.			\$ 700,000.00	
3247-3261 E Ventura Ave	1980	Retail (Strip Center)		13.41 - 16.39 (Est.			\$ 1,150,000.00	
3232 E Ventura Ave	1964	Retail		13.30 - 16.25 (Est.	-		\$ 1,200,000.00	
2902 E Ventura Ave	1963	Retail	10,900 \$	13.67 - 16.70 (Est.	Freestanding		\$ 239,500.00	
2518-2522 Ventura Ave	1950	Retail	5,000 \$	12.66 - 15.47 (Est.) Freestanding		-	
2966 Ventura St	1940	Retail		11.24 - 13.74 (Est.				
3539-3545 E Ventura Ave	1930	Retail	4,340 \$	2.78 - 3.40 (Est.)	Storefront	9/2/2009	\$ 200,000.00	
3060 E Tulare St		Retail	3.440 Ś	13.12 - 16.03 (Est.)			

Table 111st Street Property Level Data Breakdown - 1/2 mile radius from stationKings Canyon Transit Corridor

Fresno, CA

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
2508 Ventura Ave			Retail	2,377 \$	512.20 - 14.91 (Est.)	Freestanding	7/20/2010		
2950 Ventura Ave			Retail	2,204 \$	512.71 - 15.54 (Est.)	Restaurant			
2980 Ventura St			Retail	3,000 \$	512.66 - 15.47 (Est.)	Auto Repair	5/13/2015		
2996 Ventura St			Retail	2,577 N	Not Disclosed	Auto Repair			
						Storefront Retail/			
3038 Ventura St			Retail	1,342 \$	511.51 - 14.07 (Est.)	Residential			
3316 E Ventura Ave			Retail	4,715 \$	514.17 - 17.32 (Est.)	Auto Repair	2/20/2015	\$ 400,000.00	
3349 E Ventura Ave			Retail	2,808 \$	513.04 - 15.94 (Est.)	Freestanding			
						Convenience			
3464 E Ventura Ave			Retail	5,013 \$	514.19 - 17.34 (Est.)	Store			
3510 E Ventura Ave	# 1		Retail	7,500 \$	513.93 - 17.03 (Est.)		2/28/2013		
3527 E Ventura Ave			Retail	228 \$	512.41 - 15.17 (Est.)	Freestanding			
3528 E Ventura Ave	#2		Retail	6,327 N	Not Disclosed	Freestanding	2/28/2013		
3556 E Ventura Ave			Retail	5,934 \$	514.05 - 17.18 (Est.)	Freestanding			
3557 E Ventura Ave			Retail	4,162 \$	513.68 - 16.73 (Est.)	Freestanding			
3601 E Ventura Ave			Retail	5,817 \$	513.70 - 16.75 (Est.)	Freestanding			
3619 E Ventura Ave			Retail	11,439 \$	513.56 - 16.57 (Est.)	Freestanding			
						Storefront			
3044 E Ventura St			Retail	2,187 \$	512.44 - 15.21 (Est.)	Retail/Residential			

6th Street Property Level Data Breakdown - 1/2 mile radius from station

Kings Canyon Transit Corridor

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
1052 S 8th St	2003		Multi-Family	9600 N	ot Disclosed	Apartments	12/29/2017		
1052 8th St	2002		Multi-Family	9032 N	ot Disclosed	Apartments	10/31/2018		
1051-1065 S Orange Ave	1965		Multi-Family	9396 N	ot Disclosed	Apartments			
1030-1040 S 8th St	1960 Las	Gardenias Apartments	Multi-Family	12864 N	ot Disclosed	Apartments	4/8/2019		Rent Subsidized
3950 E Mono St	1941 8 L	Inits / SE Fresno	Multi-Family	4100 N	ot Disclosed				
3157-3163 E Mono Ave	1922		Multi-Family	5974 N	ot Disclosed	Apartments			
532 S 2nd St	1922		Multi-Family	5974 N	ot Disclosed	Apartments	8/4/2016		
3659 E Lowe Ave			Multi-Family	12512 N	ot Disclosed	Apartments			
4110 E Mono Ave			Multi-Family	6792 N	ot Disclosed	Apartments	12/8/2005	900,000	
3463 E Platt Ave			Multi-Family	1380 N	ot Disclosed				
3336 E Ventura Ave			Multi-Family	9294 N	ot Disclosed	Apartments			
1350 S Orange Ave			Office	3299 \$:	.1.15 - 13.63 (Est.)	Medical	7/2/2018		
3535 E Ventura Ave			Office	1793 \$2	.0.04 - 12.27 (Est.)				
3594 E Ventura Ave	1920		Office	6173 \$.4.59 - 17.84 (Est.)		8/22/2018		
4007 E Ventura Ave	2017 Far	nily Dollar	Retail	8330 \$:	.2.74 - 15.57 (Est.)	Freestanding	9/11/2017	2,425,000	
3114-3126 E Ventura Ave	1981	,	Retail (Strip Center)		.4.97 - 18.29 (Est.)	0	5/6/2003	700,000	
3247-3261 E Ventura Ave	1980		Retail (Strip Center)		.3.41 - 16.39 (Est.)	Freestanding	10/2/2008		
3719 E Ventura Ave		ntura Plaza	Retail (Strip Center)		.3.97 - 17.08 (Est.)	Freestanding	9/16/2004	885,000	
3232 E Ventura Ave	1964		Retail		.3.30 - 16.25 (Est.)	Supermarket	3/10/2006		
3850 E Ventura Ave	1962		Retail		.4.53 - 17.76 (Est.)	Fast Food	3/13/2012	300,000	
3805 E Ventura Ave	1951		Retail		.4.00 - 17.12 (Est.)	Storefront			
3637 E Ventura Ave	1948		Retail	10413 \$.4.39 - 17.58 (Est.)	Freestanding	9/18/2012	600,000	
3636 E Ventura Ave	1940		Retail	4000 \$2	.4.13 - 17.28 (Est.)	Storefront	12/6/2013		
3706 E Ventura Ave	1935		Retail	3543 N	ot Disclosed	Freestanding	-		
3539-3545 E Ventura Ave	1930		Retail	4340 \$2	78 - 3.40 (Est.)	Storefront	9/2/2009	200,000	
3316 E Ventura Ave			Retail		.4.17 - 17.32 (Est.)	Auto Repair	2/20/2015	400,000	
3349 E Ventura Ave			Retail		.3.04 - 15.94 (Est.)	Freestanding			
3464 E Ventura Ave			Retail	5013 \$.4.19 - 17.34 (Est.)	Convenience Store			
3510 E Ventura Ave	# 1		Retail	7500 \$:	.3.93 - 17.03 (Est.)		2/28/2013		
3527 E Ventura Ave			Retail	228 Ś	.2.41 - 15.17 (Est.)	Freestanding			

Table 126th Street Property Level Data Breakdown - 1/2 mile radius from stationKings Canyon Transit Corridor

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable
3528 E Ventura Ave	#2		Retail	6327 N	lot Disclosed	Freestanding	2/28/2013	FILE	Туре
3556 E Ventura Ave			Retail		14.05 - 17.18 (Est.)	Freestanding	_,,		
3557 E Ventura Ave			Retail		13.68 - 16.73 (Est.)	Freestanding			
3601 E Ventura Ave			Retail	•	13.70 - 16.75 (Est.)	Freestanding			
3618-3620 E Ventura Ave			Retail	2972 \$, 13.61 - 16.64 (Est.)	Freestanding			
3619 E Ventura Ave			Retail		13.56 - 16.57 (Est.)	Freestanding			
3626 E Ventura Ave			Retail	4091 \$	13.50 - 16.50 (Est.)	Freestanding			
3735 E Ventura Ave			Retail	9921 \$	13.66 - 16.69 (Est.)	Freestanding			
3751 E Ventura Ave			Retail	7277 \$	13.78 - 16.85 (Est.)	Freestanding			
3811 E Ventura Ave			Retail	6794 \$	13.68 - 16.72 (Est.)	Freestanding			
3849 E Ventura Ave			Retail	5931 N	lot Disclosed	Freestanding			
3857 E Ventura Ave			Retail	5690 \$	13.79 - 16.86 (Est.)	Freestanding	4/1/2016	95,000	
3858 E Ventura Ave			Retail	3299 \$	14.41 - 17.61 (Est.)	Restaurant			
3909 E Ventura Ave			Retail	10339 \$	13.63 - 16.66 (Est.)	Freestanding			
3931 E Ventura Ave			Retail	3985 \$	14.05 - 17.18 (Est.)	Freestanding	8/28/2015	90,000	
3951 E Ventura Ave			Retail	6182 \$	13.90 - 16.98 (Est.)	Freestanding			
4006 E Ventura Ave			Retail	1278 \$	12.98 - 15.86 (Est.)	Auto Repair			
4007 E Ventura Ave			Retail	8330 N	lot Disclosed	Auto Dealership			
4036 E Ventura Ave			Retail	3893 \$	13.01 - 15.90 (Est.)	Freestanding			
4059 E Ventura Ave			Retail	2027 N	lot Disclosed	Auto Repair	6/2/2010		
4061 E Ventura Ave			Retail	2170 N	lot Disclosed	Auto Repair			
4066 E Ventura Ave			Retail	1048 \$	11.27 - 13.78 (Est.)	Fast Food			
4071 E Ventura Ave			Retail	1575 N	lot Disclosed	Freestanding	6/2/2010		
4072 E Ventura Ave			Retail	3135 \$	12.69 - 15.51 (Est.)	Restaurant			
4125 E Ventura Ave			Retail	6000 \$	22.05 - 26.95 (Est.)	Freestanding			

Cedar Street Property Level Data Breakdown - 1/2 mile radius from station Kings Canyon Transit Corridor

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
1052 S 8th St	2003		Multi-Family	9600 N	ot Disclosed	Apartments	10/31/2018		
1052 8th St	2002		Multi-Family	9032 N	ot Disclosed	Apartments	10/31/2018		
560 S Cedar Ave	1975	The Pacifica	Multi-Family	63544 N	ot Disclosed	Apartments			
522 S Cedar Ave	1961	Cedar Palms Apartments	Multi-Family	28886 N	ot Disclosed	Apartments	9/1/2015	\$ 1,160,000.00	
1030-1040 S 8th St	1960	Las Gardenias Apartments	Multi-Family	12864 N	ot Disclosed	Apartments	8/4/2016		Affordable
3950 E Mono St	1941	8 Units / SE Fresno	Multi-Family	4100 N	ot Disclosed				
1042 S Archie Ave	1924		Multi-Family	25000 N	ot Disclosed	MFH / Mobile Home Park	5/28/2015	\$ 1,650,000.00	
743 S Boyd Ave			Multi-Family	3548 N	ot Disclosed	Apartments	12/27/2013	\$ 160,000.00	
1039 S Boyd Ave			Multi-Family	4440 N	ot Disclosed	Apartments			
4110 E Mono Ave			Multi-Family	6792 N	ot Disclosed	Apartments			
4166 E Verrue Ave			Multi-Family	3664 N	ot Disclosed	Apartments	10/2/2019		
211 S Barton Ave			Office	3538 \$	11.15 - 13.63 (Est.)				
4202 E Kings Rd	2022	<u>!</u>	Retail	3010 N	ot Disclosed	Freestanding			
4007 E Ventura Ave	2017	' Family Dollar	Retail	8330 \$	12.74 - 15.57 (Est.)	Freestanding	9/11/2017	\$ 2,425,000.00	
4250 E Kings Canyon Rd	2016	j	Retail	1308 \$	11.40 - 13.93 (Est.)	Restaurant			
4205-4227 E Butler Ave	1990)	Retail	4960 \$	15.03 - 18.38 (Est.)	Service Station			
4505 E Kings Canyon Rd	1990)	Retail	4515 \$	12.93 - 15.81 (Est.)	Fast Food			
4161 E Ventura Ave	1989)	Retail	900 \$	11.44 - 13.98 (Est.)	Freestanding			
4410 E Kings Canyon Rd	1987	,	Retail	512 \$	11.22 - 13.72 (Est.)	Fast Food	6/21/2019	\$ 60,567.00	
4575-4589 E Kings Canyon Rd	1984	Canyon Plaza Shopping Cen	t Retail (Strip Center)	8547 \$	9.88 - 12.08 (Est.)	Freestanding	10/6/2017		
4190 E Ventura Ave	1982		Retail	2020 \$	13.19 - 16.12 (Est.)	Fast Food	6/16/2015	\$ 925,000.00	
4595 E Kings Canyon Rd	1982		Retail (Strip Center)	4016 \$	11.72 - 14.32 (Est.)	Freestanding	5/2/2018		
3719 E Ventura Ave	1970) Ventura Plaza	Retail (Strip Center)	10875 \$	13.97 - 17.08 (Est.)	Freestanding	9/16/2004	\$ 885,000.00	
4543 E Kings Canyon Rd	1967	,	Retail	1092 \$	11.96 - 14.61 (Est.)	Freestanding	4/2/2009	\$ 250,000.00	
3850 E Ventura Ave	1962		Retail	2135 \$	14.53 - 17.76 (Est.)	Fast Food	3/13/2012	\$ 300,000.00	
3805 E Ventura Ave	1951		Retail	4360 \$	14.00 - 17.12 (Est.)	Storefront			
4422-4440 E Kings Canyon Rd	1950)	Retail	12699 \$	13.62 - 16.65 (Est.)	Storefront Retail/			
						Residential	6/21/2019	\$ 839,433.00	
4527-4535 E Kings Canyon Rd	1948	}	Retail	11450 \$	13.66 - 16.70 (Est.)	Freestanding	12/31/2018		
3637 E Ventura Ave	1948	}	Retail	10413 \$	14.39 - 17.58 (Est.)	Freestanding	9/18/2012	\$ 600,000.00	
3636 E Ventura Ave	1940)	Retail		14.13 - 17.28 (Est.)	Storefront	12/6/2013		
3706 E Ventura Ave	1935	i	Retail	3543 N	ot Disclosed	Freestanding			

Table 13Cedar Street Property Level Data Breakdown - 1/2 mile radius from stationKings Canyon Transit Corridor

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
4141 E Butler Ave	Duint		Retail	2512 \$	514.02 - 17.14 (Est.)	Restaurant	Date		Type
4244 E Kings Canyon Rd			Retail		512.68 - 15.50 (Est.)	Restaurant	2/28/2012		
4302 E Kings Canyon Rd			Retail	-	512.65 - 15.46 (Est.)	Convenience Store	11/15/2011		
4326 E Kings Canyon Rd			Retail	-	512.74 - 15.58 (Est.)	Restaurant	3/6/2015		
4555 E Kings Canyon Rd			Retail	-	512.51 - 15.29 (Est.)	Restaurant	-, -,		
4567 E Kings Canyon Rd			Retail		512.55 - 15.34 (Est.)	Freestanding			
4571-4579 E Kings Canyon Rd			Retail (Strip Center)		512.05 - 14.73 (Est.)	Freestanding	10/6/2017		
3618-3620 E Ventura Ave			Retail		, 13.61 - 16.64 (Est.)	Freestanding			
3626 E Ventura Ave			Retail	-	, 13.50 - 16.50 (Est.)	Freestanding			
3735 E Ventura Ave			Retail		513.66 - 16.69 (Est.)	Freestanding			
3751 E Ventura Ave			Retail	7277 \$	513.78 - 16.85 (Est.)	Freestanding			
3811 E Ventura Ave			Retail	6794 \$	513.68 - 16.72 (Est.)	Freestanding			
3849 E Ventura Ave			Retail	5931 N	lot Disclosed	Freestanding			
3857 E Ventura Ave			Retail	5690 \$	513.79 - 16.86 (Est.)	Freestanding	4/1/2016	\$ 95,000.00	
3858 E Ventura Ave			Retail	3299 \$	514.41 - 17.61 (Est.)	Restaurant			
3909 E Ventura Ave			Retail	10339 \$	513.63 - 16.66 (Est.)	Freestanding			
3931 E Ventura Ave			Retail	3985 \$	514.05 - 17.18 (Est.)	Freestanding	8/28/2015	\$ 90,000.00	
3951 E Ventura Ave			Retail	6182 \$	513.90 - 16.98 (Est.)	Freestanding			
4006 E Ventura Ave			Retail	1278 \$	512.98 - 15.86 (Est.)	Auto Repair			
4007 E Ventura Ave			Retail	8330 N	lot Disclosed	Auto Dealership			
4036 E Ventura Ave			Retail	3893 \$	513.01 - 15.90 (Est.)	Freestanding			
4059 E Ventura Ave			Retail	2027 N	lot Disclosed	Auto Repair	6/2/2010		
4061 E Ventura Ave			Retail	2170 N	lot Disclosed	Auto Repair			
4066 E Ventura Ave			Retail	1048 \$	511.27 - 13.78 (Est.)	Fast Food			
4071 E Ventura Ave			Retail	1575 N	lot Disclosed	Freestanding	6/2/2010		
4072 E Ventura Ave			Retail	3135 \$	512.69 - 15.51 (Est.)	Restaurant			
4125 E Ventura Ave			Retail	6000 \$	22.05 - 26.95 (Est.)	Freestanding			

Chestnut Street Property Level Data Breakdown - 1/2 mile radius from station

Kings Canyon Transit Corridor

Property Address	Year Pro Built	operty Name	Property Type	RBA	Rent/SF/Yr	Secondary T	ype Last Sale Date	Last Sale Price	Affordable Type
4838 E Laurel Ave	2011 Arbor (Court	Multi-Family	18855 No	ot Disclosed	Apartments			Rent Subsidized
429 S Backer Ave	1988		Multi-Family	10964 No	ot Disclosed	Apartments	8/1/2019		
525 S Dearing Ave	1986		Multi-Family	19682 No	ot Disclosed	Apartments			
	King's F	Palace							
4942 E Balch Ave	1986 Apartm	ients	Multi-Family	384568 No	ot Disclosed	Apartments	6/1/2015	\$18,500,000	
534 S Chestnut Ave	1986		Multi-Family	12024 No	ot Disclosed	Apartments			
330 S Garden Ave	1984		Multi-Family	22460 No	ot Disclosed	Apartments			
1190 S Winery Ave	1984		Multi-Family	9271 No	ot Disclosed	Apartments	1/30/2015	\$ 325,000	
	The Ch	estnut							
4825 E Fillmore Ave	1983 Apartm Ranchv		Multi-Family	81536 No	ot Disclosed	Apartments	12/11/2013	\$ 5,450,000	Rent Restricted
4860 E Lane Ave	1982 Condoi	miniums	Multi-Family	66321 No	ot Disclosed	Apartments	2/27/2009	\$ 3,000,000	
4960 E Lane Ave	1981 Villa Ro Summe		Multi-Family	104300 No	ot Disclosed	Apartments			
1275 S Winery Ave	1981 Apartm	nents	Multi-Family	267372 No	ot Disclosed	Apartments	6/21/2004	\$ 6,675,000	Rent Restricted
4893 E Lane Ave	1980 Cedar (Creek	Multi-Family	89040 No	ot Disclosed	Apartments	2/28/2019	\$ 8,000,000	
424 N Sierra Vista Ave	1980		Multi-Family	4168 No	ot Disclosed	Apartments	2/13/2004	\$ 285,000	
4854 E Tulare Ave	1975 Woodl	ands Apartments	Multi-Family	24271 No	ot Disclosed	Apartments	12/28/2000	\$ 675,000	
552 S Chestnut Ave	1973 Sunnys	ide Gardens	Multi-Family	26400 No	ot Disclosed	Apartments	4/19/2017		
315-331 S Dearing Ave	1972		Multi-Family	7934 No	ot Disclosed	Apartments	5/31/2005	\$ 630,000	
560 S Backer Ave	1970		Multi-Family	4134 No	ot Disclosed	Apartments	8/1/2018	\$ 340,000	
462 N Chestnut Ave	1969		Multi-Family	15272 No	ot Disclosed	Apartments	8/11/2017		
302 S Chestnut Ave	1969		Multi-Family	4440 No	ot Disclosed	Apartments	1/8/2010	\$ 220,000	
462 S Chestnut Ave	1969 Chestn	ut Apartments	Multi-Family	10544 No	ot Disclosed	Apartments	8/11/2017		
609 S Woodrow Ave	1968		Multi-Family	2370 No	ot Disclosed	Apartments	1/18/2019		
479-485 S Woodrow Ave	1966		Multi-Family	2548 No	ot Disclosed	Apartments	3/16/2017	\$ 164,000	
441 S Dearing Ave	1965		Multi-Family	10262 No	ot Disclosed	Apartments	8/16/2021	\$ 3,600,000	
424 S Chestnut Ave	1964 Eastgat	e Gardens	Multi-Family	31812 No	ot Disclosed	Apartments	8/18/2021	\$ 3,600,000	
440 S Chestnut Ave	1963		Multi-Family	10548 No	ot Disclosed	Apartments	3/28/2003	\$ 375,000	
4805 E Balch Ave	1960		Multi-Family	3540 No	ot Disclosed	Apartments	12/8/2005	\$ 550,000	
404 S Chestnut Ave	1960		Multi-Family	8320 No	ot Disclosed	Apartments	11/2/2020	\$ 865,000	
402-420 S Dearing Ave	1960		Multi-Family	6328 No	ot Disclosed	Apartments	6/24/2019	\$ 575,000	
4690 E Huntington Ave	1957		Multi-Family	1976 No	ot Disclosed	Apartments	3/16/2021	\$ 301,000	
4616 E Mono St	1946		Multi-Family	19114 No	ot Disclosed	Apartments	5/12/2017	\$ 1,010,000	
4718-4724 E Montecito Ave	1942		Multi-Family	3083 No	ot Disclosed	Apartments	6/21/2019		
418 S Backer Ave			Multi-Family	3720 No	ot Disclosed	Apartments	4/30/2018	\$ 328,000	

Chestnut Street Property Level Data Breakdown - 1/2 mile radius from station

Kings Canyon Transit Corridor

Property Address	Year Property Built	y Name Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
453 S Backer Ave		Multi-Family	11578 Not	Disclosed	Apartments			
475 S Backer Ave		Multi-Family	7012 Not	Disclosed	Apartments			
510 S Backer Ave		Multi-Family	7742 Not	Disclosed	Apartments			
444 S Dearing Ave		Multi-Family	15000 Not	Disclosed	Apartments			
461 S Dearing Ave		Multi-Family	13552 Not	Disclosed	Apartments			
524 S Dearing Ave		Multi-Family	17048 Not	Disclosed	Apartments			
534 S Dearing Ave		Multi-Family	17040 Not	Disclosed	Apartments			
315 S Garden Ave		Multi-Family	55930 Not	Disclosed	Apartments			
4816 E Fillmore Ave		Multi-Family	24192 Not	Disclosed	Apartments			
4710 E Huntington Ave		Multi-Family	8566 Not	Disclosed	Apartments	7/23/2013	\$ 193,000	
4827 E Lane Ave		Multi-Family	3736 Not	Disclosed	Apartments			
4615 E Mono St		Multi-Family	12888 Not	Disclosed	Apartments			
421 S Recreation Ave		Multi-Family	9274 Not	Disclosed	Apartments			
629 S Recreation Ave		Multi-Family	10152 Not	Disclosed	Apartments			
628 S Sierra Vista Ave		Multi-Family	7112 Not	Disclosed	Apartments			
450 S Woodrow Ave		Multi-Family	11514 Not	Disclosed	Apartments	10/13/2017	\$ 185,000	
4857-4867 E Kings Canyon Rd	1990	Office (Neighborhood Center) Office (Community	6710 \$10	17 - 12.43 (Est.)				
4040 E Kings Conven Bd	1000		2270F 611	FQ 1416 (Fet)		11/10/2002	¢ 500.000	
4949 E Kings Canyon Rd 625-629 S Chestnut Ave	1988	Center) Office		.58 - 14.16 (Est.) .36 - 12.67 (Est.)		11/19/2002	\$ 500,000	
4649 E Kings Canyon Rd		Office		.59 - 14.16 (Est.)				
		Onice	4071 911	.55 14.10 (L3t.)				
		Retail (Community						
E Kings Canyon Rd	2022 Dutch Bros C	/	7266 Not	Disclosed	Freestanding			
		Retail (Community						
E Kings Canyon Rd	2022 Raising Cane		6254 Not	Disclosed	Freestanding			
		Retail (Community						
4898 E Kings Canyon Rd	2012 McDonald's	Center)	3792 \$14	.44 - 17.65 (Est.)	Fast Food	11/21/2012	\$ 2,000,000	
		Retail (Community						
4856 E Kings Canyon Rd	2002	Center)	8050 \$14	17 - 17.32 (Est.)	Freestanding			
		Retail (Community						
4838 E Kings Canyon Rd	2001 FoodCo	Center)	61983 \$14	60 - 17.84 (Est.)	Supermarket			
		Retail (Community						
4969 E Kings Canyon Rd	1992	Center)	7335 \$14	.51 - 17.74 (Est.)	Freestanding	5/10/2021	\$ 757,203	

Chestnut Street Property Level Data Breakdown - 1/2 mile radius from station

Kings Canyon Transit Corridor

Property Address	Year Property Name Built	Property Type	RBA Rent,	SF/Yr Secondary Type	e Last Sale Date	Last Sale Price	Affordable Type
		Retail (Community					
4991-4995 E Kings Canyon Rd	1992	Center) Retail (Community	12755 \$16.56 - 20	23 (Est.) Freestanding	5/10/2021 \$	5 1,395,414	
4951-4969 E Kings Canyon Rd	1991	Center)	20795 \$15.62 - 19	09 (Est.) Freestanding	5/10/2021	5 1,976,698	
4979-4989 E Kings Canyon Rd	1991	Retail (Community Center)	102831 \$13.22 - 16		5/10/2021		
4855-4895 E Kings Canyon Rd	1990 Kings Canyon Shoppi Center	ng Retail (Neighborhood Center) Retail (Community	26880 \$8.79 - 10.7	4 (Est.) Freestanding	9/29/2003 \$	2,865,500	
4902 E Kings Canyon Rd	1990 Big 5 Sporting Goods	Center) Retail (Community	8943 \$13.99 - 17	09 (Est.) Freestanding			
4970 E Kings Canyon Rd	1990	Center)	58050 \$11.46 - 14	.00 (Est.) Supermarket			
4776-4798 E Kings Canyon Rd	1988	Retail (Strip Center)	14300 \$12.00	Storefront			
4785-4789 E Kings Canyon Rd	1984 Chestnut Plaza	Retail (Strip Center)	26210 \$14.74 - 18	.02 (Est.) Freestanding			
4610 E Kings Canyon Rd	1981	Retail	3102 \$13.05 - 15	95 (Est.) Fast Food			
4775 E Kings Canyon Rd	1980	Retail	3594 \$12.65 - 15	46 (Est.) Restaurant	1/14/2019		
1281 S Chestnut Ave	1980	Retail (Neighborhood Center)	4800 \$12.12 - 14	81 (Est.) Restaurant			
	Sunnyside Shopping	Retail (Neighborhood					
4815-4831 E Butler Ave	1979 Center	Center) Retail (Neighborhood	48306 \$13.87 - 16	96 (Est.)	3/1/2019 \$	6,789,516	
4901 E Kings Canyon Rd	1979	Center) Retail (Neighborhood	4000 \$13.71 - 16	76 (Est.) Freestanding Storefront Retail/	4/30/2015 \$	317,524	
4903 E Kings Canyon Rd	1979	Center) Retail (Neighborhood	32541 \$11.70 - 14	30 (Est.) Office	4/30/2015 \$	5 2,355,371	
4905-4929 E Kings Canyon Rd	1979	Center) Retail (Neighborhood	32541 \$13.33 - 16	29 (Est.) Freestanding	4/30/2015 \$	5 2,369,890	
4937 E Kings Canyon Rd	1979	Center) Retail (Neighborhood	1500 \$12.51 - 15	29 (Est.) Fast Food	4/30/2015 \$	5 119,071	
4939 E Kings Canyon Rd	1979	Center)	3000 \$13.62 - 16	.65 (Est.) Freestanding	4/30/2015 \$	238,143	
108 S Chestnut Ave	1974	Retail	1556 \$13.63 - 16		9/13/2017		
4811 E Butler Ave	1972	Retail	2667 \$14.30 - 17		12/30/2016		
4839-4843 E Kings Canyon Rd	1972	Retail	5460 \$13.13 - 16	.05 (Est.) Freestanding			
4818 E Tulare Ave	1956 Asia Supermarket	Retail	21564 \$13.23 - 16		8/31/2006	1,500,000	
4695 E Kings Canyon Rd	1952	Retail	2160 \$11.80 - 13				
4756 E Kings Canyon Rd	1950	Retail	3750 \$8.14 - 9.95	(Est.) Freestanding			
4615 E Kings Canyon Rd		Retail	3351 \$13.02 - 15	92 (Est.) Restaurant			

Chestnut Street Property Level Data Breakdown - 1/2 mile radius from station

Kings Canyon Transit Corridor

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
4633 E Kings Canyon Rd			Retail	4423 \$1	.2.69 - 15.51 (Est.)	Convenience Store	10/3/2019		
4641 E Kings Canyon Rd			Retail		.2.49 - 15.27 (Est.)	Freestanding		. ,	
4645 E Kings Canyon Rd			Retail		.2.45 - 15.22 (Est.)	Freestanding			
4674 E Kings Canyon Rd			Retail		.2.54 - 15.33 (Est.)	Freestanding			
4686 E Kings Canyon Rd			Retail		2.95 - 15.83 (Est.)	Freestanding			
4696 E Kings Canyon Rd			Retail		.2.59 - 15.39 (Est.)	Restaurant			
4710 E Kings Canyon Rd			Retail	3340 \$1	2.75 - 15.59 (Est.)	Convenience Store			
4711 E Kings Canyon Rd			Retail	3619 \$1	.2.62 - 15.43 (Est.)	Freestanding			
4718 E Kings Canyon Rd			Retail	4110 \$1	.2.79 - 15.63 (Est.)	Convenience Store			
4724-4730 E Kings Canyon Rd			Retail	9824 \$1	.2.39 - 15.14 (Est.)	Freestanding			
4729 E Kings Canyon Rd			Retail	9352 \$1	.2.50 - 15.28 (Est.)	Auto Repair			
4740 E Kings Canyon Rd			Retail	2476 \$1	.2.68 - 15.50 (Est.)	Freestanding			
4741 E Kings Canyon Rd			Retail	5970 \$1	.2.70 - 15.52 (Est.)	Freestanding			
4758 E Kings Canyon Rd			Retail	5224 \$1	.2.60 - 15.41 (Est.)	Auto Repair			
4763 E Kings Canyon Rd			Retail	7195 \$1	.2.40 - 15.16 (Est.)	Freestanding	8/20/2019		
4777 E Kings Canyon Rd			Retail	2157 \$1	.2.38 - 15.13 (Est.)	Storefront			
4809 E Kings Canyon Rd			Retail	2853 \$1	.2.65 - 15.47 (Est.)	Freestanding			
4815 E Kings Canyon Rd			Retail	2784 \$1	.2.65 - 15.46 (Est.)	Auto Repair	11/1/2017	\$ 840,000	
4829 E Kings Canyon Rd			Retail	3943 \$1	.2.71 - 15.53 (Est.)	Freestanding			
4898 E Kings Canyon Rd	(Grand Buffet	Retail	4796 No	ot Disclosed	Restaurant			
			Retail (Community						
4810 E Kings Canyon Rd			Center)	17134 \$1	.5.14 - 18.50 (Est.)	Freestanding			
			Retail (Community						
4818 E Kings Canyon Rd			Center)	1759 \$1	.3.78 - 16.85 (Est.)	Fast Food	8/25/2011		
			Retail (Community						
4830-4836 E Kings Canyon Rd			Center)	19939 \$1	.4.93 - 18.25 (Est.)	Freestanding			
			Retail (Community						
4842 E Kings Canyon Rd			Center)	15000 \$1	.5.25 - 18.64 (Est.)	Freestanding			
			Retail (Community						
4846 E Kings Canyon Rd			Center)	6000 \$1	.4.62 - 17.86 (Est.)	Freestanding			
			Retail (Community						
4848 E Kings Canyon Rd			Center)	8134 \$1	.3.78 - 16.84 (Est.)	Freestanding			
			Retail (Community						
4864 E Kings Canyon Rd	٦	The Home Depot	Center) Retail (Community	105516 \$1	.3.45 - 16.43 (Est.)	Freestanding			
			Refail ((ommunity						

Chestnut Street Property Level Data Breakdown - 1/2 mile radius from station

Kings Canyon Transit Corridor

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
			Retail (Community						
4938 E Kings Canyon Rd			Center)	19665 \$1	13.34 - 16.31 (Est.)	Freestanding			
			Retail (Community	- -					
4940 E Kings Canyon Rd			Center)	3425 \$1	12.99 - 14.19 (Est.)	Freestanding			
			Retail (Community						
4948 E Kings Canyon Rd			Center)	2944 \$1	12.97 - 14.17 (Est.)	Fast Food			
			Retail (Community			II			
4950 E Kings Canyon Rd			Center)	31460 \$1	11.99 - 14.66 (Est.)	Freestanding			
			Retail (Community			E			
4952 E Kings Canyon Rd			Center) Botail (Community	6030 \$1	15.76 - 17.87 (Est.)	Freestanding			
4954 E Kings Canyon Rd			Retail (Community Center)	0220 64	13.12 - 16.04 (Est.)	Freestanding			
4954 E Kings Canyon Ku			Retail (Community	9520 \$.	15.12 - 10.04 (ESL.)	Freestanding			
4968 E Kings Canyon Rd		Jack in the Box	Center)	1210 ¢1	13.00 - 14.22 (Est.)	Fast Food			
4908 E Kings Canyon Ku		Jack in the box	Retail (Community	4240 31	13.00 - 14.22 (L31.)	Tast Toou			
4971-4975 E Kings Canyon Rd			Center)	8697 \$1	15.15 - 18.51 (Est.)	Freestanding	5/10/2021	\$ 955,512	
			Retail (Community	0057 9.	15.15 10.51 (151.)	Treestanding	5, 10, 2021	<i>y 333,312</i>	
4972 E Kings Canyon Rd			Center)	2932 \$1	12.97 - 14.17 (Est.)	Fast Food			
			Retail (Community	7-					
4974 E Kings Canyon Rd			Center)	4018 \$1	13.00 - 14.21 (Est.)	Freestanding			
с ,			, Retail (Community		, , , , , , , , , , , , , , , , , , ,	0			
4982 E Kings Canyon Rd			Center)	11951 \$1	12.39 - 15.15 (Est.)	Freestanding			
0 /			Retail (Community			0			
4984 E Kings Canyon Rd			Center)	9000 \$1	12.26 - 14.98 (Est.)	Restaurant			
			Retail (Neighborhood						
4841-4863 E Butler Ave			Center)	12556 \$1	18.66 - 22.80 (Est.)	Storefront	3/1/2019	\$ 1,547,797	
			Retail (Neighborhood						
1309 S Chestnut Ave		Metro PCS	Center)	1400 \$1	14.29 - 17.47 (Est.)	Freestanding	3/1/2019	\$ 337,687	
			Retail (Neighborhood						
4855 E Kings Canyon Rd			Center)	14000 \$1	11.76 - 14.38 (Est.)	Freestanding			
			Retail (Neighborhood						
4865 E Kings Canyon Rd			Center)	2171 \$1	14.35 - 17.54 (Est.)	Fast Food			
			Retail (Neighborhood			Storefront			
4873-4893 E Kings Canyon Rd			Center)	15231 \$1	17.77 - 21.72 (Est.)	Retail/Office			

Willow Avenue Property Level Data Breakdown - 1/2 mile radius from station

Kings Canyon Transit Corridor

Property Address	Year Property Name Built	Property Type	RBA Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
4975 E Butler Ave	2022 Capistrano Townhom	es Multi-Family	54482 Not Disclosed	Apartments			
5080 E Kings Canyon Rd	2022	Multi-Family	40000 Not Disclosed	Apartments			
	Las Palmas De Sal						
5070 E Kings Canyon Rd	2020 Gonzalez Sr. Apts.	Multi-Family	62744 Not Disclosed	Apartments			Rent Restricted
4838 E Laurel Ave	2011 Arbor Court	Multi-Family	18855 Not Disclosed	Apartments			Rent Subsidized
936 S Pierce Ave	2006	Multi-Family	4286 Not Disclosed	Apartments	11/18/2012		
962 S Pierce Ave	2005 Village at Kings Canyo	on Multi-Family	44070 Not Disclosed	Apartments	3/15/2018	\$ 616,864.00	Rent Restricted
897 S Adler Ave	1987	Multi-Family	14200 Not Disclosed	Apartments	7/10/2019	\$ 1,100,000.00	
758-810 S Adler Ave	1986	Multi-Family	8104 Not Disclosed	Apartments	1/13/2016	\$ 275,000.00	
846 S Adler Ave	1986 (2) 4plexes - S/E Fres	no Multi-Family	8104 Not Disclosed				Rent Subsidized
4942 E Balch Ave	1986 King's Palace Apartm	ents Multi-Family	384568 Not Disclosed	Apartments	6/1/2015	\$ 18,500,000.00	
5010-5018 E El Monte Way	1986	Multi-Family	18848 Not Disclosed	Apartments	9/29/2015		
5120 E Kings Canyon Rd	1985 Sunny Gate	Multi-Family	489246 Not Disclosed	Apartments	9/7/2006	\$ 13,250,000.00	
5035 E Lane Ave	1985	Multi-Family	3640 Not Disclosed	Apartments	4/8/2020	\$ 385,000.00	Affordable Units
5039 E Lane Ave	1985	Multi-Family	3640 Not Disclosed		4/1/2020	\$ 385,000.00	
5045 E Lane Ave	1985	Multi-Family	3640 Not Disclosed	Apartments	10/1/2020	\$ 385,000.00	Affordable Units
5049 E Lane Ave	1985	Multi-Family	3640 Not Disclosed	Apartments	10/1/2020	\$ 385,000.00	
1190 S Winery Ave	1984	Multi-Family	9271 Not Disclosed	Apartments	1/30/2015	\$ 325,000.00	
5014 E Alta Ave	1983	Multi-Family	6780 Not Disclosed	Apartments	7/1/2019	\$ 630,000.00	
4960 E Lane Ave	1981 Villa Rosas	Multi-Family	104300 Not Disclosed	Apartments			
1275 S Winery Ave	1981 Summer Park Apartm	ents Multi-Family	267372 Not Disclosed	Apartments	6/21/2004	\$ 6,675,000.00	Rent Restricted
757 S Adler Ave	1980	Multi-Family	6036 Not Disclosed	Apartments	10/10/2013	\$ 340,000.00	
825 S Adler Ave	1980	Multi-Family	6000 Not Disclosed	Apartments			
849 S Adler Ave	1980	Multi-Family	7062 Not Disclosed	Apartments	4/15/2003	\$ 269,000.00	
879 S Adler Ave	1980	Multi-Family	6036 Not Disclosed	Apartments	7/10/2019	\$ 470,000.00	
5030-5036 E Alta Ave	1980 Alta Apartments	Multi-Family	18108 Not Disclosed	Apartments	2/9/2018	\$ 1,255,000.00	
4893 E Lane Ave	1980 Cedar Creek	Multi-Family	89040 Not Disclosed	Apartments	2/28/2019	\$ 8,000,000.00	
5038 E Montecito Ave	1980 Montecito Complex	Multi-Family	6036 Not Disclosed	Apartments	7/30/2002	\$ 252,000.00	
737 S Adler Ave		Multi-Family	6036 Not Disclosed	Apartments	2/10/2005	\$ 520,000.00	
5015 E El Monte Way	The Village at Kings C	anyor Multi-Family	34002 Not Disclosed	Apartments	3/15/2018	\$ 594,545.00	Rent Restricted
516 E Kings Canyon Rd	Pacific Gardens	Multi-Family	43084 Not Disclosed	Apartments			Rent Subsidized
4827 E Lane Ave		Multi-Family	3736 Not Disclosed	Apartments			
5019 E Montecito Ave		Multi-Family	48159 Not Disclosed	Apartments	3/15/2018	\$ 663,591.00	Rent Subsidized
	Las Casitas Retiremer	nt					
156 S Willow Ave	Village	Multi-Family	57391 Not Disclosed	Apartments			
5031 E Alta Ave	-	Multi-Family	5000 Not Disclosed	Apartments			Affordable Units
5125 E Lane Ave		Multi-Family	816 Not Disclosed	Apartments			

Willow Avenue Property Level Data Breakdown - 1/2 mile radius from station

Kings Canyon Transit Corridor

5032 E Montecito Ave Multi-Family 548 Not Disclosed Apartments 5043 E Mance Clavyon Rd 2005 5043 E Kings Canyon Road Office 2000 513.88 - 16.96 (Est.) Office (Neighborhood) Medical 6457-4867 E Kings Canyon Rd 1990 Center) 6710 510.17 - 12.43 (Est.) Medical 9485 F Margs Canyon Rd 1990 Center) 6710 510.17 - 12.43 (Est.) 11/19/2002 \$ 500,000.00 985 S Willow Ave 1980 Office (Community Center) 3270 511.88 - 14.16 (Est.) 11/19/2002 \$ 500,000.00 985 S Willow Ave 1971 Internal Revenue Servic Office 3338 510.36 - 12.67 (Est.) 7/8/2021 \$ 1,000,000.00 925 Ges Structuration Office 3338 510.36 - 12.67 (Est.) Freestanding 500,000.00 846 Kings Canyon Rd 2022 Rating Canc's Retail (Community Center) 626 4 521.96 - 26.84 (Est.) Freestanding 51.65 (Fig.) 11/21/2012 \$ 4.175,000.00 5015 E Kings Canyon Rd 2022 Rating Canc's Retail (Community Center) 626 4 521.96 - 26.84 (Est.) Freestanding 1.600,000.00 51.35 (Fig.) Freestanding 1.600,000.00 51.350,00.00	Property Address	Year Property Name Built	Property Type	RBA Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
5043 E Kings Canyon Rd 2006 5043 E Kings Canyon Rod Office (Neighborhood S13.58 + 14.16 (Est.) 11/19/2002 \$ 500,000.00 4857 -4867 E Kings Canyon Rd 1990 Center/ 6710 \$10.17 - 12.43 (Est.) 11/19/2002 \$ 500,000.00 955 Willow Ave 1980 Office (Community Center) 3270 \$11.38 + 14.16 (Est.) 11/19/2002 \$ 500,000.00 5055 E Bufer Ave 1971 Internal Revenue Service Office S13197 \$17.32 - 20.89 (Est.) 78/2021 \$ 10,000,000.00 5055 E Sulfar Ave 1971 Internal Revenue Service Office Retail 500 \$12.65 - 15.47 (Est.) Freestanding E Kings Canyon Rd 2022 Retail 500 \$12.67 - 15.85 (Est.) Freestanding 5/28/200.00 5011 E Kings Canyon Rd 2022 Retail (Community Center) 624 \$21.96 - 26.44 (Est.) Freestanding 5/28/2010 \$ 1,72/2010 \$ 1,800,000.00 5055 E Kings Canyon Rd 2017 Retail 3010 \$12.97 - 15.85 (Est.) Freestanding 5/28/2010 \$ 1,27/2010 \$ 1,920,000.00 5055 K Kings Canyon Rd 2012 Note Note Note Note Note Note Note Note	5032 E Montecito Ave		Multi-Family	5486 Not Disclosed	Apartments			
Office (Neighborhood Office (Neighborhood Office (Sampon Rd 1990 Center) Office (Sampon Rd 11/19/2002 \$ 500,000.00 985 S Willow Ave 1980 Office (Community Center) 32705 \$11.58 14.16 (Est.) 11/19/2002 \$ 533,710.00 985 S Willow Ave 1980 Office (Community Center) 321976 \$17.32 20.00 (Est.) 7/8/2021 \$ 10,000,000.00 625-629 S Chestnut Ave Office 3328 \$10.36 12.65 15.47 (Est.) Freestanding Freestanding E Kings Canyon Rd 2022 Retail (Community Center) 7266 7268 (Est.) Freestanding 5/21.00 \$ 4,175,000.00 5075 E Kings Canyon Rd 2022 Retail Community Center) 726 (St.41) Fast Food \$/13.201 \$ 4,175,000.00 5075 E Kings Canyon Rd 2017 Retail 2750 \$14.01 71.21 (Est.) Freestanding \$/22/2015 \$ 4,175,000.00 0 5355 51.51 (Est.) Freestanding \$/22/2015 \$	5046 E Mono St	2017 5046 E Mono Street	Office	2000 \$13.88 - 16.96 (Est.)				
4857-4867 E Kings Canyon Rd 1990 Center) 6710 (2 10.17 - 12.43 (Est.) 11/19/2002 \$ 500,000.00 955 Willow Ave 1980 Office (Community Center) 32705 \$11.58 · 14.16 (Est.) 12/4/2020 \$ 538,710.00 5055 E Butler Ave 1971 Internal Revenue Service Office 531376 \$17.32 · 20.89 (Est.) 7/8/2021 \$ 10,000,000.00 5055 E Butler Ave 1971 Internal Revenue Service Office 531376 \$17.32 · 20.89 (Est.) 7/8/2021 \$ 10,000,000.00 E Kings Canyon Rd 2022 Retail (Community Center) 7266 Not Disclosed Freestanding E Kings Canyon Rd 2022 Duth Bros Coffee Retail (Community Center) 6254 \$21.96 · 26.84 (Est.) Freestanding 5/200,000.00 5055 E Kings Canyon Rd 2020 Out B Retail (Community Center) 7256 \$12.97 · 15.88 (Est.) Fast Food 9/28/2020 \$ 4,175,00.00 5055 E Kings Canyon Rd 2017 Retail (Community Center) 7250 \$12.97 · 15.88 (Est.) Freestanding 11/21/2012 \$ 1,952,000.00 5055 E Kings Canyon Rd 2012 McDonald's Retail (Community Center) 3750 \$14.01 · 1.24 (Est.) Freestanding 11/21/2012 \$ 2,000,000.00 5055 E Kings Canyon Rd 2001 Foods Center) 83350 \$11.76 · 1.438 (Est.) Freestanding </td <td>5043 E Kings Canyon Rd</td> <td>2006 5043 E Kings Canyon Roa</td> <td>d Office</td> <td>10031 \$13.44 - 16.42 (Est.)</td> <td>Medical</td> <td></td> <td></td> <td></td>	5043 E Kings Canyon Rd	2006 5043 E Kings Canyon Roa	d Office	10031 \$13.44 - 16.42 (Est.)	Medical			
4949 E Kings Caryon Rd 1988 Office (Community Center) 3270 \$ \$11.56 - 14.16 [Est.] 11/19/2002 \$ 500,000.00 985 S Willow Ave 1980 Office (Community Center) 3230 \$ \$14.56 - 17.80 [Est.] 12/4/200 \$ 538,710.00 625 E Buster Ave 1971 Internal Revenue Service Office (Community Center) 7368 ND [Ist.] 7/8/2021 \$ 10,000,000.00 625 E Caryon Rd 2022 Retail (Community Center) 7266 NO Disclosed Freestanding Freestanding 5011 E Kings Canyon Rd 2022 Dutch Bros Coffee Retail (Community Center) 7265 V215 - 15.47 [Est.] Freestanding 5 1,175,000.00 5013 E Kings Canyon Rd 2022 Raising Cane's Retail 2010 Munuity Center) 7265 V21.57 - 15.83 [Est.] Fast Food 5/13/201 \$ 1,000,000.00 5075 E Kings Canyon Rd 2017 Retail (Community Center) 7375 514.01 - 17.12 [Est.] Freestanding \$ 1,000,000.00 \$ 1,000,000.00 1004 S Peach Ave 2009 WinCo Foods Center) 8300 \$13.50 - 16.50 [Est.] Freestanding \$ 1,21/2012 \$ 2,946,469.00 5132 E Kings Canyon Rd 2002 Retail (Neighborhood Freestanding \$ 1,21/21/2013 \$ 2,946,469.00 </td <td></td> <td></td> <td>Office (Neighborhood</td> <td></td> <td></td> <td></td> <td></td> <td></td>			Office (Neighborhood					
985 S Willow Are 1980 Office 4329 \$14.56 17.80 (Est.) 12/4/2020 \$ 538,710.00 5045 E Butler Ave 1971 Internal Revenue Service Office 531378 \$10.36 12.267 (Est.) 7/8/2021 \$ 10,000,000.00 5045 E Butler Ave 2022 Retail 5500 \$12.67 (Est.) Freestanding	4857-4867 E Kings Canyon Rd	1990	Center)	6710 \$10.17 - 12.43 (Est.)				
5045 E Butler Ave 625-29 S Chestnut Ave 1971 Internal Revenue Service Office 0ffice 3338 \$10.36 + 12.90 (§1.33 + 20.89 (Est) 3338 \$10.36 + 12.67 (Est.) 7/8/2021 \$ 10,000,000.00 E Kings Canyon Rd 2022 Retail (Community Center) 7266 Not Disclosed 7025 612.09 - 62.84 (Est.) Freestanding 7266 Not Disclosed 7025 612.09 - 62.84 (Est.) Freestanding 7266 Not Disclosed 7025 612.09 - 62.84 (Est.) Freestanding 728 (2000 (2	4949 E Kings Canyon Rd	1988	Office (Community Center)	32705 \$11.58 - 14.16 (Est.)		11/19/2002	\$ 500,000.00	
625-629 S Chestnut Ave Office 3538 \$10.36 - 12.67 (Est.) E Kings Canyon Rd 2022 Retail 5500 \$12.65 - 15.47 (Est.) Freestanding E Kings Canyon Rd 2022 Raising Cane's Retail Community Center) 6254 \$21.96 - 26.84 (Est.) Freestanding 5011 E Kings Canyon Rd 2020 Retail 2700 Retail 7266 Not Disclosed Freestanding 5037 E Kings Canyon Rd 2017 Retail 2750 \$12.97 - 15.87 (Est.) Fast Food \$1/3/2019 \$1,600,000.00 5085 E Kings Canyon Rd 2017 Retail 3750 \$14.01 - 17.12 (Est.) Freestanding \$1/2/2010 \$1,925,000.00 4838 E Kings Canyon Rd 2012 McDonald's Retail (Community Center) 83000 \$13.50 - 16.50 (Est.) Freestanding 11/21/2012 \$2,000,000 1004 S Peach Ave 2009 WinCo Foods Center) 35350 \$11.76 - 14.38 (Est.) Freestanding 8/20/2013 \$2,946,669.00 5150 Kings Canyon Rd 2008 Center) 35350 \$11.76 - 14.38 (Est.) Freestanding 8/20/2013 \$2,946,669.00 4838 E Kings Canyon Rd 2001 FoodCo Retail (Community Center) 8050 \$13.45 - 16.43 (Est.)	985 S Willow Ave	1980	Office	4329 \$14.56 - 17.80 (Est.)		12/4/2020	\$ 538,710.00	
E Kings Canyon Rd 2022 Retail 5500 \$12.65 - 15.47 (Est.) Freestanding E Kings Canyon Rd 2022 Dutch Bros Coffee Retail (Community Center) 7266 Not Disclosed Freestanding 5011 E Kings Canyon Rd 2022 Retail Community Center) 6254 \$21.96 - 26.84 (Est.) Freestanding 5011 E Kings Canyon Rd 2020 Retail 3010 \$12.95 - 15.83 (Est.) Fast Food 9/28/2020 \$4,175,000.00 5075 E Kings Canyon Rd 2017 Retail 3750 \$12.97 - 15.85 (Est.) Fast Food 5/13/2019 \$1,925,000.00 6885 E Kings Canyon Rd 2012 McCondul's Retail (Community Center) 3792 \$13.99 - 17.09 (Est.) Freestanding 5/24/2019 \$1,925,000.00 1004 S Peach Ave 2009 WinCo Foods Center) 83000 \$13.50 - 16.50 (Est.) Freestanding 1/21/2012 \$2,000,000.00 5135 Kings Canyon Ave 2008 Retail (Neighborhood Retail (Neighborhood 8/20/2013 \$2,2,946,469.00 8 5135 Kings Canyon Rd 2008 Panda Express Center) 8050 \$13.45 - 16.43 (Est.) Freestanding 5/10/2013 \$2,946,469.00 5135 Kings Canyon Rd 2002 Retail (Community Center)	5045 E Butler Ave	1971 Internal Revenue Service	Office	531976 \$17.32 - 20.89 (Est.)		7/8/2021	\$ 10,000,000.00	
E Kings Canyon Rd 2022 Dutch Bros Coffee Retail (Community Center) 7266 Not Disclosed Freestanding E Kings Canyon Rd 2022 Raising Cane's Retail (Community Center) 6254 521.96 - 26.84 (Et) Freestanding 5011 E Kings Canyon Rd 200 Retail 3010 512.95 - 15.88 (Est) Fast Food 9/28/2020 \$ 4,175,000.00 5075 E Kings Canyon Rd 2017 Retail 3750 514.01 - 17.12 (Est) Freestanding 5/24/2019 \$ 1,925,000.00 5085 E Kings Canyon Rd 2012 McDonald's Retail 3750 514.01 - 17.12 (Est) Freestanding 5/24/2019 \$ 1,925,000.00 4898 E Kings Canyon Ave 2009 WinCo Foods Center) 83000 \$13.50 - 16.50 (Est) Freestanding 8/20/2013 \$ 2,946,469.00 5150 Kings Canyon Ave 2008 Panda Express Center) 8350 \$11.76 - 14.38 (Est) Freestanding 8/20/2013 \$ 2,40,537.00 4856 E Kings Canyon Rd 2008 Panda Express Center) 8350 \$13.45 - 16.43 (Est) Freestanding 5/10/2021 \$ 240,537.00 4856 E Kings Canyon Rd 2001 FoodCo Retail (Community Center) 83515 14.400 (E	625-629 S Chestnut Ave		Office	3538 \$10.36 - 12.67 (Est.)				
E Kings Canyon Rd 2022 Raising Cane's Retail (Community Center) 6254 \$21.96 - 26.84 (Est.) Freestanding 5011 E Kings Canyon Rd 2020 Retail 3010 \$12.95 - 15.83 (Est.) Fast Food \$/28/2020 \$ 4,175,000.00 5075 E Kings Canyon Rd 2017 Retail 2750 \$12.97 - 15.85 (Est.) Fast Food \$/24/2019 \$ 1,600,000.00 4898 E Kings Canyon Rd 2012 McDonald's Retail (Community Center) 3792 \$13.99 - 17.09 (Est.) Freestanding \$/24/2019 \$ 2,900,000.00 4898 E Kings Canyon Ade 2009 WinCo Foods Retail (Neighborhood 3792 \$13.90 - 15.50 (Est.) Freestanding \$/21.01 - 17.12 (Est.) \$ 2,946,469.00 5150 Kings Canyon Ade 2008 Center) 35350 \$11.76 - 14.38 (Est.) Freestanding \$/20/2013 \$ 2,946,469.00 5192 E Kings Canyon Rd 2008 Center) 2448 \$12.09 - 14.77 (Est.) Supermarket \$/20/2013 \$ 2,946,469.00 5125 E Kings Canyon Rd 2001 FoodCo Retail (Community Center) 61593 \$13.45 - 16.43 (Est.) Freestanding \$/21.05.01.00	E Kings Canyon Rd	2022	Retail	5500 \$12.65 - 15.47 (Est.)	Freestanding			
5011 E Kings Canyon Rd 2020 Retail 3010 \$12.95 - 15.83 (Est.) Fast Food 9/28/202 \$ 4,175,000.00 5075 E Kings Canyon Rd 2017 Retail 2750 \$12.97 - 15.85 (Est.) Fast Food 5/13/2019 \$ 1,600,000.00 5085 E Kings Canyon Rd 2012 McDonald's Retail (Community Center) 3750 \$14.01 - 17.12 (Est.) Freestanding 5/24/2019 \$ 2,000,000.00 4898 E Kings Canyon Rd 2012 McDonald's Retail (Community Center) 83000 \$13.50 - 16.50 (Est.) Freestanding 1/21/2012 \$ 2,946,469.00 1004 S Peach Ave 2009 WinCo Foods Center) 85300 \$11.76 - 14.38 (Est.) Freestanding 8/20/2013 \$ 2,946,469.00 5150 Kings Canyon Ad 2008 Panda Express Center) 2448 \$12.09 - 14.77 (Est.) Supermarket 8/20/2013 \$ 2,946,469.00 4836 E Kings Canyon Rd 2002 Retail (Community Center) 61983 \$15.5 - 16.43 (Est.) Freestanding \$ 2,040,537.00 5122 E Kings Canyon Rd 2001 FoodCo Retail (Community Center) 61983 \$15.5 - 16.43 (Est.) Freestanding \$ 757,203.00 5125 E Kings Canyon Rd 1993 Retail (Community Center) 7335 \$11.46 - 14.000 (Est.) Freestanding \$	E Kings Canyon Rd	2022 Dutch Bros Coffee	Retail (Community Center)	7266 Not Disclosed	Freestanding			
5075 E Kings Canyon Rd 2017 Retail 2750 \$12.97 - 15.85 (Est.) Fast Food \$7/3/2019 \$ 1,000,000.00 5085 E Kings Canyon Rd 2017 Retail 3750 \$14.01 - 17.12 (Est.) Freestanding \$7/24/2019 \$ 1,925,000.00 4898 E Kings Canyon Rd 2012 McDonald's Retail (Community Centor) 8300 \$13.50 - 16.50 (Est.) Freestanding 1/21/2012 \$ 2,000,000.00 1004 S Peach Ave 2009 WinCo Foods Center 83000 \$13.50 - 16.50 (Est.) Freestanding \$ 2,946,469.00 5150 Kings Canyon Rd 2008 Panda Express Center) 2448 \$12.09 - 14.77 (Est.) Supermarket 8/20/2013 \$ 2,946,469.00 5150 Kings Canyon Rd 2008 Panda Express Center) 2448 \$12.09 - 14.77 (Est.) Supermarket 8/20/2013 \$ 2,946,469.00 5152 K Kings Canyon Rd 2001 Food Retail (Community Center) 2448 \$12.09 - 14.77 (Est.) Supermarket 8/20/2013 \$ 2,946,469.00 5125 E Kings Canyon Rd 1901 Retail (Community Center) 2448 </td <td>E Kings Canyon Rd</td> <td>2022 Raising Cane's</td> <td>Retail (Community Center)</td> <td>6254 \$21.96 - 26.84 (Est.)</td> <td>Freestanding</td> <td></td> <td></td> <td></td>	E Kings Canyon Rd	2022 Raising Cane's	Retail (Community Center)	6254 \$21.96 - 26.84 (Est.)	Freestanding			
5085 E Kings Canyon Rd 2017 Retail 3750 \$14.01 - 17.12 [£st.] Freestanding 5/24/2019 \$ 1,925,000.00 4898 E Kings Canyon Rd 2012 McDonald's Retail (Community Center) Retail (Neighborhood 3792 \$13.99 - 17.09 (Est.) Freestanding 1/21/2012 \$ 2,000,000.00 1004 S Peach Ave 2009 WinCo Foods Center) 83000 \$13.50 - 16.50 (Est.) Freestanding \$ 2,946,469.00 5150 Kings Canyon Ave 2008 Panda Express Center) 35350 \$11.76 - 14.38 (Est.) Freestanding \$ 2,046,469.00 5192 E Kings Canyon Rd 2002 Retail (Community Center) 8050 \$13.45 - 16.43 (Est.) Freestanding \$ 2,40,537.00 4856 E Kings Canyon Rd 2001 FoodCo Retail (Community Center) 8050 \$13.45 - 16.43 (Est.) Freestanding \$ 2,40,537.00 4951 E Kings Canyon Rd 1993 Retail (Community Center) 61983 \$15.25 - 18.64 (Est.) Freestanding \$ 2,01,202.01 \$ 7,77,203.00 4951 E Kings Canyon Rd 1993 Retail (Community Center) 735 \$11.46 - 14.00 (Est.) Spermarket \$/10/2021 \$ 1,395,414.00 4951-4960 Kings Canyon Rd	5011 E Kings Canyon Rd	2020	Retail	3010 \$12.95 - 15.83 (Est.)	Fast Food	9/28/2020	\$ 4,175,000.00	
4898 E Kings Canyon Rd 2012 McDonald's Retail (Community Center) Retail (Neighborhood 3792 \$13.99 - 17.09 (Est.) Freestanding 11/21/2012 \$ 2,000,000.00 1004 S Peach Ave 2009 WinCo Foods Center) 83000 \$13.50 - 16.50 (Est.) Freestanding 8/20/2013 \$ 2,946,469.00 5150 Kings Canyon Ave 2008 Center) 2448 \$12.09 - 14.77 (Est.) Supermarket 8/20/2013 \$ 2,946,469.00 5192 E Kings Canyon Rd 2002 Retail (Community Center) 8050 \$13.45 - 16.43 (Est.) Freestanding 8/20/2013 \$ 2,946,469.00 4856 E Kings Canyon Rd 2002 Retail (Community Center) 8050 \$13.45 - 16.43 (Est.) Freestanding 8/20/2013 \$ 2,40,537.00 4856 E Kings Canyon Rd 2001 FoodCo Retail (Community Center) 8050 \$13.45 - 16.43 (Est.) Freestanding 5/10/2021 \$ 757,203.00 4950 E Kings Canyon Rd 1992 Retail (Community Center) 7335 \$11.46 - 14.00 (Est.) Supermarket 5/10/2021 \$ 1,395,414.00 4951 4950 E Kings Canyon Rd 1992 Retail (Community Center) 12755 Not Disclosed Freestanding 5/10/2021 \$ 1,395,614.40 4951-4969 E Kings Canyon Rd 1991 Retail (Community Center) 12755 Not Disclosed Freestanding 5/10/2021 \$ 1,395,614.40 4970-48	5075 E Kings Canyon Rd	2017	Retail	2750 \$12.97 - 15.85 (Est.)	Fast Food	5/13/2019	\$ 1,600,000.00	
Retail (Neighborhood 1004 S Peach Ave 2009 WinCo Foods Center) 83000 \$13.50 - 16.50 (Est.) Freestanding S150 Kings Canyon Ave 2008 Center) 35350 \$11.76 - 14.38 (Est.) Freestanding 8/20/2013 \$ 2,946,469.00 S192 E Kings Canyon Rd 2008 Panda Express Center) 2448 \$12.09 - 14.77 (Est.) Supermarket 8/20/2013 \$ 240,537.00 4856 E Kings Canyon Rd 2001 FoodCo Retail (Community Center) 8050 \$13.45 - 16.43 (Est.) Freestanding 512 E Kings Canyon Rd 2001 FoodCo Retail (Community Center) 61983 \$15.25 - 18.64 (Est.) Freestanding 510/2021 \$ 757,203.00 9512 E Kings Canyon Rd 1993 Retail (Community Center) 7335 \$11.46 - 14.00 (Est.) Supermarket 5/10/2021 \$ 757,203.00 9514 S E Kings Canyon Rd 1992 Retail (Community Center) 12755 Not Disclosed Freestanding 5/10/2021 \$ 1,395,414.00 9514 S E Kings Canyon Rd 1991 Retail (Community Center) 12755 Not Disclosed Freestanding 5/10/2021 \$ 1,395,698.00 9491-4995 E Kings Canyon Rd 1991 Retail (Community Center) 12755 Not Disclosed Freestanding 5/10/2021 \$	5085 E Kings Canyon Rd	2017	Retail	3750 \$14.01 - 17.12 (Est.)	Freestanding	5/24/2019	\$ 1,925,000.00	
S150 Kings Canyon Ave 2008 Center) Retail (Neighborhood 35350 \$11.76 - 14.38 (Es.) Freestanding 8/20/2013 \$2,946,469.00 S192 E Kings Canyon Rd 2008 Panda Express Center) 2448 \$12.09 - 14.77 (Es.) Supermarket 8/20/2013 \$240,537.00 4856 E Kings Canyon Rd 2002 Retail (Community Center) 8050 \$13.45 - 16.43 (Es.) Freestanding \$240,537.00 4838 E Kings Canyon Rd 2001 FoodCo Retail (Community Center) 61983 \$15.25 - 18.64 (Es.) Freestanding \$777,203.00 4991 E Kings Canyon Rd 1992 Retail (Community Center) 12755 Not Disclosed Freestanding \$/10/2021 \$1,395,414.00 4991 -4995 E Kings Canyon Rd 1991 Retail (Community Center) 12755 Not Disclosed Freestanding \$/10/2021 \$1,395,414.00 4951 -4969 E Kings Canyon Rd 1991 Retail (Community Center) 12755 Not Disclosed Freestanding \$/10/2021 \$1,395,414.00 4951 -4969 E Kings Canyon Rd 1991 Retail (Community Center) 102795 \$15.76 - 17.87 (Est.) Freestanding \$/10/2021 \$1,395,414.00	4898 E Kings Canyon Rd	2012 McDonald's		3792 \$13.99 - 17.09 (Est.)	Freestanding	11/21/2012	\$ 2,000,000.00	
5150 Kings Canyon Ave 2008 Center) 35350 \$11.76 - 14.38 (Est.) Freestanding 8/20/2013 \$ 2,946,469.00 5192 E Kings Canyon Rd 2008 Panda Express Center) 2448 \$12.09 - 14.77 (Est.) Supermarket 8/20/2013 \$ 240,537.00 4856 E Kings Canyon Rd 2002 Retail (Community Center) 8050 \$13.45 - 16.43 (Est.) Freestanding > 2448 \$12.09 - 14.77 (Est.) Supermarket 8/20/2013 \$ 240,537.00 4856 E Kings Canyon Rd 2001 FoodCo Retail (Community Center) 61983 \$15.25 - 18.64 (Est.) Freestanding > > > 757,203.00 5125 E Kings Canyon Rd 1992 Retail (Community Center) 7335 \$11.46 - 14.00 (Est.) Supermarket \$/10/2021 \$ 757,203.00 4991-4995 E Kings Canyon Rd 1992 Retail (Community Center) 12755 Not Disclosed Freestanding \$/10/2021 \$ 1,956,698.00 4991-4995 E Kings Canyon Rd 1991 Retail (Community Center) 12755 Not Disclosed Freestanding 5/10/2021 \$ 1,976,698.00	1004 S Peach Ave	2009 WinCo Foods	Center)	83000 \$13.50 - 16.50 (Est.)	Freestanding			
5192 E Kings Canyon Rd 2008 Panda Express Center) 2448 \$12.09 - 14.77 (Est.) Supermarket 8/20/2013 \$ 240,537.00 4856 E Kings Canyon Rd 2002 Retail (Community Center) 8050 \$13.45 - 16.43 (Est.) Freestanding 4838 E Kings Canyon Rd 2001 FoodCo Retail (Community Center) 61983 \$15.25 - 18.64 (Est.) Freestanding	5150 Kings Canyon Ave	2008	Center)	35350 \$11.76 - 14.38 (Est.)	Freestanding	8/20/2013	\$ 2,946,469.00	
4856 E Kings Canyon Rd 2002 Retail (Community Center) 8050 \$13.45 - 16.43 [Est.) Freestanding 4838 E Kings Canyon Rd 2001 FoodCo Retail (Community Center) 61983 \$15.25 - 18.64 (Est.) Freestanding 5125 E Kings Canyon Rd 1993 Retail 144822 \$12.95 - 15.83 (Est.) Day Care Center 4969 E Kings Canyon Rd 1992 Retail (Community Center) 7335 \$11.46 - 14.00 (Est.) Supermarket 5/10/2021 \$ 757,203.00 4991-4995 E Kings Canyon Rd 1992 Retail (Community Center) 12755 Not Disclosed Freestanding 5/10/2021 \$ 1,395,414.00 4951-4969 E Kings Canyon Rd 1991 Retail (Community Center) 20795 \$15.76 - 17.87 (Est.) Freestanding 5/10/2021 \$ 1,976,698.00 4979-4989 E Kings Canyon Rd 1991 Retail (Community Center) 102831 \$12.39 - 15.15 (Est.) Freestanding 5/10/2021 \$ 6,715,173.00 4902 E Kings Canyon Rd 1990 Big 5 Sporting Goods Retail (Community Center) 8943 \$12.39 - 15.14 (Est.) Freestanding 4970 E Kings Canyon Rd 1990 Retail (Community Center) 58050 \$15.15 - 18.51 (Est.) Freestanding 4970 E Kings Canyon Rd 1990 Retail (Community Center) 58050 \$15.15 - 18.51 (Est	5192 E Kings Canyon Rd	2008 Panda Express		2448 \$12.09 - 14.77 (Est.)	Supermarket	8/20/2013	\$ 240,537.00	
4838 E Kings Canyon Rd 2001 FoodCo Retail (Community Center) 61983 \$15.25 - 18.64 (Est.) Freestanding 5125 E Kings Canyon Rd 1993 Retail 144822 \$12.95 - 15.83 (Est.) Day Care Center 4969 E Kings Canyon Rd 1992 Retail (Community Center) 7335 \$11.46 - 14.00 (Est.) Supermarket 5/10/2021 \$ 757,203.00 4991-4995 E Kings Canyon Rd 1992 Retail (Community Center) 12755 Not Disclosed Freestanding 5/10/2021 \$ 1,395,414.00 4951-4969 E Kings Canyon Rd 1991 Retail (Community Center) 20795 \$15.76 - 17.87 (Est.) Freestanding 5/10/2021 \$ 1,976,698.00 4970-4989 E Kings Canyon Rd 1990 Big 5 Sporting Goods Retail (Community Center) 102831 \$12.39 - 15.15 (Est.) Freestanding 5/10/2021 \$ 6,715,173.00 4902 E Kings Canyon Rd 1990 Big 5 Sporting Goods Retail (Community Center) 8943 \$12.39 - 15.14 (Est.) Freestanding 4970 E Kings Canyon Rd 1990 Big 5 Sporting Goods Retail (Community Center) 58050 \$15.15 - 18.51 (Est.) Freestanding 4970 E Kings Canyon Rd 1990 Retail (Community Center) 58050 \$15.15 - 18.51 (Est.) Freestanding 4855-4895 E Kings Canyon Rd 1990 <td></td> <td>2002</td> <td>Retail (Community Center)</td> <td>8050 \$13.45 - 16.43 (Est.)</td> <td>Freestanding</td> <td></td> <td>. ,</td> <td></td>		2002	Retail (Community Center)	8050 \$13.45 - 16.43 (Est.)	Freestanding		. ,	
5125 E Kings Canyon Rd 1993 Retail 144822 \$12.95 - 15.83 (Est.) Day Care Center 4969 E Kings Canyon Rd 1992 Retail (Community Center) 7335 \$11.46 - 14.00 (Est.) Supermarket \$10/2021 \$ 757,203.00 4991-4995 E Kings Canyon Rd 1992 Retail (Community Center) 1275 Not Disclosed Freestanding \$10/2021 \$ 1,395,414.00 4951-4969 E Kings Canyon Rd 1991 Retail (Community Center) 20795 \$15.76 - 17.87 (Est.) Freestanding \$10/2021 \$ 1,976,698.00 4979-4989 E Kings Canyon Rd 1990 Retail (Community Center) 10281 \$12.39 - 15.15 (Est.) Freestanding \$10/2021 \$ 6,715,173.00 4902 E Kings Canyon Rd 1990 Big 5 Sporting Goods Retail (Community Center) 8943 \$12.39 - 15.14 (Est.) Freestanding \$10/2021 \$ 6,715,173.00 4970 E Kings Canyon Rd 1990 Retail (Community Center) 8943 \$12.39 - 15.14 (Est.) Freestanding \$10/2021 \$ 6,715,173.00 4970 E Kings Canyon Rd 1990 Retail (Community Center) 5405 \$15.15 - 18.51 (Est.)	- ,	2001 FoodCo	Retail (Community Center)	61983 \$15.25 - 18.64 (Est.)	Freestanding			
4969 E Kings Canyon Rd 1992 Retail (Community Center) 7335 \$11.46 - 14.00 (Est.) Supermarket 5/10/2021 \$ 757,203.00 4991-4995 E Kings Canyon Rd 1992 Retail (Community Center) 12755 Not Disclosed Freestanding 5/10/2021 \$ 1,395,414.00 4951-4969 E Kings Canyon Rd 1991 Retail (Community Center) 20795 \$15.76 - 17.87 (Est.) Freestanding 5/10/2021 \$ 1,976,698.00 4979-4989 E Kings Canyon Rd 1991 Retail (Community Center) 102831 \$12.39 - 15.15 (Est.) Freestanding 5/10/2021 \$ 6,715,173.00 4902 E Kings Canyon Rd 1990 Big 5 Sporting Goods Retail (Community Center) 8943 \$12.39 - 15.14 (Est.) Freestanding 5/10/2021 \$ 6,715,173.00 4970 E Kings Canyon Rd 1990 Big 5 Sporting Goods Retail (Community Center) 8943 \$12.39 - 15.14 (Est.) Freestanding 4970 E Kings Canyon Rd 1990 Retail (Community Center) 58050 \$15.15 - 18.51 (Est.) Freestanding 4970 E Kings Canyon Rd 1990 Retail (Neighborhood Freestanding 5/29/2003 \$ 2,865,500.00 4855-4895 E Kings Canyon Rd 1990 Center Center) 26880 \$14.35 - 17.54 (Est.) Fast Food 9/29/2003 \$ 2,865,500.00		1993		144822 \$12.95 - 15.83 (Est.)	Day Care Center			
4991-4995 E Kings Canyon Rd1992Retail (Community Center)12755 Not DisclosedFreestanding5/10/2021 \$1,395,414.004951-4969 E Kings Canyon Rd1991Retail (Community Center)20795 \$15.76 - 17.87 (Est.)Freestanding5/10/2021 \$1,976,698.004979-4989 E Kings Canyon Rd1991Retail (Community Center)102831 \$12.39 - 15.15 (Est.)Freestanding5/10/2021 \$6,715,173.004902 E Kings Canyon Rd1990 Big 5 Sporting GoodsRetail (Community Center)8943 \$12.39 - 15.14 (Est.)Freestanding5/10/2021 \$6,715,173.004970 E Kings Canyon Rd1990Retail (Community Center)58050 \$15.15 - 18.51 (Est.)Freestanding5/10/2021 \$5/10/2021 \$6,715,173.004975 E Kings Canyon Rd1990Retail (Community Center)58050 \$15.15 - 18.51 (Est.)Freestanding5/10/2021 \$5/10/2021 \$5/10/2021 \$4855-4895 E Kings Canyon Rd1990 CenterCenter)26880 \$14.35 - 17.54 (Est.)Fast Food9/29/2003 \$2,865,500.00		1992	Retail (Community Center)			5/10/2021	\$ 757,203.00	
4951-4969 E Kings Canyon Rd1991Retail (Community Center)20795 \$15.76 - 17.87 (Est.)Freestanding5/10/2021 \$ 1,976,698.004979-4989 E Kings Canyon Rd1991Retail (Community Center)102831 \$12.39 - 15.15 (Est.)Freestanding5/10/2021 \$ 6,715,173.004902 E Kings Canyon Rd1990 Big 5 Sporting GoodsRetail (Community Center)8943 \$12.39 - 15.14 (Est.)Freestanding4970 E Kings Canyon Rd1990Retail (Community Center)8943 \$12.39 - 15.14 (Est.)Freestanding4970 E Kings Canyon Rd1990Retail (Community Center)58050 \$15.15 - 18.51 (Est.)FreestandingKings Canyon ShoppingRetail (NeighborhoodRetail (Neighborhood9/29/2003 \$ 2,865,500.00	e ,				•			
4979-4989 E Kings Canyon Rd1991Retail (Community Center)102831 \$12.39 - 15.15 (Est.)Freestanding5/10/2021 \$ 6,715,173.004902 E Kings Canyon Rd1990 Big 5 Sporting GoodsRetail (Community Center)8943 \$12.39 - 15.14 (Est.)Freestanding4970 E Kings Canyon Rd1990Retail (Community Center)8943 \$12.39 - 15.14 (Est.)FreestandingKings Canyon Rd1990 CenterRetail (NeighborhoodFreestanding4855-4895 E Kings Canyon Rd1990 CenterCenter)26880 \$14.35 - 17.54 (Est.)Fast Food9/29/2003 \$ 2,865,500.00	4951-4969 E Kings Canyon Rd	1991		20795 \$15.76 - 17.87 (Est.)	Freestanding	5/10/2021	\$ 1,976,698.00	
4902 E Kings Canyon Rd1990 Big 5 Sporting GoodsRetail (Community Center)8943 \$12.39 - 15.14 (Est.)Freestanding4970 E Kings Canyon Rd1990Retail (Community Center)58050 \$15.15 - 18.51 (Est.)FreestandingKings Canyon Rd1990 CenterRetail (Neighborhood26880 \$14.35 - 17.54 (Est.)Fast Food9/29/2003 \$ 2,865,500.00	ι,				0			
4970 E Kings Canyon Rd 1990 Retail (Community Center) 58050 \$15.15 - 18.51 (Est.) Freestanding 4855-4895 E Kings Canyon Rd 1990 Center Center) 26880 \$14.35 - 17.54 (Est.) Fast Food 9/29/2003 \$ 2,865,500.00	4902 E Kings Canyon Rd	1990 Big 5 Sporting Goods	Retail (Community Center)		0			
Kings Canyon Shopping Retail (Neighborhood 4855-4895 E Kings Canyon Rd 1990 Center Center) 26880 \$14.35 - 17.54 (Est.) Fast Food 9/29/2003 \$ 2,865,500.00	o ,	0 1 0			0			
4855-4895 E Kings Canyon Rd 1990 Center Center) 26880 \$14.35 - 17.54 (Est.) Fast Food 9/29/2003 \$ 2,865,500.00	U V V V				- 0			
	4855-4895 E Kings Canvon Rd			26880 \$14.35 - 17.54 (Est.)	Fast Food	9/29/2003	\$ 2,865,500.00	
		1980						

Willow Avenue Property Level Data Breakdown - 1/2 mile radius from station

Kings Canyon Transit Corridor

Fresno, CA

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
			Retail (Neighborhood						
4901 E Kings Canyon Rd	1979		Center)	4000 \$	\$11.70 - 14.30 (Est.)	Storefront Retail,	4/30/2015	\$ 317,524.00	
			Retail (Neighborhood						
4903 E Kings Canyon Rd	1979		Center)	32541 \$	\$13.33 - 16.29 (Est.)	Freestanding	4/30/2015	\$ 2,355,371.00	
			Retail (Neighborhood						
4905-4929 E Kings Canyon Rd	1979		Center)	32541 \$	\$12.51 - 15.29 (Est.)	Fast Food	4/30/2015	\$ 2,369,890.00	
			Retail (Neighborhood						
4937 E Kings Canyon Rd	1979		Center)	1500 \$	\$13.62 - 16.65 (Est.)	Freestanding	4/30/2015	\$ 119,071.00	
			Retail (Neighborhood						
4939 E Kings Canyon Rd	1979		Center)	3000 \$	\$13.41 - 16.38 (Est.)	Drug Store	4/30/2015	\$ 238,143.00	
5171-5189 E Kings Canyon Rd	1975		Retail (Strip Center)	15000					
4839-4843 E Kings Canyon Rd	1972		Retail	5460 I	Not Disclosed	Restaurant			
4809 E Kings Canyon Rd			Retail	2853 \$	\$12.65 - 15.46 (Est.)	Auto Repair			
4815 E Kings Canyon Rd			Retail	2784 \$	\$12.71 - 15.53 (Est.)	Freestanding	11/1/2017	\$ 840,000.00	
4829 E Kings Canyon Rd			Retail	3943 \$	\$13.13 - 16.05 (Est.)	Freestanding			
4898 E Kings Canyon Rd	G	rand Buffet	Retail	4796 \$	\$12.85 - 15.71 (Est.)	Convenience Store	2		
4810 E Kings Canyon Rd			Retail (Community Center)	17134 \$	\$13.78 - 16.85 (Est.)	Fast Food			
4818 E Kings Canyon Rd			Retail (Community Center)	1759 \$	\$14.93 - 18.25 (Est.)	Freestanding	8/25/2011		
4830-4836 E Kings Canyon Rd			Retail (Community Center)	19939 \$	\$14.60 - 17.84 (Est.)	Supermarket			
4842 E Kings Canyon Rd			Retail (Community Center)	15000 \$	\$14.62 - 17.86 (Est.)	Freestanding			
4846 E Kings Canyon Rd			Retail (Community Center)	6000 \$	\$13.78 - 16.84 (Est.)	Freestanding			
4848 E Kings Canyon Rd			Retail (Community Center)	8134 \$	\$14.17 - 17.32 (Est.)	Freestanding			
4864 E Kings Canyon Rd	Т	he Home Depot	Retail (Community Center)	105516 \$	\$14.44 - 17.65 (Est.)	Fast Food			
4910 E Kings Canyon Rd			Retail (Community Center)	12539 \$	\$13.34 - 16.31 (Est.)	Freestanding			
4938 E Kings Canyon Rd			Retail (Community Center)	19665 \$	\$12.99 - 14.19 (Est.)	Freestanding			
4940 E Kings Canyon Rd			Retail (Community Center)	3425 \$	\$12.97 - 14.17 (Est.)	Fast Food			
4948 E Kings Canyon Rd			Retail (Community Center)	2944 \$	\$11.99 - 14.66 (Est.)	Freestanding			
4950 E Kings Canyon Rd			Retail (Community Center)	31460 \$	\$15.62 - 19.09 (Est.)	Freestanding			
4952 E Kings Canyon Rd			Retail (Community Center)		\$13.12 - 16.04 (Est.)	0			
4954 E Kings Canyon Rd			Retail (Community Center)	9320 \$	\$13.00 - 14.22 (Est.)	Fast Food			
4968 E Kings Canyon Rd	Ja	ack in the Box	Retail (Community Center)	4240 \$	\$14.51 - 17.74 (Est.)	Freestanding			
4971-4975 E Kings Canyon Rd			Retail (Community Center)	8697 \$	\$12.97 - 14.17 (Est.)	Fast Food	5/10/2021	\$ 955,512.00	
4972 E Kings Canyon Rd			Retail (Community Center)	2932 \$	\$13.00 - 14.21 (Est.)	Freestanding			
4974 E Kings Canyon Rd			Retail (Community Center)	4018 \$	\$13.22 - 16.15 (Est.)	Freestanding			
4982 E Kings Canyon Rd			Retail (Community Center)	11951 \$	\$12.26 - 14.98 (Est.)	Restaurant			
4984 E Kings Canyon Rd			Retail (Community Center)	9000 \$	\$16.56 - 20.23 (Est.)	Freestanding			
			Retail (Neighborhood						
4855 E Kings Canyon Rd			Center)	14000 \$	\$8.79 - 10.74 (Est.)	Freestanding			

Willow Avenue Property Level Data Breakdown - 1/2 mile radius from station

Kings Canyon Transit Corridor

Property Address	Year	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale	Last Sale Price	Affordable Type
	Built						Date		
			Retail (Neighborhood			Storefront			
4865 E Kings Canyon Rd			Center)	2171 \$17	.77 - 21.72 (Est.)	Retail/Office			
			Retail (Neighborhood						
4873-4893 E Kings Canyon Rd			Center)	15231 \$13	.71 - 16.76 (Est.)	Freestanding			
			Retail (Neighborhood						
5180 E Kings Canyon Rd	C١	/S	Center)	13225 \$14	.04 - 17.16 (Est.)	Fast Food	8/20/2013	\$ 1,483,994.00	

Table 16Peach Avenue Property Level Data Breakdown - 1/2 mile radius from stationKings Canyon Transit Corridor

Property Address	Year	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale	Last Sale Price	Affordable Type
	Built						Date		
5080 E Kings Canyon Rd	2022		Multi-Family	40000 N	lot Disclosed	Apartments			
	La	s Palmas De Sal Gonzalez							
5070 E Kings Canyon Rd	2020 Sr.	Apts.	Multi-Family	62744 N	lot Disclosed	Apartments			Rent Restricted
936 S Pierce Ave	2006		Multi-Family	4286 N	lot Disclosed	Apartments	11/18/2012		
962 S Pierce Ave	2005 Vil	lage at Kings Canyon	Multi-Family	44070 N	lot Disclosed	Apartments	3/15/2018	\$ 616,864.00	Rent Restricted
5291 E Kings Canyon Rd	1990 Su	nrise Apartments	Multi-Family	16342 N	lot Disclosed	Apartments	1/5/2001	\$ 415,000.00	
897 S Adler Ave	1987		Multi-Family	14200 N	lot Disclosed	Apartments	7/10/2019	\$ 1,100,000.00	
5325 E Kings Canyon Rd	1987 Ca	nyon Park Village	Multi-Family	57407 N	lot Disclosed	Apartments	3/22/2005	\$ 4,550,000.00	
5245 E Lyell Ave	1987		Multi-Family	6208 N	lot Disclosed	Apartments			
758-810 S Adler Ave	1986		Multi-Family	8104 N	lot Disclosed	Apartments	1/13/2016	\$ 275,000.00	
846 S Adler Ave	1986 (2)	4plexes - S/E Fresno	Multi-Family	8104 N	lot Disclosed				Rent Subsidized
5010-5018 E El Monte Way	1986		Multi-Family	18848 N	lot Disclosed	Apartments	9/29/2015		
5208-5210 E Lowe Ave	1986		Multi-Family	3960 N	lot Disclosed	Apartments	11/21/2019	\$ 421,000.00	
5218 E Lowe Ave	1986		Multi-Family	3960 N	lot Disclosed	Apartments	6/19/2019		
5120 E Kings Canyon Rd	1985 Su	nny Gate	Multi-Family	489246 N	lot Disclosed	Apartments	9/7/2006	\$ 13,250,000.00	
5035 E Lane Ave	1985		Multi-Family	3640 N	lot Disclosed	Apartments	4/8/2020	\$ 385,000.00	Affordable Units
5039 E Lane Ave	1985		Multi-Family	3640 N	lot Disclosed		4/1/2020	\$ 385,000.00	
5045 E Lane Ave	1985		Multi-Family	3640 N	lot Disclosed	Apartments	10/1/2020	\$ 385,000.00	Affordable Units
5049 E Lane Ave	1985		Multi-Family	3640 N	lot Disclosed	Apartments	10/1/2020	\$ 385,000.00	
5222 E Tulare Ave	1985		Multi-Family	10080 N	lot Disclosed	Apartments			
	Hu	intington Places							
5364 E Huntington Ave	1984 Ap	artments	Multi-Family	37037 N	lot Disclosed	Apartments	4/18/2003	\$ 1,360,000.00	
757 S Adler Ave	1980		Multi-Family	6036 N	lot Disclosed	Apartments	10/10/2013	\$ 340,000.00	
825 S Adler Ave	1980		Multi-Family	6000 N	lot Disclosed	Apartments			
849 S Adler Ave	1980		Multi-Family	7062 N	lot Disclosed	Apartments	4/15/2003	\$ 269,000.00	
879 S Adler Ave	1980		Multi-Family	6036 N	lot Disclosed	Apartments	7/10/2019	\$ 470,000.00	
5030-5036 E Alta Ave	1980 Alt	a Apartments	Multi-Family	18108 N	lot Disclosed	Apartments	2/9/2018	\$ 1,255,000.00	
5207-5217 E Liberty Ave	1980		Multi-Family	10078 N	lot Disclosed	Apartments	11/27/2002	\$ 394,000.00	
5218 E Lyell Ave	1980		Multi-Family	4510 N	lot Disclosed	Apartments	5/29/2020	\$ 449,000.00	Affordable Units
5038 E Montecito Ave		ontecito Complex Intington Palace Luxury	Multi-Family	6036 N	lot Disclosed	Apartments	7/30/2002	\$ 252,000.00	
5239 E Huntington Ave	1979 Ap	ts.	Multi-Family	39024 N	lot Disclosed	Apartments	7/19/2016	\$ 2,500,000.00	
5285 E Kings Canyon Rd	•	illow Wood Apartments	, Multi-Family	52784 N	lot Disclosed	Apartments		\$ 5,000,000.00	
5271 E Kings Canyon Rd		nnyside Villas	, Multi-Family		lot Disclosed	Apartments	11/28/2017		Rent Restricted
5244 E Tulare Ave		ttonwood Apartment	, Multi-Family	22320 N	lot Disclosed	Apartments		\$ 2,035,000.00	
737 S Adler Ave		•	, Multi-Family		lot Disclosed	Apartments	2/10/2005		
5015 E El Monte Way	Th	e Village at Kings Canyon	Multi-Family		lot Disclosed	Apartments	3/15/2018		Rent Restricted
516 E Kings Canyon Rd		cific Gardens	Multi-Family		lot Disclosed	Apartments	-, -,		Rent Subsidized

Table 16Peach Avenue Property Level Data Breakdown - 1/2 mile radius from stationKings Canyon Transit Corridor

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
5216-5226 E Liberty Ave			Multi-Family	10916 N	lot Disclosed	Apartments	1/9/2020	\$ 385,000.00)
5236 E Lowe Ave			Multi-Family	4310 N	lot Disclosed	Apartments	6/19/2017		
5019 E Montecito Ave			Multi-Family	48159 N	lot Disclosed	Apartments	3/15/2018	\$ 663,591.0	D Rent Subsidized
510 S Peach Ave	h	nyo Terrace	Multi-Family	76040 N	lot Disclosed	Apartments			Rent Restricted
5031 E Alta Ave			Multi-Family	5000 N	lot Disclosed	Apartments			Affordable Units
5125 E Lane Ave			Multi-Family	816 N	lot Disclosed	Apartments			
5032 E Montecito Ave			Multi-Family	5486 N	lot Disclosed	Apartments			
5043 E Kings Canyon Rd	2006 5	043 E Kings Canyon Road	Office	10031 \$	13.44 - 16.42 (Est.)	Medical			
5361 E Kings Canyon Rd	2000 3		Office	-	10.35 - 12.65 (Est.)	Wiedlear	2/22/2016		
5046 E Mono St	2017 5	046 E Mono Street	Office		13.88 - 16.96 (Est.)		_,, _0_0		
	2022		D. J. J.	5500 1					
E Kings Canyon Rd	2022		Retail		Iot Disclosed	o : o	0 /00 /0000	A 475 000 0	_
5011 E Kings Canyon Rd	2020		Retail		12.85 - 15.71 (Est.)	Convenience Store		\$ 4,175,000.00	
5075 E Kings Canyon Rd	2017		Retail	-	12.95 - 15.83 (Est.)	Fast Food		\$ 1,600,000.00	
5085 E Kings Canyon Rd	2017		Retail Retail (Neighborhood	3750 Ş	12.97 - 15.85 (Est.)	Fast Food	5/24/2019	\$ 1,925,000.00)
1004 S Peach Ave	2009 V	VinCo Foods	Center) Retail (Neighborhood	83000 \$	12.09 - 14.77 (Est.)	Supermarket			
5150 Kings Canyon Ave	2008		Center)	35350 \$	21.96 - 26.84 (Est.)	Freestanding	8/20/2013	\$ 2,946,469.00)
			Retail (Neighborhood						
5192 E Kings Canyon Rd		anda Express	Center)	-	14.04 - 17.16 (Est.)	Fast Food	8/20/2013		
5235 E Kings Canyon Rd	2005 E	0	Retail (Strip Center)		16.87 - 20.61 (Est.)	Freestanding	1/24/2014	. ,	
5247 E Kings Canyon Rd	2005 E		Retail (Strip Center)	-	16.79 - 20.52 (Est.)	Freestanding	1/24/2014		
5261 E Kings Canyon Rd		unnyside Center Bldg C	Retail (Strip Center)	-	16.20 - 19.81 (Est.)	Freestanding	9/20/2018	\$ 1,200,000.00)
5125 E Kings Canyon Rd	1993		Retail	-	14.01 - 17.12 (Est.)	Freestanding			
0 S Clovis Ave	1992		Retail	-	14.62 - 17.87 (Est.)	Service Station			
5171-5189 E Kings Canyon Rd	1975		Retail (Strip Center)		13.50 - 16.50 (Est.)	Freestanding			
5210 E Tulare Ave	1969 0	Get N' Go	Retail		12.83 - 15.68 (Est.)	Convenience Store	11/16/2001	\$ 400,000.00)
5205-5211 E Kings Canyon Rd			Retail	5718 \$	14.01 - 17.12 (Est.)	Freestanding			
			Retail (Neighborhood						
5180 E Kings Canyon Rd	C	CVS	Center)		13.41 - 16.38 (Est.)	Drug Store	8/20/2013	\$ 1,483,994.00)
5227 E Kings Canyon Rd			Retail (Strip Center)	2255 \$	12.52 - 15.30 (Est.)	Fast Food			

Clovis Street Property Level Data Breakdown - 1/2 mile radius from station

Kings Canyon Transit Corridor

10 S Rogers Ln 1989 Multi-Family 7,659 Not Disclosed Apartments 6/20/2002 \$ 310,000.00 5675 E Balch Ave 1980 Summyside Glen Multi-Family 57,390 Not Disclosed Apartments 82/14/2017 \$ 5,000,000.00 5525 S652 E Tulare Ave 1980 Huntington Court Apartments Multi-Family 30,464 Not Disclosed Apartments 8/1/2002 \$ 3,350,000.00 404 S Waverly Ln 1978 Sherwood Apartments Multi-Family 30,464 Not Disclosed Apartments 9/1/2003 \$ 6,750,000.00 424 S Covis Ave 1977 Is to Arbolitos Apartments Multi-Family 92,860 Not Disclosed Apartments 9/1/12/003 \$ 6,770,000.00 5770 E Kings Caryon Ad 1972 To Grada Apartments Multi-Family 99,300 Not Disclosed Apartments 1/2/2/2014 \$ 6,770,000.00 5555 E Huntington Ave 1971 Foranda Apartments Multi-Family 91,280 Not Disclosed Apartments 1/2/2/2015 \$ 1,000.00 5555 E Huntington Ave 1971 Foranda Apartments Multi-Family 31,280 Not Disclosed Apartments 1/2/2/2015 \$ 4,050,000.00 5655 F Huntington Ave 1971 Sierra Vista Apartments Multi-Family 31,280 Not Disc	Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
5675 E Balch Ave 1980 Sunnyside Gien Multi-Family 57,390 Not Diclosed Apartments 12/14/2017 \$ 5,000,000.00 Rent Restri 405 S Clovis Ave 1980 East Tulare Apartments Multi-Family 59,164 Not Disclosed Apartments 8/1/2002 \$ 1,400,000.00 404 S Waverly Ln 1978 Bherwood Apartments Multi-Family 23,424 Not Disclosed Apartments 6/6/2017 \$ 1,250,000.00 404 S Waverly Ln 1976 Riverside Townhomes Multi-Family 23,424 Not Disclosed Apartments 6/6/2017 \$ 1,250,000.00 425 S Calvis Ave 1973 Lex Carve 1973 Lex Carve 1973 Lex Carve 3/30/2011 \$ 4,000,000.00 445 S Argyle Ave 1972 The Grenery Apartments Multi-Family 52,300 Not Disclosed Apartments 1/2/0/2008 \$ 6,570,000.00 5625 E Balch Ave 1971 Granad Apartments Multi-Family 34,280 Not Disclosed Apartments 1/2/20/200 \$ 6,500,000.00 5625 S E Huntington Ave 1971 Serra Vista Apartments Multi-Family 31,280 Not Disclosed Apartments 1/2/3/2015 \$ 4,050,000.00 5635-5705 E Huntington Ave 1971 Serra Vista Apartments Multi-Family 31,280 Not Disclos	10 S Rogers I n	1989		Multi-Family	7.659 No	t Disclosed	Apartments	6/20/2002	\$ 310.000.00	
405 S Clowis Ave 1980 Huntington Court Apartments Multi-Family 59,464 Not Disclosed Apartments 8/1/2002 \$ 1,400,000.00 5552 5562 E Tulare Ave 1980 East Tulare Apartments Multi-Family 23,442 Not Disclosed Apartments 6/6/2017 \$ 1,250,000.00 442 S Glovis Ave 1976 Riverside Townhomes Multi-Family 98,260 Not Disclosed Apartments 9/17/2008 \$ 6,750,000.00 452 S5 Single Ave 1973 tos Andbolitos Apartments Multi-Family 99,00 Not Disclosed Apartments 9/17/2008 \$ 6,750,000.00 455 S5 Argyle Ave 1973 tos Andbolitos Apartments Multi-Family 92,000 Not Disclosed Apartments 1/20/2001 \$ 6,70,000.00 5715 E Beck Ave 1971 Granada Apartments Multi-Family 34,728 Not Disclosed Apartments 1/12/2010 \$ 4,800,000.00 5655 E Huntington Ave 1971 Sequoia Ridge Multi-Family 31,280 Not Disclosed Apartments 1/12/2010 \$ 4,900,000.00 5625 E Buthington Ave 1971 Sequoia Ridge Multi-Family 31,280 Not Disclosed Apartments 1/12/2010 \$ 4,900,000.00 5625 E Huntington Ave 1966 Country Club Arms Multi-Family 1	-		nyside Glen	•	,		•			Rent Restricted
5525-5522 F Tulare Ave 1980 East Tulare Apartments Multi-Family 30,44 Nd Disclosed Apartments 12/31/2020 \$ 3,350,000.00 404 S Waverly Ln 1978 Sherwood Apartments Multi-Family 23,142 Not Disclosed Apartments 6/6/2017 \$ 1,250,000.00 545-555 Argyle Ave 1975 Riverside Townhomes Multi-Family 98,260 Not Disclosed Apartments 3/31/211 \$ 4,000,000.00 545-555 Argyle Ave 1971 Granada Apartments Multi-Family 90,940 Not Disclosed Apartments 2/20/2014 \$ 6,570,000.00 5625 E Balch Ave 1971 Granada Apartments Multi-Family 34,280 Not Disclosed Apartments 4/15/2016 \$ 4,800,000.00 5655 E Huntington Ave 1971 Granada Apartments Multi-Family 31,868 Not Disclosed Apartments 6/17/2015 \$ 1,503,000.00 5655 E Huntington Ave 1971 Serva Vista Apartments Multi-Family 31,868 Not Disclosed Apartments 6/17/2015 \$ 4,000,000.00 5655 E Huntington Ave 1971 Serva Vista Apartments Multi-Family 31,868 Not Disclosed Apartments 2/11/2010 \$ 1,275,000.00 5655 Sto E Huntington Rvi 1961 Sountor Multi-Family 2,			•		•		•			
404 S Waverly Ln 1978 Sherwood Apartments Multi-Family 23,142 Not Disclosed Apartments 9/17/2008 \$ 1,250,000.00 482 S Clovis Ave 1975 Riverside Townhomes Multi-Family 98,260 Not Disclosed Apartments 9/17/2008 \$ 5,557,50,000.00 485 S Strayle Ave 1973 Los S. Argyle Ave Apartments Multi-Family 52,000 Not Disclosed Apartments 3/30/2011 \$ 6,370,000.00 625 E Balch Ave 1971 Faranda Apartments Multi-Family 34,728 Not Disclosed Apartments 4/15,7016 \$ 6,370,000.00 525 E Balch Ave 1971 Redwood Canyon Multi-Family 34,228 Not Disclosed Apartments 4/15,7016 \$ 4,500,000.00 5655 E Huntington Ave 1971 Sierra Vista Apartments Multi-Family 3,1268 Not Disclosed Apartments 4/11/2020 \$ 4,500,000.00 5655 E Huntington Ave 1971 Sierra Vista Apartments Multi-Family 3,1268 Not Disclosed Apartments 1/12/3/2015 \$ 4,500,000.00 5655 E Huntington Ave 1961 Tensity 1964 Country Club Arms Multi-Family 1,128 Not Disclosed Apartments 1/21/2020 \$ 655,000.00 5704 E Beck Ave 1963 Tam Terrace Apartments			•				•			
482 S Clovis Ave 1976 Riverside Townhomes Multi-Family 98,260 Not Disclosed Apartments 9/17/2008 \$ 6,750,000.00 545-555 Argyle Ave 1975 Los Arboiltos Apartments Multi-Family 52,300 Rot Disclosed Apartments 3/30/2011 \$ 4,000.00.00 5475 Kings Canyon Rd 1972 The Greenery Apartments Multi-Family 90,940 Not Disclosed Apartments 1/2/2010 \$ 5 6,370,000.00 5625 E Baich Ave 1971 Granada Apartments Multi-Family 34,280 Not Disclosed Apartments 1/2/2015 \$ 4,800,000.00 5775 E Kerka 1971 Revood Canyon Multi-Family 31,280 Not Disclosed Apartments 4/1/2015 \$ 4,500,000.00 5635 5705 F Huntington Ave 1971 Sierra Vista Apartments Multi-Family 72,160 Not Disclosed Apartments 1/2/31/2015 \$ 4,500,000.00 4954 Swarety Ln 1971 Sequola Ridge Multi-Family 72,160 Not Disclosed Apartments 1/2/31/2015 \$ 4,500,000.00 5629-5637 F Huntington Ave 1964 Country Club Arms Multi-Family 2,2160 Not Disclosed Apartments 7/31/2012 \$ 1,503,000.00 5629-637 F Huntington Ave 1964 Country Club Arms Multi-Family			•	•			•			
545 Str gryle Ave 1975 Los Arbolitos Apartments Multi Family 106,108 Not Disclosed Apartments 3/30/2011 \$ 4,000,000.00 445 S Argyle Ave 1973 445 S. Argyle Ave Apartments Multi Family 0,000 Not Disclosed Apartments 2/00/2014 \$ 6,000,000.00 5625 E Balch Ave 1971 Granada Apartments Multi Family 34,228 Not Disclosed Apartments 1/10/2000 \$ 6,000,000.00 5625 E Balch Ave 1971 Redwood Canyon Multi Family 31,220 Not Disclosed Apartments 6/17/2015 \$ 1,203,000.00 5655 F Unutington Ave 1971 Serva Vista Apartments Multi Family 31,220 Not Disclosed Apartments 6/17/2015 \$ 1,203,000.00 5655 F Unutington Ave 1963 Eveno Apartments Multi Family 1,2180 Not Disclosed Apartments 2/13/2020 \$ 6,500,000.00 5625 F J E Unutington Ave 1966 Country Club Arms Multi Family 2,216 Not Disclosed Apartments 1/2/12020 \$ 6,500,000.00 5628 F Huntington Ave 1966 Country Club Arms Multi Family 2,216 Not Disclosed Apartments 1/2/2/202 \$ 6,50,000.00	,		•				•			
445 S Argyle Ave 1973 445 S. Argyle Ave Apartments Multi-Family 52,300 Not Disclosed Apartments 2/20/2014 \$ 6,370,000.0 5770 E Kings Canyon Rd 1972 The Greenery Apartments Multi-Family 34,728 Not Disclosed Apartments 2/20/2014 \$ 6,370,000.0 5715 E Beck Ave 1971 Granada Apartments Multi-Family 34,728 Not Disclosed Apartments 4/15/2016 \$ 4,800,000.00 5655 E Huntington Ave 1971 Sierra Vista Apartments Multi-Family 31,280 Not Disclosed Apartments 4/15/2016 \$ 4,800,000.00 5655 F Untington Blvd 1971 Sequita Apartments Multi-Family 31,280 Not Disclosed Apartments 1/2/31/2015 \$ 4,050,000.00 409 S Waverly Ln 1968 The Robinwood Apartments Multi-Family 12,120 Not Disclosed Apartments 2/11/2020 \$ 665,000.00 5624 Se31 F Huntington Ave 1963 Tamra Terrace Apartments Multi-Family 2,2126 Not Disclosed Apartments 1/8/2016 \$ 1,860,000.00 5624 Huntington Blvd 1963 Appen Gardens Multi-Family 2,508 Not Disclosed Apartments 1/8/2016 \$ 1,501,000.00 5621 Huntington Ave	545-555 Argyle Ave	1975 Los	Arbolitos Apartments	, Multi-Family	•		•			
5770 E Kings Canyon Rd 1972 The Greenery Apartments Multi-Family 90,940 Not Disclosed Apartments 1/2/2020 \$ 6,370,000.00 5625 E Balch Ave 1971 Granada Apartments Multi-Family 82,928 Not Disclosed Apartments 1/2/2020 \$ 4,800,000.00 5655 F Huntington Ave 1971 Serara Vista Apartments Multi-Family 31,280 Not Disclosed Apartments 6/17/2015 \$ 4,800,000.00 5695 F Huntington Ave 1971 Sequoia Ridge Multi-Family 31,686 Not Disclosed Apartments 1/2/3/2015 \$ 4,950,000.00 5695 F Huntington Ave 1964 Country Club Arms Multi-Family 14,112 Not Disclosed Apartments 1/2/3/2012 \$ 1,275,000.00 5692 F Huntington Ave 1963 Tama Terrace Apartments Multi-Family 18,235 Not Disclosed Apartments 1/2/2/202 \$ 1,860,000.00 5624 F Huntington Ave 1963 Aspen Gardens Multi-Family 2,124 Not Disclosed Apartments 1/8/2012 \$ 1,860,000.00 5624 Huntington Ave 1963 Aspen Gardens Multi-Family 2,124 Not Disclosed Apartments 1/8/2012 \$ 1,501,000.00 Affordable 5621 Huntington Ave 1963 Aspen Gard	67		•	•			•		. , ,	Affordable Units
5625 E Balch Ave 1971 Granada Apartments Multi-Family 34,728 Not Disclosed Apartments 1/20/200 \$ 650,000.00 5715 E Beck Ave 1971 Redwood Canyon Multi-Family 31,280 Not Disclosed Apartments 4/15/2016 \$ 4,800,000.00 5655 E Huntington Ave 1971 Seruo Vista Apartments Multi-Family 31,686 Not Disclosed Apartments 6/17/2015 \$ 1,503,000.00 5695 - 5705 E Huntington Bivd 1971 Sequoia Ridge Multi-Family 31,686 Not Disclosed Apartments 6/17/2015 \$ 4,050,000.00 494 S Waverly Ln 1971 Sequoia Ridge Multi-Family 14,112 Not Disclosed Apartments 12/31/2015 \$ 4,050,000.00 5629 -5637 E Huntington Ave 1964 Country Club Arms Multi-Family 12,212 Not Disclosed Apartments 7/16/2012 \$ 1,250,000.00 5624 E Huntington Ave 1963 Tamra Terrace Apartments Multi-Family 2,104 Not Disclosed Apartments 7/30/2021 \$ 1,501,000.00 Affordable 5621 Huntington Rivd J963 Aspen Gardens Multi-Family 2,104 Not Disclosed Apartments 1/8/2016 \$ 1,501,000.00 Affordable <				, Multi-Family	•		•	2/20/2014	\$ 6,370,000.00	
5715 E Beck Ave 1971 Redwood Canyon Multi-Family 82,984 Not Disclosed Apartments 4/15/2016 \$ 4,800,000.00 5655 E Huntington Ave 1971 Sierra Vista Apartments Multi-Family 31,280 Not Disclosed Apartments 6/17/2015 \$ 1,503,000.00 5655-5705 E Huntington Blwd 1971 Multi-Family 72,160 Not Disclosed Apartments 12/31/2015 \$ 4,050,000.00 409 S Waverly Ln 1968 The Robinwood Apartments Multi-Family 72,160 Not Disclosed Apartments 2/11/2020 \$ 1,275,000.00 5629-5637 E Huntington Ave 1964 Country Club Arms Multi-Family 12,216 Not Disclosed Apartments 7/30/2021 \$ 1,800,000.00 5704 E Beck Ave 1963 Aspen Gardens Multi-Family 22,126 Not Disclosed Apartments 1/8/2016 \$ 1,501,000.00 Affordable 5621 Huntington Blvd 1963 Aspen Gardens Multi-Family 25,088 Not Disclosed Apartments 1/8/2016 \$ 1,501,000.00 Affordable 5621 Huntington Ave 1963 Aspen Gardens Multi-Family 24,044 Not Disclosed Apartments 1/8/2016 \$ 1,501,000.00 Affordable 5621 Huntington Ave 1973 O	5625 E Balch Ave	1971 Gra	anada Apartments	Multi-Family	34,728 No	t Disclosed	Apartments			
5655 E Huntington Ave 1971 Sierra Vista Apartments Multi - Family 31,280 Not Disclosed Apartments 6/17/2015 \$ 1,503,000.0 5695 - S705 E Huntington Blvd 1971 Multi - Family 31,686 Not Disclosed Apartments 1/21/1020 \$ 1,275,000.0 454 S Waverly Ln 1968 The Robinwood Apartments Multi - Family 14,112 Not Disclosed Apartments 1/21/2020 \$ 1,275,000.0 5629 - 5637 E Huntington Ave 1964 Country Club Arms Multi - Family 18,235 Not Disclosed Apartments 1/2/1/202 \$ 1,275,000.00 5629 - 5637 E Huntington Ave 1963 Tamra Terrace Apartments Multi - Family 12,212 Not Disclosed Apartments 1/2/2/2002 \$ 1,860,000.00 5621 Huntington Ave 1963 Apen Gardens Multi - Family 2,126 Not Disclosed Apartments 1/8/2016 \$ 1,501,000.00 Affordable 5621 Huntington Blvd Jord Multi - Family 2,140 Not Disclosed Apartments 1/8/2016 \$ 1,501,000.00 Affordable 5621 Huntington Ave Jord Multi - Family 1,595 Not Disclosed Apartments 1/8/2016 \$ 1,501,000.00 Affordable 5625 F Linuntington Ave Jord<		1971 Rec	dwood Canyon	•	82,984 No	t Disclosed				
5695-5705 E Huntington Blvd 1971 Multi-Family 31,686 Not Disclosed Apartments 12/31/2015 \$ 4,050,000.00 454 S Waverly Ln 1968 The Robinwood Apartments Multi-Family 14,112 Not Disclosed Apartments 12/31/2012 \$ 1,275,000.00 5629-537 E Huntington Ave 1964 Country Club Arms Multi-Family 18,235 Not Disclosed Apartments 12/2/2002 \$ 1,275,000.00 5704 E Beck Ave 1963 Tamra Terrace Apartments Multi-Family 22,126 Not Disclosed Apartments 7/30/2021 \$ 1,860,000.00 5684 E Huntington Ave 1963 Aspen Gardens Multi-Family 22,126 Not Disclosed Apartments 1/8/2016 \$ 1,501,000.00 Affordable 5621 Huntington Rve 1963 Aspen Gardens Multi-Family 24,044 Not Disclosed Apartments 1/8/2016 \$ 1,501,000.00 Affordable 5671 Huntington Ave 1973 Multi-Family 19,505 Not Disclosed Apartments 1/8/2016 \$ 1,501,000.00 Affordable 5672 F Huntington Ave 1973 Multi-Family 10,788 Not Disclosed Apartments 1/8/2016 \$ 1,501,000.00 Affordable 5673 F Luntington Ave 1973 <	5655 E Huntington Ave	1971 Sier	rra Vista Apartments	Multi-Family	31,280 No	t Disclosed	Apartments			
409 S Waverly Ln 1968 The Robinwood Apartments Multi-Family 14,112 Not Disclosed Apartments 2/11/2020 \$ 1,275,000.00 5629-5637 E Huntington Ave 1964 Country Club Arms Multi-Family 18,235 Not Disclosed Apartments 12/2/2021 \$ 665,000.00 5704 E Beck Ave 1963 Tamra Terrace Apartments Multi-Family 22,126 Not Disclosed Apartments 7/30/201 \$ 1,860,000.00 5624 E Huntington Ave 1963 Aspen Gardens Multi-Family 24,044 Not Disclosed Apartments 1/8/2016 \$ 1,501,000.00 Affordable 5671 Huntington Blvd Multi-Family 9,140 Not Disclosed Apartments 1/8/2016 \$ 1,501,000.00 Affordable 5629 E Huntington Ave 1973 Multi-Family 24,044 Not Disclosed Apartments 1/8/2016 \$ 1,501,000.00 Affordable 5629 E Huntington Ave 1973 Multi-Family 24,044 Not Disclosed Apartments 1/8/2016 \$ 1,501,000.00 Affordable 5675 F Kings Canyon Rd 1982 Office 19,595 Not Disclosed Apartments 5/17/2018 5/17/2018 5/17/2018 5/25,000 5/24 S Cloxis Ave 1975 Office 5		1971		Multi-Family	31,686 No	t Disclosed	Apartments			
5629-5637 E Huntington Ave 1964 Country Club Arms Multi-Family 18,235 Not Disclosed Apartments 12/2/2002 \$ 665,000.00 5704 E Beck Ave 1963 Tamra Terrace Apartments Multi-Family 22,126 Not Disclosed Apartments 7/30/2021 \$ 1,860,000.00 5684 E Huntington Ave 1963 Aspen Gardens Multi-Family 25,088 Not Disclosed Apartments 1/8/2016 \$ 1,501,000.00 Affordable 5621 Huntington Blvd Multi-Family 24,044 Not Disclosed Apartments 1/8/2016 \$ 1,501,000.00 Affordable 5629 E Huntington Ave Multi-Family 19,595 Not Disclosed Apartments 1/8/2016 \$ 1,501,000.00 Affordable 5629 E Huntington Ave Multi-Family 19,595 Not Disclosed Apartments 1/8/2016 \$ 1,501,000.00 Affordable 5775 E Kings Canyon Rd 1973 Office 5,406 \$15.42 - 18.85 (Est.) Medical 5/17/2018 524 S Clovis Ave 1978 Sunnyside Professional Complex Office 7,728 \$11.31 - 13.83 (Est.) 12/24/2012 525,000 524 S Clovis Ave 1975 Office 8,4480 \$10.69 - 13.07 (Est.) 11/6/2019 775,000 524 S	454 S Waverly Ln	1971 Seq	uoia Ridge	Multi-Family	72,160 No	t Disclosed	Apartments	12/31/2015	\$ 4,050,000.00	
5704 E Beck Ave 1963 Tamra Terrace Apartments Multi-Family 22,126 Not Disclosed Apartments 7/30/2021 \$ 1,860,000.00 5684 E Huntington Ave 1963 Aspen Gardens Multi-Family 25,088 Not Disclosed Apartments 1/8/2016 \$ 1,800,000.00 Affordable 5621 Huntington Blvd Multi-Family 9,140 Not Disclosed Apartments Apartments Not	409 S Waverly Ln	1968 The	e Robinwood Apartments	Multi-Family	14,112 No	t Disclosed	Apartments	2/11/2020	\$ 1,275,000.00	
5684 E Huntington Ave 5621 Huntington Blvd 1963 Aspen Gardens Multi-Family 25,088 Not Disclosed Apartments 1/8/2016 \$ 1,501,000.00 Affordable 5671 Huntington Blvd Multi-Family 9,140 Not Disclosed Apartments Apartments 5629 E Huntington Ave 387 S Phillip Ave Multi-Family 24,044 Not Disclosed Apartments Apartments 1973 917,753 Multi-Family 10,788 Not Disclosed Apartments 645 S Minnewawa Ave 2021 Office 9406 \$15.42 - 18.85 (Est.) Medical 775 E Kings Canyon Rd 1978 Sunnyside Professional Complex Office 7,728 \$11.31 - 13.83 (Est.) 12/24/2012 525,000 524 S Clovis Ave 1975 Office 8,480 \$10.69 - 13.07 (Est.) Medical 6/24/2015 910,000 525 E Kings Canyon Rd 1973 Office 1,864 \$11.35 - 13.87 (Est.) Medical 6/24/2015 910,000 524 S Clovis Ave 1975 Office 8,480 \$10.69 - 13.07 (Est.) 11/6/2019 775,000 525 E Kings Canyon Rd 1973 Office 1,850 \$16.30 - 19.92 (Est.) 8/15/2017 510,000 530 E Kings Canyon Rd 1970 Office	5629-5637 E Huntington Ave	1964 Cou	untry Club Arms	Multi-Family	18,235 No	t Disclosed	Apartments	12/2/2002	\$ 665,000.00	
5621 Huntington Blvd Multi-Family 9,140 Not Disclosed Apartments 5671 Huntington Blvd Multi-Family 24,044 Not Disclosed Apartments 5629 E Huntington Ave Multi-Family 15,955 Not Disclosed Apartments 387 5 Phillip Ave Multi-Family 10,788 Not Disclosed Apartments 645 S Minnewawa Ave 2021 Office 19,950 \$22.89 - 27.97 (Est.) Medical 5775 E Kings Canyon Rd 1982 Office 5,406 \$15.42 - 18.85 (Est.) 5/17/2018 407 S Clovis Ave 1978 Sunnyside Professional Complex Office 7,728 \$11.31 - 13.83 (Est.) 12/24/2012 525,000 524 S Clovis Ave 1975 Office 8,440 \$10.69 - 13.07 (Est.) 11/6/2019 775,000 525 E Kings Canyon Rd 1973 Office 1,850 \$16.30 - 19.92 (Est.) 8/15/2017 525,000 524 S Clovis Ave 1975 Office 8,944 \$11.35 - 13.87 (Est.) Medical 6/24/2015 910,000 5510 E Kings Canyon Rd 1970 Office 1,850 \$16.30 - 19.92 (Est.) 8/15/2017 5/17/2018 5330 S Clovis Ave 1966 Office 6,887 \$12.01 - 14.68 (Est.) Medical		1963 Tan	nra Terrace Apartments	Multi-Family	22,126 No	t Disclosed	Apartments	7/30/2021	\$ 1,860,000.00	
5671 Huntington Blvd Multi-Family 24,044 Not Disclosed Apartments 5629 E Huntington Ave Multi-Family 15,955 Not Disclosed Apartments 387 S Phillip Ave Multi-Family 10,788 Not Disclosed Apartments 1973 917,753 645 S Minnewawa Ave 2021 Office 19,950 \$22.89 - 27.97 (Est.) Medical 5775 E Kings Canyon Rd 1982 Office 5,406 \$15.42 - 18.85 (Est.) 5/17/2018 525 Office 5,406 \$15.42 - 18.85 (Est.) 5/17/2012 525,000 525 Office 7,728 \$11.31 - 13.83 (Est.) 12/24/2012 525,000 525 Office 7,728 \$11.31 - 13.83 (Est.) 11/6/2019 775,000 5555 E Kings Canyon Rd 1974 Office 8,448 \$11.35 - 13.87 (Est.) Medical 6/24/2015 910,000 5555 E Kings Canyon Rd 1973 Office 1,850 \$16.30 - 19.92 (Est.) 8/15/2017 510,000 5530 E Kings Canyon Rd 1973 Office 1,850 \$16.30 - 19.92 (Est.) 8/15/2017 5330 S Clovis Ave 1966 Office 3,069 \$7,72 - 9.	5684 E Huntington Ave	1963 Asp	ben Gardens	Multi-Family	25,088 No	t Disclosed	Apartments	1/8/2016	\$ 1,501,000.00	Affordable Units
S629 E Huntington Ave Multi-Family 15,955 Not Disclosed Apartments 387 S Phillip Ave 1973 917,753 Apartments 645 S Minnewawa Ave 2021 Office 19,950 \$22.89 - 27.97 (Est.) Medical 5775 E Kings Canyon Rd 1982 Office 5,406 \$15.42 - 18.85 (Est.) 5/17/2018 407 S Clovis Ave 1978 Sunnyside Professional Complex Office 7,728 \$11.31 - 13.83 (Est.) 12/24/2012 525,000 524 S Clovis Ave 1975 Office 8,480 \$10.69 - 13.07 (Est.) 11/6/2019 775,000 5555 E Kings Canyon Rd 1974 Office 8,944 \$11.35 - 13.87 (Est.) Medical 6/24/2015 910,000 5510 E Kings Canyon Rd 1973 Office 1,850 \$16.30 - 19.92 (Est.) 8/15/2017 5/39 E Kings Canyon Rd 1970 Office 3,069 \$7.72 - 9.43 (Est.) Medical 7/3/2018 330 S Clovis Ave 1966 Office 6,887 \$12.01 - 14.68 (Est.) Medical 2/11/2020 5693 E Kings Canyon Rd 1963 Office 35,813 \$13.99 - 17.10 (Est.) 12/24/2012 2/11/2020	5621 Huntington Blvd			Multi-Family	9,140 No	t Disclosed	Apartments			
387 S Phillip Ave Multi-Family 10,788 Not Disclosed Apartments 1973 917,753 917,753 1973 10,788 Not Disclosed Apartments 645 S Minnewava Ave 2021 Office 19,950 \$22.89 - 27.97 (Est.) Medical 5775 E Kings Canyon Rd 1982 Office 5,406 \$15.42 - 18.85 (Est.) 5/17/2018 407 S Clovis Ave 1978 Sunnyside Professional Complex Office 7,728 \$11.31 - 13.83 (Est.) 11/6/2019 525,000 524 S Clovis Ave 1975 Office 8,480 \$10.69 - 13.07 (Est.) 11/6/2019 775,000 5555 E Kings Canyon Rd 1974 Office 8,944 \$11.35 - 13.87 (Est.) Medical 6/24/2015 910,000 5510 E Kings Canyon Rd 1973 Office 1,850 \$16.30 - 19.92 (Est.) 8/15/2017 8/15/2017 5539 E Kings Canyon Rd 1970 Office 3,069 \$7.72 - 9.43 (Est.) Medical 7/3/2018 330 S Clovis Ave 1966 Office 6,887 \$12.01 - 14.68 (Est.) Medical 2/11/2020 5693 E Kings Canyon Rd 1963	5671 Huntington Blvd			Multi-Family	24,044 No	t Disclosed	Apartments			
1973 917,753 645 S Minnewawa Ave 2021 Office 19,950 \$22.89 - 27.97 (Est.) Medical 5775 E Kings Canyon Rd 1982 Office 5,406 \$15.42 - 18.85 (Est.) 5/17/2018 407 S Clovis Ave 1978 Sunnyside Professional Complex Office 7,728 \$11.31 - 13.83 (Est.) 12/24/2012 525,000 524 S Clovis Ave 1975 Office 8,480 \$10.69 - 13.07 (Est.) 11/6/2019 775,000 555 E Kings Canyon Rd 1974 Office 8,944 \$11.35 - 13.87 (Est.) Medical 6/24/2015 910,000 5510 E Kings Canyon Rd 1973 Office 1,850 \$16.30 - 19.92 (Est.) 8/15/2017 5339 E Kings Canyon Rd 1970 Office 3,069 \$7.72 - 9.43 (Est.) Medical 7/3/2018 330 S Clovis Ave 1966 Office 6,887 \$12.01 - 14.68 (Est.) Medical 2/11/2020 5693 E Kings Canyon Rd 1963 Office 35,813 \$13.99 - 17.10 (Est.) 11/2020	5629 E Huntington Ave			Multi-Family	15,955 No	t Disclosed	Apartments			
645 S Minnewawa Ave 2021 Office 19,950 \$22.89 - 27.97 (Est.) Medical 5775 E Kings Canyon Rd 1982 Office 5,406 \$15.42 - 18.85 (Est.) 5/17/2018 407 S Clovis Ave 1978 Sunnyside Professional Complex Office 7,728 \$11.31 - 13.83 (Est.) 12/24/2012 525,000 524 S Clovis Ave 1975 Office 8,480 \$10.69 - 13.07 (Est.) 11/6/2019 775,000 555 E Kings Canyon Rd 1974 Office 8,944 \$11.35 - 13.87 (Est.) Medical 6/24/2015 910,000 5510 E Kings Canyon Rd 1973 Office 1,850 \$16.30 - 19.92 (Est.) 8/15/2017 5539 E Kings Canyon Rd 1970 Office 3,069 \$7.72 - 9.43 (Est.) Medical 7/3/2018 330 S Clovis Ave 1966 Office 6,887 \$12.01 - 14.68 (Est.) Medical 2/11/2020 5633 E Kings Canyon Rd 1963 Office 35,813 \$13.99 - 17.10 (Est.) 2/11/2020	387 S Phillip Ave			Multi-Family	10,788 No	t Disclosed	Apartments			
5775 E Kings Canyon Rd 1982 Office 5,406 \$15.42 - 18.85 (Est.) 5/17/2018 407 S Clovis Ave 1978 Sunnyside Professional Complex Office 7,728 \$11.31 - 13.83 (Est.) 12/24/2012 525,000 524 S Clovis Ave 1975 Office 8,480 \$10.69 - 13.07 (Est.) 11/6/2019 775,000 5555 E Kings Canyon Rd 1974 Office 8,944 \$11.35 - 13.87 (Est.) Medical 6/24/2015 910,000 5510 E Kings Canyon Rd 1973 Office 1,850 \$16.30 - 19.92 (Est.) 8/15/2017 5539 E Kings Canyon Rd 1970 Office 3,069 \$7.72 - 9.43 (Est.) Medical 7/3/2018 330 S Clovis Ave 1966 Office 6,887 \$12.01 - 14.68 (Est.) Medical 2/11/2020 5693 E Kings Canyon Rd 1963 Office 35,813 \$13.99 - 17.10 (Est.) State 2/11/2020		1973			917,753					
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524 S Clovis Ave 1975 Office 8,480 \$10.69 - 13.07 (Est.) 11/6/2019 775,000 5555 E Kings Canyon Rd 1974 Office 8,944 \$11.35 - 13.87 (Est.) Medical 6/24/2015 910,000 5510 E Kings Canyon Rd 1973 Office 1,850 \$16.30 - 19.92 (Est.) 8/15/2017 8/15/2017 5539 E Kings Canyon Rd 1970 Office 3,069 \$7.72 - 9.43 (Est.) Medical 7/3/2018 330 S Clovis Ave 1966 Office 6,887 \$12.01 - 14.68 (Est.) Medical 2/11/2020 5693 E Kings Canyon Rd 1963 Office 35,813 \$13.99 - 17.10 (Est.) Vertical 11/6/2019	5775 E Kings Canyon Rd	1982		Office	5,406 \$15	5.42 - 18.85 (Est.)		5/17/2018		
5555 E Kings Canyon Rd 1974 Office 8,944 \$11.35 - 13.87 (Est.) Medical 6/24/2015 910,000 5510 E Kings Canyon Rd 1973 Office 1,850 \$16.30 - 19.92 (Est.) 8/15/2017 5539 E Kings Canyon Rd 1970 Office 3,069 \$7.72 - 9.43 (Est.) Medical 7/3/2018 330 S Clovis Ave 1966 Office 6,887 \$12.01 - 14.68 (Est.) Medical 2/11/2020 5693 E Kings Canyon Rd 1963 Office 35,813 \$13.99 - 17.10 (Est.) Vertices.	407 S Clovis Ave	1978 Sun	nyside Professional Complex	x Office	7,728 \$11	1.31 - 13.83 (Est.)		12/24/2012	525,000	
5510 E Kings Canyon Rd 1973 Office 1,850 \$16.30 - 19.92 (Est.) 8/15/2017 5539 E Kings Canyon Rd 1970 Office 3,069 \$7.72 - 9.43 (Est.) Medical 7/3/2018 330 S Clovis Ave 1966 Office 6,887 \$12.01 - 14.68 (Est.) Medical 2/11/2020 5693 E Kings Canyon Rd 1963 Office 35,813 \$13.99 - 17.10 (Est.) State 1000000000000000000000000000000000000	524 S Clovis Ave	1975		Office	8,480 \$10	0.69 - 13.07 (Est.)		11/6/2019	775,000	
5539 E Kings Canyon Rd 1970 Office 3,069 \$7.72 - 9.43 (Est.) Medical 7/3/2018 330 S Clovis Ave 1966 Office 6,887 \$12.01 - 14.68 (Est.) Medical 2/11/2020 5693 E Kings Canyon Rd 1963 Office 35,813 \$13.99 - 17.10 (Est.) Velocal 2/11/2020	5555 E Kings Canyon Rd	1974		Office	8,944 \$13	1.35 - 13.87 (Est.)	Medical	6/24/2015	910,000	
330 S Clovis Ave 1966 Office 6,887 \$12.01 - 14.68 (Est.) Medical 2/11/2020 5693 E Kings Canyon Rd 1963 Office 35,813 \$13.99 - 17.10 (Est.) 2/11/2020	5510 E Kings Canyon Rd	1973		Office	1,850 \$16	5.30 - 19.92 (Est.)		8/15/2017		
5693 E Kings Canyon Rd 1963 Office 35,813 \$13.99 - 17.10 (Est.)	5539 E Kings Canyon Rd	1970		Office	3,069 \$7.	72 - 9.43 (Est.)	Medical	7/3/2018		
	330 S Clovis Ave	1966		Office	6,887 \$12	2.01 - 14.68 (Est.)	Medical	2/11/2020		
406 S Clovis Ave 1948 Office 1,152 \$9.74 - 11.90 (Est.) 1/7/2011 90,000	5693 E Kings Canyon Rd	1963		Office	35,813 \$13	3.99 - 17.10 (Est.)				
	406 S Clovis Ave	1948		Office	1,152 \$9.	74 - 11.90 (Est.)		1/7/2011	90,000	
370 S Clovis Ave Office 2,733 \$11.05 - 13.51 (Est.) Medical	370 S Clovis Ave			Office	2,733 \$13	1.05 - 13.51 (Est.)	Medical			
5755 E Kings Canyon Rd Office 14,471 \$11.91 - 14.56 (Est.)	5755 E Kings Canyon Rd			Office	14,471 \$11	1.91 - 14.56 (Est.)				

Table 17Clovis Street Property Level Data Breakdown - 1/2 mile radius from stationKings Canyon Transit Corridor

Fresno, CA

Property Address	Year Property Name	Property Type	RBA Rent/SF/Yr	Secondary Type		Last Sale Price
	Built	0111-0			Date	
5781 E Kings Canyon Rd		Office	3,758 \$10.30 - 12.59 (Est.)	Medical	8/7/2019	
	1975		9,249	Medical		
	1973		5,245	Ivieuicai		
625 S Clovis Ave	2022	Retail	3,640 Not Disclosed	Fast Food		
5740 E Kings Canyon Rd	2012	Retail	7,000 \$13.31 - 16.26 (Est.)	Auto Repair		
с ,		Retail (Community	, ,			
5677 E Kings Canyon Rd	2006	Center)	4,200 \$15.41 - 18.84 (Est.)	Storefront	11/20/2020	
550 S Clovis Ave	2006	Retail (Strip Center)	9,750 \$24.00	Storefront		
530 S Clovis Ave	2006	Retail (Strip Center)	5,152 \$14.64 - 17.89 (Est.)	Freestanding		
570 S Clovis Ave	2006 Clovis & Inyo	Retail (Strip Center)	9,750 \$25.12 - 30.70 (Est.)	Freestanding		
626 S Clovis Ave	2001 Walgreens	Retail	15,120 \$13.39 - 16.36 (Est.)	Drug Store	1/6/2021	9,488,000
	-	Retail (Neighborhood		-		
927 S Clovis Ave	1999	Center)	7,199 \$13.66 - 16.69 (Est.)	Freestanding		
435 S Clovis Ave	1993	Retail	9,375 \$13.72 - 16.77 (Est.)	Auto Repair	4/17/2019	845,000
		Retail (Neighborhood				
E Kings Canyon Rd	1992 Arco Ampm	Center)	2,921 \$15.55 - 19.00 (Est.)	Service Station	5/29/2002	1,000,000
5596 E Kings Canyon Rd	1988	Retail	481 \$12.46 - 15.22 (Est.)	Service Station	8/1/2018	1,974,500
Ç ,		Retail (Neighborhood				
5606 E Kings Canyon Rd	1988	Center)	6,000 \$14.91 - 18.23 (Est.)	Freestanding	9/4/1997	
445 S Clovis Ave	1982 Frostee Freeze	Retail	2,107 \$19.64 - 24.00 (Est.)	Fast Food	4/26/2019	500,000
5545 E Kings Canyon Rd	1981 Citibank	Retail	4,545 \$14.32 - 17.51 (Est.)	Bank	10/27/2014	2,300,000
C ,		Retail (Community				
5653-5665 E Kings Canyon Rd	1981	Center)	111,372 \$14.94 - 18.25 (Est.)	Freestanding	11/20/2020	30,659,000
Ç ,		Retail (Neighborhood		J. J		
5615 E Kings Canyon Rd	1980	Center)	16,666 \$9.00	Auto Repair		
625 S Clovis Ave	1979 Perkos Cafe	Retail	3,466 \$14.62 - 17.87 (Est.)	Restaurant	7/22/2021	650,000
120 S Clovis Ave	1978	Retail	2,250 \$14.32 - 17.51 (Est.)	Fast Food		
5689-5691 E Kings Canyon Rd	1978 NEC Kings Canyon & Phillip	Retail (Strip Center)	9,549 \$17.56 - 21.46 (Est.)	Freestanding		
525 S Clovis Ave	1975 Beacon	Retail	2,240 \$14.00 - 17.11 (Est.)	Service Station	1/9/2002	300,000
624-660 S Clovis Ave	1975	Retail	3,841 \$14.11 - 17.25 (Est.)	Freestanding	8/4/2000	365,000
		Retail (Neighborhood				
5638 E Kings Canyon Rd	1971 Sunnyside Plaza	Center)	64,481 \$13.00 - 15.89 (Est.)	Supermarket	6/25/1997	550,000
		Retail (Neighborhood				
5650 E Kings Canyon Rd	1971	Center)	6,358 \$13.69 - 16.73 (Est.)	Freestanding		
		Retail (Neighborhood		-		
5666 E Kings Canyon Rd	1971	Center)	23,565 \$13.11 - 16.02 (Est.)	Freestanding		
5707 E Balch Ave	1961 Sunnyside Racquet Club	Retail	10,341 \$13.82 - 16.89 (Est.)	Health Club	1/24/2012	
Anna Manatan Ana Sata Ing	· ·					

Keyser Marston Associates, Inc.

\\SF-FS2\wp\11\11221\001\trends by station 12 23 21.xlsx; Clovis Property Data; 12/23/2021

Clovis Street Property Level Data Breakdown - 1/2 mile radius from station

Kings Canyon Transit Corridor

437 S Clovis Ave Retail 3,203 \$14,31 - 17,49 (Est.) Retaiu Netaiu Neta	Property Address	Year	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale	Last Sale Price	Affordable Type
5542-568 E Kings Canyon Ave 1957 Sunnyside Square Center) 3,280 \$12.36 · 15.11 (Es.) Freestanding 4375 Clovis Ave Rite Aid Retail 3,203 \$12.36 · 15.11 (Es.) Freestanding 5542 E Kings Canyon Rd Rite Aid Retail 5,213 \$13.37 · 16.37 (Es.) Freestanding 5685 E Kings Canyon Rd Retail 6,811 \$13.70 · 16.75 (EsL) Freestanding Freestanding 5708 E Kings Canyon Rd Retail 2,325 \$13.87 · 16.95 (EsL) Bank 5708 E Kings Canyon Rd Katal (Community Storefront Retail/Office 5704 E Kings Canyon Rd State Farm Insurance Retail 2,125 \$13.87 · 16.95 (EsL) Bank 5708 E Kings Canyon Rd State Farm Insurance Retail 2,125 \$13.87 · 16.95 (EsL) Bank 5645 E Kings Canyon Rd State Farm Insurance Retail (Community 11/20/2020 11/20/2020 5645 E Kings Canyon Rd Center) 3,197 \$15.01 · 18.34 (EsL) Freestanding 11/20/2020 5645 E Kings Canyon Rd Center) 3,450 \$1.41.0 · 17.24 (EsL) Fast Food 11/20/2020 565 E Kings Canyon Rd Center) 3,450 \$1.41.0 · 17.24 (EsL) Fast Food 12/20/2020		Built						Date		
437 S Clovis Ave Retail 3,203 \$14,31 - 17,49 (Est.) Retaiuant 5574 E Kings Canyon Rd Rite Aid Retail 15,213 \$13,37 - 16,34 (Est.) Drug Store 5685 E Kings Canyon Rd Retail 6,811 \$13,37 - 16,34 (Est.) Drug Store Store 5687 E Kings Canyon Rd Retail 2,435 \$14,02 - 17,13 (Est.) Convenience Store 5708 E Kings Canyon Rd Retail 1,4955 \$13,42 - 16,95 (Est.) Bank 5708 E Kings Canyon Rd Retail 2,125 \$13,87 - 16,95 (Est.) Bank 5708 E Kings Canyon Rd State Farm Insurance Retail 2,125 \$13,87 - 16,95 (Est.) Fast Food 11/20/2020 5631 E Kings Canyon Rd Center netrol 3,197 \$15,01 - 18,34 (Est.) Fast Food 11/20/2020 5651 E Kings Canyon Rd Center netrol 3,197 \$15,01 - 18,34 (Est.) Fast Food 11/20/2020 5651 E Kings Canyon Rd Center netrol 3,195 \$15,11 - 18,34 (Est.) Freestanding 1/20/2020 5661 E Kings Canyon Rd Center netrol 3,195 \$1,51 - 18,34 (Est.) Fast Food 11/20/2020 5665 E Kings Canyon Rd Center netrol 3,450 \$1,41 - 17,74 (Est.) Fast Food 11/20/2020										
S574 E Kings Canyon RdRite AidRetail15,213\$13,37 - 16,37 (£1).Prug Store5686 E Kings Canyon RdHelai2,435\$14,02 - 17,31 (£1).Convenience Store5708 E Kings Canyon RdHelai2,435\$14,02 - 17,31 (£1).Convenience Store5708 E Kings Canyon RdKate Farm InsuranceRetail2,435\$14,02 + 10,0000000000000000000000000000000000	5542-5568 E Kings Canyon Ave	1957 9	Sunnyside Square	Center)	32,380	\$12.36 - 15.11 (Est.)	Freestanding			
5686 E Kings Canyon Rd Retail 6,811 \$13,70 - 16.75 (Es.) Freestanding 5687 E Kings Canyon Rd Retail 2,435 \$14,02 - 17,31 (Es.) Converince Store 5708 E Kings Canyon Rd Retail 2,325 \$13,87 - 16.95 (Es.) Bank 5708 E Kings Canyon Rd Retail 2,215 \$13,87 - 16.95 (Es.) Bank 5708 E Kings Canyon Rd State Farm Insurance Retail (Communit) State Farm Insurance Retail (Communit) 5637 E Kings Canyon Rd Center) 4,97 \$15,01 - 18,34 (Es.) Fast Food 1/20/2020 5645 E Kings Canyon Rd Center) 3,197 \$15,01 - 18,34 (Es.) Fast Food 1/20/2020 5651 E Kings Canyon Rd Center) 3,197 \$15,01 - 18,34 (Es.) Fast Food 1/20/2020 5671 E Kings Canyon Rd Center) 51,000 \$13,14 - 16,38 (Es.) Freestanding 1/20/2020 5673 E Kings Canyon Rd Center) 51,000 \$13,14 - 16,38 (Es.) Freestanding 1/20/2020 5673 E Kings Canyon Rd Center) 7,067 \$13,56 - 16,57 (Es.) Freestanding 1/20/2020 563 E Kings Canyon Rd Shell Center) 3,540 \$14,10 - 17,24 (Es.) Fast Food 1/20/2020 5	437 S Clovis Ave			Retail	3,203	\$14.31 - 17.49 (Est.)	Restaurant			
5687 E Kings Canyon Rd Retail 2,435 \$14.02 - 17.13 (Est.) Convenience Store 5708 E Kings Canyon Rd Retail 19,495 \$13.42 - 16.09 (Est.) Bark 5704 F Kings Canyon Rd State Farm Insurance Retail 19,495 \$13.42 - 16.09 (Est.) State Ford 5504 E Kings Canyon Rd State Farm Insurance Retail 2,215 \$13.87 - 16.95 (Est.) State Ford 1/20/2020 5645 E Kings Canyon Rd Center) 4,595 \$14.51 - 17.73 (Est.) Fast Food 1/20/2020 5645 E Kings Canyon Rd Center) 3,197 \$15.01 - 18.34 (Est.) Free Store 1/20/2020 5651 E Kings Canyon Rd Center) 3,197 \$15.01 - 18.34 (Est.) Free Store 1/20/2020 5669 E Kings Canyon Rd Center) 1,000 \$15.22 - 18.60 (Est.) Freestanding 1/20/2020 5690 E Kings Canyon Rd Center) 1,000 \$15.22 - 18.60 (Est.) Freestanding 1/20/2020 5690 E Kings Canyon Rd Shell Center) 1,000 \$15.22 - 18.60 (Est.) Freestanding 1/20/2020 5605 E Kings Canyon Rd Shell Center) 7,667	5574 E Kings Canyon Rd	I	Rite Aid	Retail	15,213	\$13.37 - 16.34 (Est.)	Drug Store			
5708 E Kings Canyon RdRetail9,328\$13.8716.95StalStal5708 Z Kings Canyon RdState Farm InsuranceRetail2,125\$13.8716.90 (StalStare Farm InsuranceRetail2,125\$13.8716.90 (StalStare Farm InsuranceRetail2,125\$13.8716.90 (StalStare Farm InsuranceRetail2,125\$13.8716.90 (Stal1/20/2020563 E Kings Canyon Rd-Centery0.905\$1.91\$1.90<	5686 E Kings Canyon Rd			Retail	6,811	\$13.70 - 16.75 (Est.)	Freestanding			
5708-5728 E Kings Canyon Rd State Farm Insurance Retail 2,215 \$13.42 - 16.40 (Est.) Storefront Retail/Office 5534 E Kings Canyon Rd State Farm Insurance Retail 2,215 \$13.87 - 16.95 (Est.) I1/20/2020 5645 E Kings Canyon Rd Center) 4,595 \$14.51 - 17.73 (Est.) Fast Food \$1/20/2020 5651 E Kings Canyon Rd Center) 3,197 \$15.01 - 18.34 (Est.) Freestanding \$1/20/2020 5671 E Kings Canyon Rd Center) 3,197 \$15.01 - 18.34 (Est.) Freestanding \$1/20/2020 5672 E Kings Canyon Rd Center) 3,197 \$15.01 - 18.34 (Est.) Freestanding \$1/20/2020 5673 E Kings Canyon Rd Center) 3,195 \$13.42 - 16.60 (Est.) """"""""""""""""""""""""""""""""""""	5687 E Kings Canyon Rd			Retail	2,435	\$14.02 - 17.13 (Est.)	Convenience Sto	re		
534 E Kings Canyon Rd State Farm Insurance Retail (Community 5645 E Kings Canyon Rd Centery 6,595 \$14.51 - 17.73 (Est) Fast Food 1/20/2020 5651 E Kings Canyon Rd Centery 3,197 \$15.01 - 18.34 (Est) Fast Food 1/20/2020 5651 E Kings Canyon Rd Centery 3,197 \$15.01 - 18.34 (Est) Fast Food 1/20/2020 5671 E Kings Canyon Rd Centery 3,197 \$15.01 - 18.34 (Est) Feestanding 1/20/2020 5671 E Kings Canyon Rd Centery 5,065 \$13.41 - 16.38 (Est) Feestanding 1/20/2020 5671 E Kings Canyon Rd Centery 5,065 \$13.41 - 16.38 (Est) Feestanding 1/20/2020 5671 E Kings Canyon Rd Centery 3,450 \$14.10 - 17.24 (Est) Feestanding 1/20/2020 5630 E Kings Canyon Rd Shell Centery 3,450 \$14.10 - 17.24 (Est) Feestanding Feestanding 5630 E Kings Canyon Rd Shell Centery 3,450 \$15.40 - 18.24 (Est) Feestanding Feestanding 5630 E Kings Canyon Rd Shell Centery 3,585 \$15.40 - 18.26 (Est) Feestandin	5708 E Kings Canyon Rd			Retail	9,328	\$13.87 - 16.95 (Est.)	Bank			
S645 E Kings Canyon Rd Retail (Community 4,595 \$14.51 - 17.73 (Est.) Fast Food 11/20/2020 S655 E Kings Canyon Rd Center) 3,197 \$15.01 - 18.34 (Est.) Fast Food 11/20/2020 S651 E Kings Canyon Rd Center) 3,197 \$15.01 - 18.34 (Est.) Fast Food 11/20/2020 S671 E Kings Canyon Rd Center) 52,065 \$13.41 - 16.38 (Est.) Freestanding 11/20/2020 S669 E Kings Canyon Rd Center) 52,065 \$13.41 - 16.38 (Est.) Freestanding 11/20/2020 765 S Clovis Ave Center) 11,000 \$15.22 - 18.60 (Est.) Fast Food 11/20/2020 5630 - S62 S Clovis Ave Center) 3,450 \$14.10 - 17.24 (Est.) Fast Food Fast Food 5605 E Kings Canyon Rd Shell Center) 3,450 \$14.10 - 17.24 (Est.) Freestanding 5603 - S62 S Clovis Ave Center) 3,450 \$14.10 - 17.24 (Est.) Freestanding Fast Food 5603 - S62 S Clovis Ave Center) 3,450 \$14.10 - 17.24 (Est.) Freestanding Fast Food 5603 - S62 S Clovis Ave Center) 3,139 \$13.59 - 15.40 (Est.) Freestanding Fast Food 5625 E Kings Canyon Rd Shell Center) <td< td=""><td>5708-5728 E Kings Canyon Rd</td><td></td><td></td><td>Retail</td><td>14,955</td><td>\$13.42 - 16.40 (Est.)</td><td>Storefront Retail</td><td>/Office</td><td></td><td></td></td<>	5708-5728 E Kings Canyon Rd			Retail	14,955	\$13.42 - 16.40 (Est.)	Storefront Retail	/Office		
564 5 E Kings Canyon Rd Center) 4,595 \$14.51 - 17.73 (Est) Fast Food 1/20/2020 5651 E Kings Canyon Rd Center) 3,197 \$15.01 - 18.34 (Est) Fast Food 1/20/2020 5671 E Kings Canyon Rd Retail (Community Retail (Community) 52,065 \$13.41 - 16.38 (Est) Freestanding 1/20/2020 5671 E Kings Canyon Rd Center) \$2,065 \$13.41 - 16.38 (Est) Freestanding 1/20/2020 569 E Kings Canyon Rd Center) \$2,065 \$13.41 - 16.38 (Est) Freestanding 1/20/2020 765 S Clovis Ave Center) \$1,000 \$15.22 - 18.60 (Est) Freestanding Freestanding 5609 E Kings Canyon Rd Center) \$2,657 \$13.40 - 17.24 (Est) Freestanding Freestanding 5630 - 562 6 S Clovis Ave Center) \$2,667 \$13.50 - 16.57 (Est) Freestanding Freestanding 5630 - 562 6 S Clovis Ave Center) \$1,610 (Heighborhood Freestanding Freestanding Freestanding 5630 - 562 6 S Clovis Ave Senig Canyon Rd Center) \$1,319 \$13.91 \$13.60 (Est) Freestanding 5630 - 562 6 S Kings Canyon	5534 E Kings Canyon Rd	9	State Farm Insurance	Retail	2,215	\$13.87 - 16.95 (Est.)				
Retail (Community 5651 E Kings Canyon Rd Center) 3,197 \$15.01 - 18.34 (Est.) Fast Food 1/20/2020 S671 E Kings Canyon Rd Center) Center) Fast Bod 1/20/2020 S671 E Kings Canyon Rd Center) Center) 1,000 \$15.22 - 18.60 (Est.) Freestanding 1/20/2020 S669 E Kings Canyon Rd Center) 1,000 \$15.22 - 18.60 (Est.) Fast Food Fast Food 765 S Clovis Ave Center) 3,450 \$14.10 - 17.24 (Est.) Fast Food Fast Food 5630-5626 S Clovis Ave Center) 3,450 \$13.40 - 17.24 (Est.) Freestanding Fast Food 5630-5626 S Clovis Ave Center) 7,667 \$13.56 - 16.57 (Est.) Freestanding Fast Food 5630-5626 S Clovis Ave Center) 7,567 \$13.56 - 16.57 (Est.) Freestanding Fast Food 5630-5626 S Clovis Ave Center) 7,567 \$13.56 - 16.57 (Est.) Freestanding Fast Food 5630 E Kings Canyon Rd Shell Center) 7,586 \$15.40 - 18.82 (Est.) Service Station 5627 E Kings Canyon Rd Kings Canyon Plaza Center) 3,139 \$13.99 - 15.40 (Est.) Fast Food 5635 E Kings Canyon Rd				Retail (Community						
5651 E Kings Canyon Rd Center) 3,197 \$15.01 - 18.34 (Est.) Fast Food 11/20/2020 Retail (Community S671 E Kings Canyon Rd Center) 52,065 \$13.41 - 16.38 (Est.) Freestanding 11/20/2020 S669 E Kings Canyon Rd Center) 1,000 \$15.22 - 18.60 (Est.) Retail (Community Retail (Community Retail (Community Retail (Community Retail (Meighborhood	5645 E Kings Canyon Rd			Center)	4,595	\$14.51 - 17.73 (Est.)	Fast Food	11/20/2020		
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Retail (Neighborhood				Retail (Neighborhood						
	5642-5650 E Kings Canyon Rd			Center)	6,902	\$13.85 - 16.92 (Est.)	Storefront			
5680 E Kings Canyon Rd Center) 7,558 \$13.81 - 16.88 (Est.) Restaurant				Retail (Neighborhood						
	5680 E Kings Canyon Rd			Center)	7 <i>,</i> 558	\$13.81 - 16.88 (Est.)	Restaurant			