



KEYSER MARSTON ASSOCIATES

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

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Prepared for
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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 Demographics				
	<i>Kings Canyon Corridor</i>	<i>% of Fresno</i>	<i>Fresno</i>	<i>California</i>
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. Population Projections											
	Fresno Sphere of Influence			City of Fresno			Kings Canyon Corridor				
	<u>Pop.</u>	<u>hhld size</u>	<u>House holds</u>	<u>Pop.</u>	<u>% sphere</u>	<u>House holds</u>	<u>Pop.</u>	<u>% City</u>	<u>hhld size</u>	<u>House holds</u>	<u>New Res. Units needed to house projected household 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 non-residential 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 and mining	Manfctng.	Ag., mining, and mfg.	Other indus.	retail	office	Education	Health 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 mining	Construction	Mfg.	Transportation	Comunchn.	Utility	Wholesale trade	Retail trade	FIRE	Hospitality	Health services	Education	Govt.	Other services	Unclassified	Total
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 Employment																
	Ag. and mining	Construction	Mfg.	Transportation	Comunchn.	Utility	Wholesale trade	Retail trade	FIRE	Hospitality	Health 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 remains constant	2	76	21	127	22	0	38	530	49	8	1595	84	16	222	2	2791
Net Additional Space to accommodate projected employment growth, - 2035	1,200	15,900	11,100	80,300	4,500	0	19,800	167,300	10,300	3,400	167,900	17,700	3,300	46,800	400	549,900

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								
	<i>Inventory of Buildings</i>	<i>Inventory of Units</i>	<i>Avg. Unit Size</i>	<i>Current Effective Rent Per Unit</i>	<i>Current Vacancy Rate</i>	<i>Effective Rent % Growth/Yr</i>	<i>New Units, 2001 - 2021</i>	<i>New Units as a % of Inventory</i>
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 Multifamily Market - 1/2 mile 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.

Table 7. 2021 Retail Market - 1/2 mile radius from each station							
	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 sold (\$77/sf GBA) and owner is bringing in new tenants.
Willow Ave.	52	1,037,716	\$16.20	3.6%	(7,311)	2020	
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.

Table 8. Corridor Retail Leakage/Import Market Conditions				
	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) Categories	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.

Table 9. 2021 Office Market - 1/2 mile radius from station								
	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 Street 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.

	<i>Inventory of Buildings</i>	<i>Office GBA</i>	<i>Most Current Monthly Lease Rate</i>	<i>Total Available SF Direct</i>	<i>Net Absorption</i>	<i>Most Recent Year New Space Delivered</i>	<i>Notes</i>
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. Potential 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	147	4,691	884	\$934	1.2%	8.7%	135
2019	146	4,556	888	\$860	2.2%	4.9%	0
2018	146	4,556	888	\$820	3.3%	5.8%	0
2017	146	4,556	888	\$775	4.4%	6.5%	0
2016	146	4,556	888	\$727	5.3%	5.6%	0
2015	146	4,556	888	\$688	4.2%	4.4%	0
2014	146	4,556	888	\$659	4.8%	1.2%	0
2013	146	4,556	888	\$652	5.7%	2.0%	0
2012	146	4,556	888	\$638	6.8%	0.6%	0
2011	146	4,556	888	\$635	6.9%	0.7%	20
2010	145	4,536	889	\$630	6.7%	-0.1%	0
2009	145	4,536	889	\$631	7.2%	-3.10%	0
2008	145	4,536	889	\$651	6.1%	0.3%	0
2007	145	4,536	889	\$649	5.7%	2.9%	0
2006	145	4,536	889	\$631	5.6%	4.9%	5
2005	144	4,531	889	\$602	6.2%	4.3%	48
2004	143	4,483	889	\$577	7.4%	1.4%	0
2003	143	4,483	889	\$569	7.4%	-0.3%	8
2002	142	4,475	889	\$571	6.7%	-0.5%	8
2001	141	4,467	889	\$573	5.9%	5.4%	0

224

City of Fresno							
2021	1,521	54,759	877	\$1,174	2.0%	10.3%	264
2020	1,519	54,495	876	\$1,071	2.1%	5.7%	449
2019	1,516	54,090	874	\$1,013	2.9%	5.1%	466
2018	1,513	53,624	873	\$965	3.4%	5.2%	23
2017	1,514	53,623	873	\$917	4.0%	4.1%	593
2016	1,509	53,030	869	\$881	4.2%	5.3%	121
2015	1,506	52,909	869	\$836	4.6%	3.8%	392
2014	1,502	52,539	868	\$805	5.6%	1.4%	62
2013	1,501	52,488	868	\$795	5.9%	1.7%	178
2012	1,499	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
2009	1,490	51,351	864	\$769	7.4%	-5.10%	539
2008	1,484	50,812	862	\$810	6.3%	0.9%	257
2007	1,478	50,555	862	\$803	5.5%	3.9%	352
2006	1,474	50,203	859	\$772	5.3%	5.2%	405
2005	1,468	49,798	857	\$734	5.8%	3.9%	540
2004	1,460	49,258	854	\$706	7.2%	0.8%	732
2003	1,451	48,526	848	\$701	7.1%	-0.9%	28
2002	1,449	48,498	848	\$708	6.5%	-1.4%	120
2001	1,443	48,378	847	\$717	6.1%	5.5%	371

6,913

Source: CoStar

Table 2
2021 Multifamily Market - 1/2 mile radius from each station
Kings Canyon Transit Corridor

	Inventory of Buildings	Inventory of Units	Inventory of Sqft	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 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.

Table 3
Multifamily Market Trends - 1/2 mile radius from each station
Kings Canyon Transit Corridor
Fresno, CA

		Inventory of Buildings	Inventory of Units	Inventory of Sqft	Effective Rent Per Unit	Vacancy Rate	Effective Rent % Growth/Yr	Deliveries Units Construction
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								
	2021	8	410	910	\$822	0.0%	1.9%	-
	2020	8	410	910	\$809	0.1%	1.6%	-
	2019	8	410	910	\$796	1.2%	3.3%	-
	2018	8	410	910	\$771	2.6%	3.2%	-
	2017	8	410	910	\$747	2.4%	3.1%	-
	2016	8	410	910	\$724	3.3%	3.8%	-
	2015	8	410	910	\$698	3.8%	3.8%	-
	2014	8	410	910	\$672	4.4%	1.5%	-
	2013	8	410	910	\$662	4.6%	2.0%	-
	2012	8	410	910	\$649	5.2%	-3.9%	-
	2011	8	410	910	\$675	5.0%	0.4%	-
	2010	8	410	910	\$672	4.8%	0.1%	-

Table 3
Multifamily Market Trends - 1/2 mile radius from each station
Kings Canyon Transit Corridor
Fresno, CA

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

Table 3
Multifamily Market Trends - 1/2 mile radius from each station
Kings Canyon Transit Corridor
Fresno, CA

		Inventory of Buildings	Inventory of Units	Inventory of Sqft	Effective Rent Per Unit	Vacancy Rate	Effective Rent % Growth/Yr	Deliveries Units Construction
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								
	2021	48	1,617	848	\$938	0.4%	3.4%	-
	2020	48	1,617	848	\$924	0.6%	7.5%	-
	2019	48	1,617	848	\$860	1.3%	5.5%	-
	2018	48	1,617	848	\$815	2.3%	7.3%	-
	2017	48	1,617	848	\$759	2.9%	7.4%	-
	2016	48	1,617	848	\$707	4.6%	5.5%	-
	2015	48	1,617	848	\$670	3.8%	4.3%	-
	2014	48	1,617	848	\$642	4.8%	0.5%	-
	2013	48	1,617	848	\$639	5.1%	3.3%	-
	2012	48	1,617	848	\$619	6.1%	3.3%	-
	2011	48	1,617	848	\$599	6.2%	0.1%	20
	2010	47	1,597	851	\$598	6.1%	-0.4%	-

Table 3
Multifamily Market Trends - 1/2 mile radius from each station
Kings Canyon Transit Corridor
Fresno, CA

		Inventory of Buildings	Inventory of Units	Inventory of Sqft	Effective Rent Per Unit	Vacancy Rate	Effective Rent % Growth/Yr	Deliveries Units Construction
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%	-	
Peach Avenue								
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%	-	

Table 3
Multifamily Market Trends - 1/2 mile radius from each station
Kings Canyon Transit Corridor
Fresno, CA

		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 Buildings	Retail GBA	Monthly NNN Lease Rate	Total Available SF Direct	Direct Vacancy Rate	Net Absorption	New Space Delivered
Kings Canyon Corridor							
2021	255	2,755,043	\$14.06	122,901	3.2%	(11,158)	-
2020	255	2,755,043	\$16.64	83,751	2.8%	(10,293)	3,010
2019	255	2,757,033	\$11.03	83,989	2.5%	75,881	-
2018	255	2,757,033	\$16.50	99,415	5.2%	15,198	-
2017	255	2,757,033	\$15.17	169,957	5.8%	(11,573)	14,830
2016	257	2,762,236	\$15.51	160,557	5.5%	(10,529)	1,308
2015	256	2,760,928	\$14.43	148,880	5.1%	(23,444)	-
2014	256	2,760,928	\$14.08	132,066	4.2%	(13,831)	-
2013	256	2,760,928	\$12.96	93,533	3.7%	14,804	-
2012	258	2,769,832	\$15.15	176,170	4.6%	20,008	10,792
2011	257	2,763,836	\$14.45	131,295	5.1%	(12,520)	-
2010	257	2,763,836	\$13.15	126,869	4.7%	(27,075)	-
2009	257	2,763,836	\$12.06	99,390	3.7%	56,614	83,000
2008	256	2,680,836	\$18.67	71,554	2.8%	5,086	37,798
2007	255	2,646,581	\$25.16	113,221	1.7%	(11,808)	-
							150,738
City of Fresno							
2021	3,094	33,082,325	\$15.50	2,021,529	5.4%	201,400	182,676
2020	3,083	32,955,056	\$14.55	2,033,650	5.7%	(79,134)	34,362
2019	3,080	32,927,848	\$14.78	2,063,754	5.3%	30,855	44,590
2018	3,073	32,885,526	\$13.57	2,022,468	5.3%	511,482	44,190
2017	3,073	32,925,425	\$13.29	2,345,096	7.0%	(13,745)	201,056
2016	3,064	32,757,700	\$13.47	2,448,783	6.5%	447,303	186,080
2015	3,058	32,636,148	\$13.44	2,299,675	7.5%	399,256	228,021
2014	3,048	32,448,017	\$13.23	2,559,912	8.2%	497,365	395,777
2013	3,046	32,074,305	\$13.12	2,747,763	8.6%	(140,842)	43,601
2012	3,049	32,151,254	\$13.03	2,651,499	8.5%	287,116	160,221
2011	3,040	32,020,835	\$12.48	3,128,534	9.0%	(335,745)	44,712
2010	3,040	32,029,655	\$13.18	2,647,831	8.0%	67,081	98,087
2009	3,036	31,949,047	\$15.03	2,771,624	8.0%	(703,522)	391,562
2008	3,018	31,609,827	\$15.94	1,732,907	4.8%	28,388	328,880
2007	2,988	31,284,490	\$16.79	1,305,191	3.9%	374,301	259,768
							2,643,583

Source: CoStar

Table 5
2021 Retail Market - 1/2 mile radius from each station
Kings Canyon Transit Corridor
Fresno, CA

	Inventory of Buildings	Retail GBA	Most Recent Monthly NNN Lease Rate	Total Available SF Direct	Direct Vacancy Rate	Net Absorption	Most Recent Yr. New Space 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	
Chestnut Ave.	72	959,952	\$20.31	65,485	2.9%	13,927	2012	Kings Canyon Pavilion recently sold (\$77/sf GBA) and owner is bringing in new tenants.
Willow Ave.	52	1,037,716	\$16.20	74,974	3.6%	(7,311)	2020	
Peach Ave.	16	331,361	\$17.40	17,309	5.2%	(10,106)	2020	
Clovis Ave.	44	543,465	\$10.96	29,449	5.4%	(18,369)	2012	Lots of activity. Big power center at Tulare and Clovis is being built (20 years of planning)

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

	Inventory of Buildings	Retail GBA	Monthly NNN Lease Rate	Total Available SF Direct	Direct Vacancy Rate	Net Absorption	New Space Delivered
R Street							
2021	40	476,500 -		17,421	3.7%	(2,070)	-
2020	40	476,500 -		17,871	3.2%	(9,451)	-
2019	41	481,500	\$19.80	21,961	2.3%	9,786	-
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	-
2015	41	481,500	\$14.36	26,351	3.8%	(308)	-
2014	41	481,500	\$14.16	28,823	3.7%	2,562	-
2013	41	481,500	\$14.11	20,585	4.3%	211	-
2012	42	484,077	\$12.46	23,373	4.8%	1,520	-
2011	42	484,077	\$15.97	21,930	5.1%	(11,280)	-
2010	42	484,077	\$16.20	13,513	2.8%	(5,163)	-
First Street							
2021	28	204,086 -		1,200	0.6% -		
2020	28	204,086 -		1,200	0.6%	(1,200)	-
2019	28	204,086 -	-	-		4,400	-
2018	28	204,086 -		4,400	2.2%	(600)	-
2017	28	204,086 -		3,800	1.9%	(2,800)	-
2016	28	204,086	\$15.84	5,960	0.5%	2,500	-
2015	28	204,086	\$15.84	14,400	1.7%	(500)	-
2014	28	204,086	\$15.00	13,900	1.5%	(1,000)	-
2013	28	204,086	\$15.00	2,000	1.0%	2,863	-
2012	30	212,990	\$15.00	7,440	6.5%	(3,740)	-
2011	30	212,990 -		3,700	4.7%	(100)	-
2010	30	212,990	\$10.80	3,600	4.7%	(1,300)	-

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

	Inventory of Buildings	Retail GBA	Monthly NNN Lease Rate	Total Available SF Direct	Direct Vacancy Rate	Net Absorption	New Space Delivered
6th Street							
2021	34	202,631 -	-	-	-	-	-
2020	34	202,631 -	-	-	-	-	-
2019	34	202,631 -	-	-	-	1,400	-
2018	34	202,631 -	-	1,400	0.7%	(1,400)	-
2017	34	202,631	\$24.00 -	-	-	(9,203)	8,330
2016	38	214,334	\$24.00	2,500	1.2%	(1,500)	-
2015	38	214,334 -	-	1,000	0.5%	2,000	-
2014	38	214,334 -	-	3,000	1.4%	4,360	-
2013	38	214,334 -	-	11,360	3.4%	2,235	-
2012	39	220,661 -	-	13,595	7.2%	(4,240)	-
2011	39	220,661 -	-	9,355	5.3%	(100)	-
2010	39	220,661 -	-	9,615	5.2%	100	-
Cedar Avenue							
2021	39	194,616 -	-	-	-	-	-
2020	39	194,616 -	-	-	-	-	-
2019	39	194,616 -	-	-	-	2,020	-
2018	39	194,616 -	-	2,020	1.0%	4,156	-
2017	39	194,616	\$24.00	6,176	3.2%	(14,679)	8,330
2016	43	206,319	\$16.02	3,200	1.6%	(392)	1,308
2015	42	205,011	\$8.04	1,500	0.7% -	-	-
2014	42	205,011	\$8.04	1,500	0.7%	7,380	-
2013	42	205,011	\$12.00	12,880	4.3%	(1,525)	-
2012	42	205,011	\$12.00	11,355	3.6%	(2,200)	-
2011	42	205,011 -	-	9,155	2.5% -	-	-
2010	42	205,011 -	-	9,515	2.5%	100	-

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

		Inventory of Buildings	Retail GBA	Monthly NNN Lease Rate	Total Available SF Direct	Direct Vacancy Rate	Net Absorption	New Space Delivered
Maple Ave.								
	2021	44	225,641	\$20.31	2,720	1.2%	6,132	-
	2020	44	225,641	\$20.31	8,852	3.9%	(6,132)	-
	2019	44	225,641	\$12.00	2,720	1.2%	(2,720)	-
	2018	44	225,641	-	-	-	6,126	-
	2017	44	225,641	\$11.14	6,126	2.7%	274	-
	2016	44	225,641	\$10.39	6,400	2.8%	(842)	1,308
	2015	43	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)	-
Chestnut Ave.								
	2021	72	959,952	\$20.31	65,485	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 6
Retail Market Trends - 1/2 mile radius from each station
Kings Canyon Transit Corridor
Fresno, CA

	Inventory of Buildings	Retail GBA	Monthly NNN Lease Rate	Total Available SF Direct	Direct Vacancy Rate	Net Absorption	New Space Delivered
Willow Ave.							
2021	52	1,037,716 -		74,974	3.6%	(7,311)	-
2020	52	1,037,716	\$16.20	34,648	2.9%	4,790	3010
2019	51	1,034,706 -		36,428	3.0%	53,046	-
2018	51	1,034,706	\$15.60	38,380	8.2%	11,803	-
2017	51	1,034,706	\$9.60	102,737	9.3%	(4,306)	6500
2016	49	1,028,206	\$15.57	85,431	8.3%	(4,200)	-
2015	49	1,028,206	\$18.04	81,231	7.9%	(11,148)	-
2014	49	1,028,206	\$17.22	70,083	6.8%	(48,038)	-
2013	49	1,028,206	\$12.68	17,043	2.1%	8,803	-
2012	49	1,028,206	\$17.66	83,402	3.0%	11,171	3792
2011	49	1,029,210	\$13.90	35,223	4.2%	3,460	-
2010	49	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 Buildings	Retail GBA	Monthly NNN Lease Rate	Total Available SF Direct	Direct Vacancy Rate	Net Absorption	New Space Delivered
2020	44		543,465	\$6.00	11,080	2.0%	2,900	-
2019	44		543,465	\$6.00	13,980	2.6%	10,944	-
2018	44		543,465	\$16.77	26,624	4.6%	(2,731)	-
2017	44		543,465	\$15.80	26,683	4.1%	7,757	-
2016	44		543,465	\$15.48	32,950	5.5%	(6,290)	-
2015	44		543,465	\$11.69	23,660	4.4%	1,400	-
2014	44		543,465	\$11.69	25,060	4.6%	5,725	-
2013	44		543,465	\$13.36	30,685	5.7%	(3,625)	-
2012	44		543,465	\$11.40	28,260	5.0%	6,220	7,000
2011	43		536,465	\$11.40	26,380	4.9%	(8,060)	-
2010	43		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	0
	2020	67	3,115,962	\$16.73	105,321	N/A	3.4%	58,914	639,014	67,000
	2019	66	3,048,962	\$20.31	97,235	N/A	3.2%	3,244	103,061	0
	2018	66	3,048,962	\$18.00	100,479	N/A	3.3%	47,401	106,305	0
	2017	66	3,048,962	\$16.28	147,880	N/A	4.9%	42,379	155,989	2,000
	2016	65	3,046,962	\$15.91	188,259	N/A	6.2%	(31,442)	179,819	0
	2015	65	3,046,962	\$15.54	156,817	N/A	5.1%	(4,500)	152,278	0
	2014	65	3,046,962	\$17.19	152,317	N/A	5.0%	(16,797)	147,317	0
	2013	65	3,046,962	\$16.24	135,520	N/A	4.4%	33,332	129,120	0
	2012	65	3,046,962	\$16.78	168,852	N/A	5.5%	(33,065)	161,452	0
	2011	65	3,046,962	\$15.05	135,787	N/A	4.5%	(2,217)	154,161	0
	2010	65	3,046,962	\$14.38	133,570	N/A	4.4%	(62,916)	127,270	0
	2009	65	3,046,962	\$14.08	70,654	N/A	2.3%	27,303	115,185	0
	2008	65	3,046,962	\$13.74	97,957	N/A	3.2%	45,534	92,178	0
	2007	65	3,046,962	\$11.23	143,491	N/A	4.7%	(62,630)	150,578	0
										69,000
City of Fresno										
	2021	1,814	24,879,929	\$23.52	1,796,944	N/A	7.2%	81,991	2,436,212	22,127
	2020	1,812	24,857,802	\$22.06	1,856,808	N/A	7.5%	45,088	2,645,759	197,544
	2019	1,807	24,660,258	\$18.90	1,704,352	N/A	6.9%	289,911	1,893,429	108,950
	2018	1,800	24,551,308	\$17.40	1,885,313	N/A	7.7%	354,783	2,077,534	19,660
	2017	1,798	24,531,648	\$16.56	2,220,436	N/A	9.1%	585,372	2,407,893	281,725
	2016	1,785	24,250,917	\$16.32	2,525,077	N/A	10.4%	216,839	2,694,899	70,679
	2015	1,777	24,180,238	\$16.92	2,671,237	N/A	11.0%	130,722	2,934,964	30,517
	2014	1,774	24,149,721	\$16.68	2,771,442	N/A	11.5%	257,740	2,905,303	66,853
	2013	1,770	24,110,421	\$16.93	2,989,882	N/A	12.4%	154,022	3,032,368	97,000
	2012	1,770	24,018,870	\$17.40	3,052,353	N/A	12.7%	100,802	3,186,825	18,589
	2011	1,768	24,018,292	\$17.62	3,152,577	N/A	13.1%	(142,868)	3,281,212	36,494
	2010	1,766	23,981,798	\$17.75	2,973,215	N/A	12.4%	(226,029)	3,055,257	128,756
	2009	1,761	23,858,852	\$17.70	2,624,240	N/A	11.0%	(42,326)	2,693,293	415,455
	2008	1,743	23,443,397	\$18.11	2,166,459	N/A	9.2%	319,852	2,401,203	483,509
	2007	1,720	22,960,954	\$15.09	1,992,068	N/A	8.7%	(269,851)	2,288,555	<u>451,629</u>
										2,429,487

Source: CoStar

Table 8
2021 Office Market - 1/2 mile radius from each station
Kings Canyon Transit Corridor
Fresno, CA

	Inventory of Buildings	Office GBA	Most Current Monthly Lease Rate	Total Available SF Direct	NNN, FS, or MG?	Direct Vacancy Rate	Net Absorption	Leasing SF Direct	Most Recent Year New 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.	
Willow Ave.	7	591,289	\$18.00	531,976		-	-	-	2017	514,000 sf bldg. sold in 2021 for \$19 /sf of GBA
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

Table 9
Office Market Trends - 1/2 mile radius from each station
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	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		-

Table 9
Office Market Trends - 1/2 mile radius from each station
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	GBA under construction
6th Street									
2021	3	11,265		-		-	-	-	-
2020	3	11,265		-		-	-	-	-
2019	3	11,265		-		-	-	-	-
2018	3	11,265		-		-	-	-	-
2017	3	11,265		-		-	-	-	-
2016	3	11,265		-		-	-	-	-
2015	3	11,265		-		-	-	-	-
2014	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	-	-		-	-	-	-
2013	1	3,538	-	-		-	-	-	-
2012	1	3,538	-	-		-	-	-	-
2011	1	3,538	-	-		-	-	-	-
2010	1	3,538	-	-		-	-	-	-

Table 9
Office Market Trends - 1/2 mile radius from each station
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	GBA under 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	-

Table 9
Office Market Trends - 1/2 mile radius from each station
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	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	-	-		-	-	-	-

Table 9
Office Market Trends - 1/2 mile radius from each station
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	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
Fresno, CA

Property Address	Year Built	Property Name	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	1968	The Reserve	Multi-Family	81400	Not Disclosed	Apartments	11/1/2002		
2940-3036 E Huntington Blvd	1968	Remington Apartments Condominiums	Multi-Family	42368	Not Disclosed	Apartments	10/2/2017	3,294,615	Rent
3033 E Platt Ave	1965	Canyon Crest	Multi-Family	125292	Not Disclosed	Apartments	4/30/2012	5,210,000	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	
650 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.)				
825 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			
150 Santa Fe Ave	1935	Bldg C-Office Bldg	Office	2800	\$9.17 - 11.21 (Est.)				

Table 10
R Street 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
801 R St	1931		Office	43350	\$18.07 - 22.08 (Est.)		12/14/2009	850,000	
2721 Ventura St	1925		Office	46425	\$12.22 - 14.93 (Est.)		10/30/2019	2,108,521	
1107 R St	1920		Office	3597	\$10.27 - 12.56 (Est.)		11/27/2019		
1050 S St	1918		Office	7026	\$11.47 - 14.02 (Est.)		1/29/2016		
744 P St	1912		Office	75000	\$17.55 - 21.44 (Est.)				
744-764 P St	1906	Warehouse Row	Office	61784	\$16.06 - 19.63 (Est.)				
2600 Fresno St			Office	175904	\$13.49 - 16.49 (Est.)				
925 Inyo St			Office	12126	\$13.16 - 16.09 (Est.)				
757 L St			Office	5251	\$10.03 - 12.25 (Est.)				
1050 O St		Fresno County Public Library	Office	119978	\$18.99 - 23.21 (Est.)				
1100-1122 S St			Office	11554	\$11.29 - 13.79 (Est.)				
1119 S St			Office	3666	\$10.02 - 12.25 (Est.)				
2344 Tulare St			Office	19676	\$10.59 - 12.95 (Est.)				
3120 Tulare St			Office	11638	\$11.51 - 14.07 (Est.)	Medical			
2301-2343 Kern St	2000	Crescent Building in Civic Center Square	Retail	7023	\$14.44 - 17.65 (Est.)	Storefront Retail/Office			
2311-2343 Kern St	1995		Retail	6195	\$16.94 - 20.70 (Est.)	Freestanding			
3020 Tulare St	1986		Retail	4169	\$12.98 - 15.86 (Est.)	Restaurant			
2405 Capitol St	1985	The Galleria at Civic Center Square	Retail	9268	\$16.32 - 19.95 (Est.)	Freestanding			
2326 Tulare St	1985	Lily's Cafe	Retail	3650	\$11.49 - 14.05 (Est.)	Restaurant	2/3/2009	375,000	
2840 Tulare St	1983	El Torito Mexican Grill	Retail	8942	\$11.62 - 14.20 (Est.)	Freestanding	12/27/2019	442,500	
3097 Tulare St	1983		Retail	2880	\$11.40	Storefront Retail/Office			
3114-3126 E Ventura Ave	1981		Retail (Strip Center)	6850	\$14.97 - 18.29 (Est.)		5/6/2003	700,000	
3247-3261 E Ventura Ave	1980		Retail (Strip Center)	9700	\$13.41 - 16.39 (Est.)	Freestanding	10/2/2008	1,150,000	
2602-2630 Tulare St	1965		Retail	8063	\$16.82 - 20.55 (Est.)	Storefront Retail/Office			
3232 E Ventura Ave	1964		Retail	18108	\$13.30 - 16.25 (Est.)	Retail/Office	12/9/1998	550,000	
2902 E Ventura Ave	1963		Retail	10900	\$13.67 - 16.70 (Est.)	Supermarket	3/10/2006	1,200,000	
1031-1039 U St	1962		Retail	10800	\$11.40	Freestanding	3/30/2017	239,500	
3099 Tulare St	1962		Retail	2000	\$11.78 - 14.40 (Est.)	Freestanding Storefront Retail/Office			

Table 10
R Street 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
2402-2408 Ventura St	1962		Retail	8780	Not Disclosed		12/31/2002	310,000	
2820 Tulare St	1955		Retail	5000	Not 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	\$12.60	Retail/Office	2/14/2006	1,100,000	
2909-2915 Tulare St	1952		Retail	7225	\$11.60 - 14.18 (Est.)	Freestanding			
537 L St	1950		Retail	4500	\$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			
		Palm La Paz Funerals & Cremations	Retail	9729	\$11.58 - 14.16 (Est.)	Funeral Home			
1001 T St		Santa Fe Train Station	Retail	8944	\$11.73 - 14.33 (Est.)	Storefront			
2650 Tulare St			Retail	3543	\$12.08 - 14.76 (Est.)	Funeral Home			
3037 Tulare St			Retail	365	\$5.47 - 6.69 (Est.)	Freestanding	8/1/2017	125,000	
2130 Ventura Ave			Retail	12691	\$15.27 - 18.66 (Est.)	Auto Dealership			
2222 Ventura Ave			Retail	6632	\$7.77 - 9.50 (Est.)	Freestanding			
2316 Ventura Ave			Retail	2377	\$12.20 - 14.91 (Est.)	Freestanding	7/20/2010		
2508 Ventura Ave			Retail	2204	\$12.71 - 15.54 (Est.)	Restaurant			
2950 Ventura Ave			Retail	3000	\$12.66 - 15.47 (Est.)	Auto Repair	5/13/2015		
2980 Ventura St			Retail	2577	Not Disclosed	Auto Repair			
2996 Ventura St			Retail			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	2/20/2015	400,000	
						Storefront			
3044 E Ventura St			Retail	2187	\$12.44 - 15.21 (Est.)	Retail/Residential			

Table 11
1st Street 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
271 S Callisch Ave	1970	Huntington Gardens	Multi-Family	95,316	Not Disclosed	Apartments			
220 S Callisch Ave	1968	The Reserve	Multi-Family	81,400	Not Disclosed	Apartments	11/1/2002		
2940-3036 E Huntington Blvd	1968	Remington Apartments Condominiums	Multi-Family	42,368	Not Disclosed	Apartments	10/2/2017	\$ 3,294,615.00	
3033 E Platt Ave	1965	Canyon Crest	Multi-Family	125,292	Not Disclosed	Apartments	4/30/2012	\$ 5,210,000.00	Rent Restricted
532 S 2nd St	1922		Multi-Family	5,974	Not Disclosed	Apartments	12/29/2017		
3157-3163 E Mono Ave	1922		Multi-Family	5,974	Not Disclosed	Apartments	12/29/2017		
2911 E Huntington Blvd		Rafael Apartments	Multi-Family	67,910	Not Disclosed	Apartments			
2920 E Huntington Blvd		Barcelona Apartments	Multi-Family	30,189	Not Disclosed	Apartments			
3336 E Ventura Ave			Multi-Family	9,294	Not Disclosed	Apartments			
700 P St	2020	700 P Street	Office	67,000	\$20.50 - 25.06 (Est.)				
650 O St	1989		Office	51,290	\$13.42 - 16.41 (Est.)				
705 P St	1989		Office	51,290	\$13.42 - 16.41 (Est.)				
150 Santa Fe Ave	1935	Bldg C-Office Bldg	Office	2,800	\$9.17 - 11.21 (Est.)				
801 R St	1931		Office	43,350	\$18.07 - 22.08 (Est.)		12/14/2009	\$ 850,000.00	
2721 Ventura St	1925		Office	46,425	\$12.22 - 14.93 (Est.)		10/30/2019	\$ 2,108,521.00	
3594 E Ventura Ave	1920		Office	6,173	\$14.59 - 17.84 (Est.)		8/22/2018		
744 P St	1912		Office	75,000	\$17.55 - 21.44 (Est.)				
744-764 P St	1906	Warehouse Row	Office	61,784	\$16.06 - 19.63 (Est.)				
3535 E Ventura Ave			Office	1,793	\$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	2,300	\$13.35 - 16.31 (Est.)	Service Station	7/7/2015	\$ 3,875,000.00	
3110 E Tulare St	1984	Jack In The Box	Retail	2,489	\$13.06 - 15.96 (Est.)	Fast Food			
3136-3274 E Tulare St	1984	Heritage Square	Retail (Neighborhood Center)	52,400	\$13.34 - 16.30 (Est.)	Freestanding	2/21/2013	\$ 8,750,000.00	
3274 E Tulare St	1984		Retail (Neighborhood Center)	13,840	\$13.56 - 16.57 (Est.)	Storefront			
3130-3172 E Tulare St	1984	Heritage Square	Retail (Strip Center)	8,000	\$15.17 - 18.54 (Est.)	Freestanding	2/26/1999	\$ 3,200,000.00	
3114-3126 E Ventura Ave	1981		Retail (Strip Center)	6,850	\$14.97 - 18.29 (Est.)		5/6/2003	\$ 700,000.00	
3247-3261 E Ventura Ave	1980		Retail (Strip Center)	9,700	\$13.41 - 16.39 (Est.)	Freestanding	10/2/2008	\$ 1,150,000.00	
3232 E Ventura Ave	1964		Retail	18,108	\$13.30 - 16.25 (Est.)	Supermarket	3/10/2006	\$ 1,200,000.00	
2902 E Ventura Ave	1963		Retail	10,900	\$13.67 - 16.70 (Est.)	Freestanding	3/30/2017	\$ 239,500.00	
2518-2522 Ventura Ave	1950		Retail	5,000	\$12.66 - 15.47 (Est.)	Freestanding			
2966 Ventura St	1940		Retail	2,493	\$11.24 - 13.74 (Est.)	Freestanding			
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	\$13.12 - 16.03 (Est.)				

Table 11
1st Street 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
2508 Ventura Ave			Retail	2,377	\$12.20 - 14.91 (Est.)	Freestanding	7/20/2010		
2950 Ventura Ave			Retail	2,204	\$12.71 - 15.54 (Est.)	Restaurant			
2980 Ventura St			Retail	3,000	\$12.66 - 15.47 (Est.)	Auto Repair	5/13/2015		
2996 Ventura St			Retail	2,577	Not Disclosed	Auto Repair Storefront Retail/			
3038 Ventura St			Retail	1,342	\$11.51 - 14.07 (Est.)	Residential			
3316 E Ventura Ave			Retail	4,715	\$14.17 - 17.32 (Est.)	Auto Repair	2/20/2015	\$ 400,000.00	
3349 E Ventura Ave			Retail	2,808	\$13.04 - 15.94 (Est.)	Freestanding Convenience			
3464 E Ventura Ave			Retail	5,013	\$14.19 - 17.34 (Est.)	Store			
3510 E Ventura Ave	# 1		Retail	7,500	\$13.93 - 17.03 (Est.)		2/28/2013		
3527 E Ventura Ave			Retail	228	\$12.41 - 15.17 (Est.)	Freestanding			
3528 E Ventura Ave	#2		Retail	6,327	Not Disclosed	Freestanding	2/28/2013		
3556 E Ventura Ave			Retail	5,934	\$14.05 - 17.18 (Est.)	Freestanding			
3557 E Ventura Ave			Retail	4,162	\$13.68 - 16.73 (Est.)	Freestanding			
3601 E Ventura Ave			Retail	5,817	\$13.70 - 16.75 (Est.)	Freestanding			
3619 E Ventura Ave			Retail	11,439	\$13.56 - 16.57 (Est.)	Freestanding Storefront			
3044 E Ventura St			Retail	2,187	\$12.44 - 15.21 (Est.)	Retail/Residential			

Table 12
6th Street 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
1052 S 8th St	2003		Multi-Family	9600	Not Disclosed	Apartments	12/29/2017		
1052 8th St	2002		Multi-Family	9032	Not Disclosed	Apartments	10/31/2018		
1051-1065 S Orange Ave	1965		Multi-Family	9396	Not Disclosed	Apartments			
1030-1040 S 8th St	1960	Las Gardenias Apartments	Multi-Family	12864	Not Disclosed	Apartments	4/8/2019		Rent Subsidized
3950 E Mono St	1941	8 Units / SE Fresno	Multi-Family	4100	Not Disclosed				
3157-3163 E Mono Ave	1922		Multi-Family	5974	Not Disclosed	Apartments			
532 S 2nd St	1922		Multi-Family	5974	Not Disclosed	Apartments	8/4/2016		
3659 E Lowe Ave			Multi-Family	12512	Not Disclosed	Apartments			
4110 E Mono Ave			Multi-Family	6792	Not Disclosed	Apartments	12/8/2005	900,000	
3463 E Platt Ave			Multi-Family	1380	Not Disclosed				
3336 E Ventura Ave			Multi-Family	9294	Not Disclosed	Apartments			
1350 S Orange Ave			Office	3299	\$11.15 - 13.63 (Est.)	Medical	7/2/2018		
3535 E Ventura Ave			Office	1793	\$10.04 - 12.27 (Est.)				
3594 E Ventura Ave	1920		Office	6173	\$14.59 - 17.84 (Est.)		8/22/2018		
4007 E Ventura Ave	2017	Family Dollar	Retail	8330	\$12.74 - 15.57 (Est.)	Freestanding	9/11/2017	2,425,000	
3114-3126 E Ventura Ave	1981		Retail (Strip Center)	6850	\$14.97 - 18.29 (Est.)		5/6/2003	700,000	
3247-3261 E Ventura Ave	1980		Retail (Strip Center)	9700	\$13.41 - 16.39 (Est.)	Freestanding	10/2/2008	1,150,000	
3719 E Ventura Ave	1970	Ventura Plaza	Retail (Strip Center)	10875	\$13.97 - 17.08 (Est.)	Freestanding	9/16/2004	885,000	
3232 E Ventura Ave	1964		Retail	18108	\$13.30 - 16.25 (Est.)	Supermarket	3/10/2006	1,200,000	
3850 E Ventura Ave	1962		Retail	2135	\$14.53 - 17.76 (Est.)	Fast Food	3/13/2012	300,000	
3805 E Ventura Ave	1951		Retail	4360	\$14.00 - 17.12 (Est.)	Storefront			
3637 E Ventura Ave	1948		Retail	10413	\$14.39 - 17.58 (Est.)	Freestanding	9/18/2012	600,000	
3636 E Ventura Ave	1940		Retail	4000	\$14.13 - 17.28 (Est.)	Storefront	12/6/2013		
3706 E Ventura Ave	1935		Retail	3543	Not 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	4715	\$14.17 - 17.32 (Est.)	Auto Repair	2/20/2015	400,000	
3349 E Ventura Ave			Retail	2808	\$13.04 - 15.94 (Est.)	Freestanding			
3464 E Ventura Ave			Retail	5013	\$14.19 - 17.34 (Est.)	Convenience Store			
3510 E Ventura Ave	# 1		Retail	7500	\$13.93 - 17.03 (Est.)		2/28/2013		
3527 E Ventura Ave			Retail	228	\$12.41 - 15.17 (Est.)	Freestanding			

Table 12
6th Street 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
3528 E Ventura Ave	#2		Retail	6327	Not Disclosed	Freestanding	2/28/2013		
3556 E Ventura Ave			Retail	5934	\$14.05 - 17.18 (Est.)	Freestanding			
3557 E Ventura Ave			Retail	4162	\$13.68 - 16.73 (Est.)	Freestanding			
3601 E Ventura Ave			Retail	5817	\$13.70 - 16.75 (Est.)	Freestanding			
3618-3620 E Ventura Ave			Retail	2972	\$13.61 - 16.64 (Est.)	Freestanding			
3619 E Ventura Ave			Retail	11439	\$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	Not 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	Not Disclosed	Auto Dealership			
4036 E Ventura Ave			Retail	3893	\$13.01 - 15.90 (Est.)	Freestanding			
4059 E Ventura Ave			Retail	2027	Not Disclosed	Auto Repair	6/2/2010		
4061 E Ventura Ave			Retail	2170	Not Disclosed	Auto Repair			
4066 E Ventura Ave			Retail	1048	\$11.27 - 13.78 (Est.)	Fast Food			
4071 E Ventura Ave			Retail	1575	Not 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			

Table 13
Cedar Street 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
1052 S 8th St	2003		Multi-Family	9600	Not Disclosed	Apartments	10/31/2018		
1052 8th St	2002		Multi-Family	9032	Not Disclosed	Apartments	10/31/2018		
560 S Cedar Ave	1975	The Pacifica	Multi-Family	63544	Not Disclosed	Apartments			
522 S Cedar Ave	1961	Cedar Palms Apartments	Multi-Family	28886	Not Disclosed	Apartments	9/1/2015	\$ 1,160,000.00	
1030-1040 S 8th St	1960	Las Gardenias Apartments	Multi-Family	12864	Not Disclosed	Apartments	8/4/2016		Affordable
3950 E Mono St	1941	8 Units / SE Fresno	Multi-Family	4100	Not Disclosed				
1042 S Archie Ave	1924		Multi-Family	25000	Not Disclosed	MFH / Mobile Home Park	5/28/2015	\$ 1,650,000.00	
743 S Boyd Ave			Multi-Family	3548	Not Disclosed	Apartments	12/27/2013	\$ 160,000.00	
1039 S Boyd Ave			Multi-Family	4440	Not Disclosed	Apartments			
4110 E Mono Ave			Multi-Family	6792	Not Disclosed	Apartments			
4166 E Verrue Ave			Multi-Family	3664	Not Disclosed	Apartments	10/2/2019		
211 S Barton Ave			Office	3538	\$11.15 - 13.63 (Est.)				
4202 E Kings Rd	2022		Retail	3010	Not 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		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 Cent	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	4000	\$14.13 - 17.28 (Est.)	Storefront	12/6/2013		
3706 E Ventura Ave	1935		Retail	3543	Not Disclosed	Freestanding			

Table 13
Cedar Street 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
4141 E Butler Ave			Retail	2512	\$14.02 - 17.14 (Est.)	Restaurant			
4244 E Kings Canyon Rd			Retail	5939	\$12.68 - 15.50 (Est.)	Restaurant	2/28/2012		
4302 E Kings Canyon Rd			Retail	2579	\$12.65 - 15.46 (Est.)	Convenience Store	11/15/2011		
4326 E Kings Canyon Rd			Retail	3604	\$12.74 - 15.58 (Est.)	Restaurant	3/6/2015		
4555 E Kings Canyon Rd			Retail	3413	\$12.51 - 15.29 (Est.)	Restaurant			
4567 E Kings Canyon Rd			Retail	5581	\$12.55 - 15.34 (Est.)	Freestanding			
4571-4579 E Kings Canyon Rd			Retail (Strip Center)	2952	\$12.05 - 14.73 (Est.)	Freestanding	10/6/2017		
3618-3620 E Ventura Ave			Retail	2972	\$13.61 - 16.64 (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	Not Disclosed	Freestanding			
3857 E Ventura Ave			Retail	5690	\$13.79 - 16.86 (Est.)	Freestanding	4/1/2016	\$ 95,000.00	
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	\$ 90,000.00	
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	Not Disclosed	Auto Dealership			
4036 E Ventura Ave			Retail	3893	\$13.01 - 15.90 (Est.)	Freestanding			
4059 E Ventura Ave			Retail	2027	Not Disclosed	Auto Repair	6/2/2010		
4061 E Ventura Ave			Retail	2170	Not Disclosed	Auto Repair			
4066 E Ventura Ave			Retail	1048	\$11.27 - 13.78 (Est.)	Fast Food			
4071 E Ventura Ave			Retail	1575	Not 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			

Table 14
Chestnut Street 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
4838 E Laurel Ave	2011	Arbor Court	Multi-Family	18855	Not Disclosed	Apartments			Rent Subsidized
429 S Backer Ave	1988		Multi-Family	10964	Not Disclosed	Apartments	8/1/2019		
525 S Dearing Ave	1986		Multi-Family	19682	Not Disclosed	Apartments			
		King's Palace							
4942 E Balch Ave	1986	Apartments	Multi-Family	384568	Not Disclosed	Apartments	6/1/2015	\$18,500,000	
534 S Chestnut Ave	1986		Multi-Family	12024	Not Disclosed	Apartments			
330 S Garden Ave	1984		Multi-Family	22460	Not Disclosed	Apartments			
1190 S Winery Ave	1984		Multi-Family	9271	Not Disclosed	Apartments	1/30/2015	\$ 325,000	
		The Chestnut							
4825 E Fillmore Ave	1983	Apartments	Multi-Family	81536	Not Disclosed	Apartments	12/11/2013	\$ 5,450,000	Rent Restricted
		Ranchwood							
4860 E Lane Ave	1982	Condominiums	Multi-Family	66321	Not Disclosed	Apartments	2/27/2009	\$ 3,000,000	
4960 E Lane Ave	1981	Villa Rosas	Multi-Family	104300	Not Disclosed	Apartments			
		Summer Park							
1275 S Winery Ave	1981	Apartments	Multi-Family	267372	Not Disclosed	Apartments	6/21/2004	\$ 6,675,000	Rent Restricted
4893 E Lane Ave	1980	Cedar Creek	Multi-Family	89040	Not Disclosed	Apartments	2/28/2019	\$ 8,000,000	
424 N Sierra Vista Ave	1980		Multi-Family	4168	Not Disclosed	Apartments	2/13/2004	\$ 285,000	
4854 E Tulare Ave	1975	Woodlands Apartments	Multi-Family	24271	Not Disclosed	Apartments	12/28/2000	\$ 675,000	
552 S Chestnut Ave	1973	Sunnyside Gardens	Multi-Family	26400	Not Disclosed	Apartments	4/19/2017		
315-331 S Dearing Ave	1972		Multi-Family	7934	Not Disclosed	Apartments	5/31/2005	\$ 630,000	
560 S Backer Ave	1970		Multi-Family	4134	Not Disclosed	Apartments	8/1/2018	\$ 340,000	
462 N Chestnut Ave	1969		Multi-Family	15272	Not Disclosed	Apartments	8/11/2017		
302 S Chestnut Ave	1969		Multi-Family	4440	Not Disclosed	Apartments	1/8/2010	\$ 220,000	
462 S Chestnut Ave	1969	Chestnut Apartments	Multi-Family	10544	Not Disclosed	Apartments	8/11/2017		
609 S Woodrow Ave	1968		Multi-Family	2370	Not Disclosed	Apartments	1/18/2019		
479-485 S Woodrow Ave	1966		Multi-Family	2548	Not Disclosed	Apartments	3/16/2017	\$ 164,000	
441 S Dearing Ave	1965		Multi-Family	10262	Not Disclosed	Apartments	8/16/2021	\$ 3,600,000	
424 S Chestnut Ave	1964	Eastgate Gardens	Multi-Family	31812	Not Disclosed	Apartments	8/18/2021	\$ 3,600,000	
440 S Chestnut Ave	1963		Multi-Family	10548	Not Disclosed	Apartments	3/28/2003	\$ 375,000	
4805 E Balch Ave	1960		Multi-Family	3540	Not Disclosed	Apartments	12/8/2005	\$ 550,000	
404 S Chestnut Ave	1960		Multi-Family	8320	Not Disclosed	Apartments	11/2/2020	\$ 865,000	
402-420 S Dearing Ave	1960		Multi-Family	6328	Not Disclosed	Apartments	6/24/2019	\$ 575,000	
4690 E Huntington Ave	1957		Multi-Family	1976	Not Disclosed	Apartments	3/16/2021	\$ 301,000	
4616 E Mono St	1946		Multi-Family	19114	Not Disclosed	Apartments	5/12/2017	\$ 1,010,000	
4718-4724 E Montecito Ave	1942		Multi-Family	3083	Not Disclosed	Apartments	6/21/2019		
418 S Backer Ave			Multi-Family	3720	Not Disclosed	Apartments	4/30/2018	\$ 328,000	

Table 14
Chestnut Street 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
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)	6710	\$10.17 - 12.43 (Est.)				
4949 E Kings Canyon Rd	1988		Office (Community Center)	32705	\$11.58 - 14.16 (Est.)		11/19/2002	\$ 500,000	
625-629 S Chestnut Ave			Office	3538	\$10.36 - 12.67 (Est.)				
4649 E Kings Canyon Rd			Office	4071	\$11.59 - 14.16 (Est.)				
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	Not Disclosed	Freestanding			
4898 E Kings Canyon Rd	2012	McDonald's	Retail (Community Center)	3792	\$14.44 - 17.65 (Est.)	Fast Food	11/21/2012	\$ 2,000,000	
4856 E Kings Canyon Rd	2002		Retail (Community Center)	8050	\$14.17 - 17.32 (Est.)	Freestanding			
4838 E Kings Canyon Rd	2001	FoodCo	Retail (Community Center)	61983	\$14.60 - 17.84 (Est.)	Supermarket			
4969 E Kings Canyon Rd	1992		Retail (Community Center)	7335	\$14.51 - 17.74 (Est.)	Freestanding	5/10/2021	\$ 757,203	

Table 14
Chestnut Street 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
4991-4995 E Kings Canyon Rd	1992		Retail (Community Center)	12755	\$16.56 - 20.23 (Est.)	Freestanding	5/10/2021	\$ 1,395,414	
4951-4969 E Kings Canyon Rd	1991		Retail (Community Center)	20795	\$15.62 - 19.09 (Est.)	Freestanding	5/10/2021	\$ 1,976,698	
4979-4989 E Kings Canyon Rd	1991		Retail (Community Center)	102831	\$13.22 - 16.15 (Est.)	Freestanding	5/10/2021	\$ 6,715,173	
4855-4895 E Kings Canyon Rd	1990	Kings Canyon Shopping Center	Retail (Neighborhood Center)	26880	\$8.79 - 10.74 (Est.)	Freestanding	9/29/2003	\$ 2,865,500	
4902 E Kings Canyon Rd	1990	Big 5 Sporting Goods	Retail (Community Center)	8943	\$13.99 - 17.09 (Est.)	Freestanding			
4970 E Kings Canyon Rd	1990		Retail (Community 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			
4815-4831 E Butler Ave	1979	Sunnyside Shopping Center	Retail (Neighborhood Center)	48306	\$13.87 - 16.96 (Est.)		3/1/2019	\$ 6,789,516	
4901 E Kings Canyon Rd	1979		Retail (Neighborhood Center)	4000	\$13.71 - 16.76 (Est.)	Freestanding	4/30/2015	\$ 317,524	
4903 E Kings Canyon Rd	1979		Retail (Neighborhood Center)	32541	\$11.70 - 14.30 (Est.)	Storefront Retail/Office	4/30/2015	\$ 2,355,371	
4905-4929 E Kings Canyon Rd	1979		Retail (Neighborhood Center)	32541	\$13.33 - 16.29 (Est.)	Freestanding	4/30/2015	\$ 2,369,890	
4937 E Kings Canyon Rd	1979		Retail (Neighborhood Center)	1500	\$12.51 - 15.29 (Est.)	Fast Food	4/30/2015	\$ 119,071	
4939 E Kings Canyon Rd	1979		Retail (Neighborhood Center)	3000	\$13.62 - 16.65 (Est.)	Freestanding	4/30/2015	\$ 238,143	
108 S Chestnut Ave	1974		Retail	1556	\$13.63 - 16.65 (Est.)	Freestanding	9/13/2017		
4811 E Butler Ave	1972		Retail	2667	\$14.30 - 17.48 (Est.)	Service Station	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 - 16.17 (Est.)	Supermarket	8/31/2006	\$ 1,500,000	
4695 E Kings Canyon Rd	1952		Retail	2160	\$11.80 - 13.98 (Est.)	Auto Repair			
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			

Table 14
Chestnut Street 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
4633 E Kings Canyon Rd			Retail	4423	\$12.69 - 15.51 (Est.)	Convenience Store	10/3/2019	\$ 450,000	
4641 E Kings Canyon Rd			Retail	2779	\$12.49 - 15.27 (Est.)	Freestanding			
4645 E Kings Canyon Rd			Retail	4037	\$12.45 - 15.22 (Est.)	Freestanding			
4674 E Kings Canyon Rd			Retail	6676	\$12.54 - 15.33 (Est.)	Freestanding			
4686 E Kings Canyon Rd			Retail	5569	\$12.95 - 15.83 (Est.)	Freestanding			
4696 E Kings Canyon Rd			Retail	2744	\$12.59 - 15.39 (Est.)	Restaurant			
4710 E Kings Canyon Rd			Retail	3340	\$12.75 - 15.59 (Est.)	Convenience Store			
4711 E Kings Canyon Rd			Retail	3619	\$12.62 - 15.43 (Est.)	Freestanding			
4718 E Kings Canyon Rd			Retail	4110	\$12.79 - 15.63 (Est.)	Convenience Store			
4724-4730 E Kings Canyon Rd			Retail	9824	\$12.39 - 15.14 (Est.)	Freestanding			
4729 E Kings Canyon Rd			Retail	9352	\$12.50 - 15.28 (Est.)	Auto Repair			
4740 E Kings Canyon Rd			Retail	2476	\$12.68 - 15.50 (Est.)	Freestanding			
4741 E Kings Canyon Rd			Retail	5970	\$12.70 - 15.52 (Est.)	Freestanding			
4758 E Kings Canyon Rd			Retail	5224	\$12.60 - 15.41 (Est.)	Auto Repair			
4763 E Kings Canyon Rd			Retail	7195	\$12.40 - 15.16 (Est.)	Freestanding	8/20/2019		
4777 E Kings Canyon Rd			Retail	2157	\$12.38 - 15.13 (Est.)	Storefront			
4809 E Kings Canyon Rd			Retail	2853	\$12.65 - 15.47 (Est.)	Freestanding			
4815 E Kings Canyon Rd			Retail	2784	\$12.65 - 15.46 (Est.)	Auto Repair	11/1/2017	\$ 840,000	
4829 E Kings Canyon Rd			Retail	3943	\$12.71 - 15.53 (Est.)	Freestanding			
4898 E Kings Canyon Rd		Grand Buffet	Retail	4796	Not Disclosed	Restaurant			
			Retail (Community Center)	17134	\$15.14 - 18.50 (Est.)	Freestanding			
4810 E Kings Canyon Rd			Retail (Community Center)	1759	\$13.78 - 16.85 (Est.)	Fast Food	8/25/2011		
4818 E Kings Canyon Rd			Retail (Community Center)	19939	\$14.93 - 18.25 (Est.)	Freestanding			
4830-4836 E Kings Canyon Rd			Retail (Community Center)	15000	\$15.25 - 18.64 (Est.)	Freestanding			
4842 E Kings Canyon Rd			Retail (Community Center)	6000	\$14.62 - 17.86 (Est.)	Freestanding			
4846 E Kings Canyon Rd			Retail (Community Center)	8134	\$13.78 - 16.84 (Est.)	Freestanding			
4848 E Kings Canyon Rd			Retail (Community Center)	105516	\$13.45 - 16.43 (Est.)	Freestanding			
4864 E Kings Canyon Rd		The Home Depot	Retail (Community Center)	12539	\$12.39 - 15.14 (Est.)	Freestanding			
4910 E Kings Canyon Rd			Retail (Community Center)						

Table 14
Chestnut Street 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
4938 E Kings Canyon Rd			Retail (Community Center)	19665	\$13.34 - 16.31 (Est.)	Freestanding			
4940 E Kings Canyon Rd			Retail (Community Center)	3425	\$12.99 - 14.19 (Est.)	Freestanding			
4948 E Kings Canyon Rd			Retail (Community Center)	2944	\$12.97 - 14.17 (Est.)	Fast Food			
4950 E Kings Canyon Rd			Retail (Community Center)	31460	\$11.99 - 14.66 (Est.)	Freestanding			
4952 E Kings Canyon Rd			Retail (Community Center)	6030	\$15.76 - 17.87 (Est.)	Freestanding			
4954 E Kings Canyon Rd			Retail (Community Center)	9320	\$13.12 - 16.04 (Est.)	Freestanding			
4968 E Kings Canyon Rd		Jack in the Box	Retail (Community Center)	4240	\$13.00 - 14.22 (Est.)	Fast Food			
4971-4975 E Kings Canyon Rd			Retail (Community Center)	8697	\$15.15 - 18.51 (Est.)	Freestanding	5/10/2021	\$ 955,512	
4972 E Kings Canyon Rd			Retail (Community Center)	2932	\$12.97 - 14.17 (Est.)	Fast Food			
4974 E Kings Canyon Rd			Retail (Community Center)	4018	\$13.00 - 14.21 (Est.)	Freestanding			
4982 E Kings Canyon Rd			Retail (Community Center)	11951	\$12.39 - 15.15 (Est.)	Freestanding			
4984 E Kings Canyon Rd			Retail (Community Center)	9000	\$12.26 - 14.98 (Est.)	Restaurant			
4841-4863 E Butler Ave			Retail (Neighborhood Center)	12556	\$18.66 - 22.80 (Est.)	Storefront	3/1/2019	\$ 1,547,797	
1309 S Chestnut Ave		Metro PCS	Retail (Neighborhood Center)	1400	\$14.29 - 17.47 (Est.)	Freestanding	3/1/2019	\$ 337,687	
4855 E Kings Canyon Rd			Retail (Neighborhood Center)	14000	\$11.76 - 14.38 (Est.)	Freestanding			
4865 E Kings Canyon Rd			Retail (Neighborhood Center)	2171	\$14.35 - 17.54 (Est.)	Fast Food			
4873-4893 E Kings Canyon Rd			Retail (Neighborhood Center)	15231	\$17.77 - 21.72 (Est.)	Storefront Retail/Office			

Table 15
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
4975 E Butler Ave	2022	Capistrano Townhomes	Multi-Family	54482	Not Disclosed	Apartments			
5080 E Kings Canyon Rd	2022	Las Palmas De Sal	Multi-Family	40000	Not Disclosed	Apartments			
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 Canyon	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 Fresno	Multi-Family	8104	Not Disclosed				Rent Subsidized
4942 E Balch Ave	1986	King's Palace Apartments	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 Apartments	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 Canyon	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 Retirement Village							
156 S Willow Ave			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			

Table 15
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
5032 E Montecito Ave			Multi-Family	5486	Not Disclosed	Apartments			
5046 E Mono St	2017	5046 E Mono Street	Office	2000	\$13.88 - 16.96 (Est.)				
5043 E Kings Canyon Rd	2006	5043 E Kings Canyon Road	Office	10031	\$13.44 - 16.42 (Est.)	Medical			
			Office (Neighborhood Center)	6710	\$10.17 - 12.43 (Est.)				
4857-4867 E Kings Canyon Rd	1990		Office (Community Center)	32705	\$11.58 - 14.16 (Est.)		11/19/2002	\$ 500,000.00	
4949 E Kings Canyon Rd	1988		Office	4329	\$14.56 - 17.80 (Est.)		12/4/2020	\$ 538,710.00	
985 S Willow Ave	1980		Office	531976	\$17.32 - 20.89 (Est.)		7/8/2021	\$ 10,000,000.00	
5045 E Butler Ave	1971	Internal Revenue Service	Office	3538	\$10.36 - 12.67 (Est.)				
625-629 S Chestnut Ave			Office						
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			
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	9/28/2020	\$ 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	2017		Retail	3750	\$14.01 - 17.12 (Est.)	Freestanding	5/24/2019	\$ 1,925,000.00	
4898 E Kings Canyon Rd	2012	McDonald's	Retail (Community Center)	3792	\$13.99 - 17.09 (Est.)	Freestanding	11/21/2012	\$ 2,000,000.00	
			Retail (Neighborhood Center)	83000	\$13.50 - 16.50 (Est.)	Freestanding			
1004 S Peach Ave	2009	WinCo Foods	Retail (Neighborhood Center)	35350	\$11.76 - 14.38 (Est.)	Freestanding	8/20/2013	\$ 2,946,469.00	
5150 Kings Canyon Ave	2008		Retail (Neighborhood Center)	2448	\$12.09 - 14.77 (Est.)	Supermarket	8/20/2013	\$ 240,537.00	
5192 E Kings Canyon Rd	2008	Panda Express	Retail (Community Center)	8050	\$13.45 - 16.43 (Est.)	Freestanding			
4856 E Kings Canyon Rd	2002		Retail (Community Center)	61983	\$15.25 - 18.64 (Est.)	Freestanding			
4838 E Kings Canyon Rd	2001	FoodCo	Retail (Community Center)	144822	\$12.95 - 15.83 (Est.)	Day Care Center			
5125 E Kings Canyon Rd	1993		Retail	7335	\$11.46 - 14.00 (Est.)	Supermarket	5/10/2021	\$ 757,203.00	
4969 E Kings Canyon Rd	1992		Retail (Community Center)	12755	Not Disclosed	Freestanding	5/10/2021	\$ 1,395,414.00	
4991-4995 E Kings Canyon Rd	1992		Retail (Community Center)	20795	\$15.76 - 17.87 (Est.)	Freestanding	5/10/2021	\$ 1,976,698.00	
4951-4969 E Kings Canyon Rd	1991		Retail (Community Center)	102831	\$12.39 - 15.15 (Est.)	Freestanding	5/10/2021	\$ 6,715,173.00	
4979-4989 E Kings Canyon Rd	1991		Retail (Community Center)	8943	\$12.39 - 15.14 (Est.)	Freestanding			
4902 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)						
		Kings Canyon Shopping Center	Retail (Neighborhood Center)	26880	\$14.35 - 17.54 (Est.)	Fast Food	9/29/2003	\$ 2,865,500.00	
4855-4895 E Kings Canyon Rd	1990		Center	3220	\$15.14 - 18.50 (Est.)	Freestanding	12/4/2020	\$ 441,290.00	
969 S Willow Ave	1980		Retail						

Table 15
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
4901 E Kings Canyon Rd	1979		Retail (Neighborhood Center)	4000	\$11.70 - 14.30 (Est.)	Storefront Retail	4/30/2015	\$ 317,524.00	
4903 E Kings Canyon Rd	1979		Retail (Neighborhood Center)	32541	\$13.33 - 16.29 (Est.)	Freestanding	4/30/2015	\$ 2,355,371.00	
4905-4929 E Kings Canyon Rd	1979		Retail (Neighborhood Center)	32541	\$12.51 - 15.29 (Est.)	Fast Food	4/30/2015	\$ 2,369,890.00	
4937 E Kings Canyon Rd	1979		Retail (Neighborhood Center)	1500	\$13.62 - 16.65 (Est.)	Freestanding	4/30/2015	\$ 119,071.00	
4939 E Kings Canyon Rd	1979		Retail (Neighborhood 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	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		Grand Buffet	Retail	4796	\$12.85 - 15.71 (Est.)	Convenience Store			
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		The 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)	6030	\$13.12 - 16.04 (Est.)	Freestanding			
4954 E Kings Canyon Rd			Retail (Community Center)	9320	\$13.00 - 14.22 (Est.)	Fast Food			
4968 E Kings Canyon Rd		Jack 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			
4855 E Kings Canyon Rd			Retail (Neighborhood Center)	14000	\$8.79 - 10.74 (Est.)	Freestanding			

Table 15
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
4865 E Kings Canyon Rd			Retail (Neighborhood Center)	2171	\$17.77 - 21.72 (Est.)	Storefront Retail/Office			
4873-4893 E Kings Canyon Rd			Retail (Neighborhood Center)	15231	\$13.71 - 16.76 (Est.)	Freestanding			
5180 E Kings Canyon Rd	CVS		Retail (Neighborhood Center)	13225	\$14.04 - 17.16 (Est.)	Fast Food	8/20/2013	\$ 1,483,994.00	

Table 16
Peach 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
5080 E Kings Canyon Rd	2022	Las Palmas De Sal Gonzalez	Multi-Family	40000	Not Disclosed	Apartments			
5070 E Kings Canyon Rd	2020	Sr. Apts.	Multi-Family	62744	Not Disclosed	Apartments			Rent Restricted
936 S Pierce Ave	2006		Multi-Family	4286	Not Disclosed	Apartments	11/18/2012		
962 S Pierce Ave	2005	Village at Kings Canyon	Multi-Family	44070	Not Disclosed	Apartments	3/15/2018	\$ 616,864.00	Rent Restricted
5291 E Kings Canyon Rd	1990	Sunrise Apartments	Multi-Family	16342	Not Disclosed	Apartments	1/5/2001	\$ 415,000.00	
897 S Adler Ave	1987		Multi-Family	14200	Not Disclosed	Apartments	7/10/2019	\$ 1,100,000.00	
5325 E Kings Canyon Rd	1987	Canyon Park Village	Multi-Family	57407	Not Disclosed	Apartments	3/22/2005	\$ 4,550,000.00	
5245 E Lyell Ave	1987		Multi-Family	6208	Not Disclosed	Apartments			
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 Fresno	Multi-Family	8104	Not Disclosed				Rent Subsidized
5010-5018 E El Monte Way	1986		Multi-Family	18848	Not Disclosed	Apartments	9/29/2015		
5208-5210 E Lowe Ave	1986		Multi-Family	3960	Not Disclosed	Apartments	11/21/2019	\$ 421,000.00	
5218 E Lowe Ave	1986		Multi-Family	3960	Not Disclosed	Apartments	6/19/2019		
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	
5222 E Tulare Ave	1985		Multi-Family	10080	Not Disclosed	Apartments			
		Huntington Places							
5364 E Huntington Ave	1984	Apartments	Multi-Family	37037	Not Disclosed	Apartments	4/18/2003	\$ 1,360,000.00	
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	
5207-5217 E Liberty Ave	1980		Multi-Family	10078	Not Disclosed	Apartments	11/27/2002	\$ 394,000.00	
5218 E Lyell Ave	1980		Multi-Family	4510	Not Disclosed	Apartments	5/29/2020	\$ 449,000.00	Affordable Units
5038 E Montecito Ave	1980	Montecito Complex	Multi-Family	6036	Not Disclosed	Apartments	7/30/2002	\$ 252,000.00	
		Huntington Palace Luxury							
5239 E Huntington Ave	1979	Apts.	Multi-Family	39024	Not Disclosed	Apartments	7/19/2016	\$ 2,500,000.00	
5285 E Kings Canyon Rd	1977	Willow Wood Apartments	Multi-Family	52784	Not Disclosed	Apartments	2/7/2020	\$ 5,000,000.00	
5271 E Kings Canyon Rd	1974	Sunnyside Villas	Multi-Family	64004	Not Disclosed	Apartments	11/28/2017	\$ 550,000.00	Rent Restricted
5244 E Tulare Ave	1977	Cottonwood Apartment	Multi-Family	22320	Not Disclosed	Apartments	7/30/2018	\$ 2,035,000.00	
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 Canyon	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

Table 16
Peach 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
5216-5226 E Liberty Ave			Multi-Family	10916	Not Disclosed	Apartments	1/9/2020	\$ 385,000.00	
5236 E Lowe Ave			Multi-Family	4310	Not Disclosed	Apartments	6/19/2017		
5019 E Montecito Ave			Multi-Family	48159	Not Disclosed	Apartments	3/15/2018	\$ 663,591.00	Rent Subsidized
510 S Peach Ave		Inyo Terrace	Multi-Family	76040	Not Disclosed	Apartments			Rent Restricted
5031 E Alta Ave			Multi-Family	5000	Not Disclosed	Apartments			Affordable Units
5125 E Lane Ave			Multi-Family	816	Not Disclosed	Apartments			
5032 E Montecito Ave			Multi-Family	5486	Not Disclosed	Apartments			
5043 E Kings Canyon Rd	2006	5043 E Kings Canyon Road	Office	10031	\$13.44 - 16.42 (Est.)	Medical			
5361 E Kings Canyon Rd			Office	6548	\$10.35 - 12.65 (Est.)		2/22/2016		
5046 E Mono St	2017	5046 E Mono Street	Office	2000	\$13.88 - 16.96 (Est.)				
E Kings Canyon Rd	2022		Retail	5500	Not Disclosed				
5011 E Kings Canyon Rd	2020		Retail	3010	\$12.85 - 15.71 (Est.)	Convenience Store	9/28/2020	\$ 4,175,000.00	
5075 E Kings Canyon Rd	2017		Retail	2750	\$12.95 - 15.83 (Est.)	Fast Food	5/13/2019	\$ 1,600,000.00	
5085 E Kings Canyon Rd	2017		Retail	3750	\$12.97 - 15.85 (Est.)	Fast Food	5/24/2019	\$ 1,925,000.00	
1004 S Peach Ave	2009	WinCo Foods	Retail (Neighborhood Center)	83000	\$12.09 - 14.77 (Est.)	Supermarket			
5150 Kings Canyon Ave	2008		Retail (Neighborhood Center)	35350	\$21.96 - 26.84 (Est.)	Freestanding	8/20/2013	\$ 2,946,469.00	
5192 E Kings Canyon Rd	2008	Panda Express	Retail (Neighborhood Center)	2448	\$14.04 - 17.16 (Est.)	Fast Food	8/20/2013	\$ 240,537.00	
5235 E Kings Canyon Rd	2005	Bldg A	Retail (Strip Center)	3840	\$16.87 - 20.61 (Est.)	Freestanding	1/24/2014	\$ 693,782.00	
5247 E Kings Canyon Rd	2005	Bldg B	Retail (Strip Center)	4680	\$16.79 - 20.52 (Est.)	Freestanding	1/24/2014	\$ 822,292.00	
5261 E Kings Canyon Rd	2005	Sunnyside Center Bldg C	Retail (Strip Center)	6480	\$16.20 - 19.81 (Est.)	Freestanding	9/20/2018	\$ 1,200,000.00	
5125 E Kings Canyon Rd	1993		Retail	144822	\$14.01 - 17.12 (Est.)	Freestanding			
0 S Clovis Ave	1992		Retail	2921	\$14.62 - 17.87 (Est.)	Service Station			
5171-5189 E Kings Canyon Rd	1975		Retail (Strip Center)	15000	\$13.50 - 16.50 (Est.)	Freestanding			
5210 E Tulare Ave	1969	Get N' Go	Retail	2112	\$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			
5180 E Kings Canyon Rd		CVS	Retail (Neighborhood Center)	13225	\$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			

Table 17
Clovis Street 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
10 S Rogers Ln	1989		Multi-Family	7,659	Not Disclosed	Apartments	6/20/2002	\$ 310,000.00	
5675 E Balch Ave	1980	Sunnyside Glen	Multi-Family	57,390	Not Disclosed	Apartments	12/14/2017	\$ 5,000,000.00	Rent Restricted
405 S Clovis Ave	1980	Huntington Court Apartments	Multi-Family	59,164	Not Disclosed	Apartments	8/1/2002	\$ 1,400,000.00	
5552-5562 E Tulare Ave	1980	East Tulare Apartments	Multi-Family	30,464	Not 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	
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 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	52,300	Not Disclosed	Apartments			Affordable Units
5770 E Kings Canyon Rd	1972	The Greenery Apartments	Multi-Family	90,940	Not Disclosed	Apartments	2/20/2014	\$ 6,370,000.00	
5625 E Balch Ave	1971	Granada Apartments	Multi-Family	34,728	Not Disclosed	Apartments	1/20/2000	\$ 650,000.00	
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	
5695-5705 E Huntington Blvd	1971		Multi-Family	31,686	Not Disclosed	Apartments			
454 S Waverly Ln	1971	Sequoia Ridge	Multi-Family	72,160	Not Disclosed	Apartments	12/31/2015	\$ 4,050,000.00	
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	12/2/2002	\$ 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 Units
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 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		
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.)				
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			
5755 E Kings Canyon Rd			Office	14,471	\$11.91 - 14.56 (Est.)				

Table 17
Clovis Street 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
5781 E Kings Canyon Rd			Office	3,758	\$10.30 - 12.59 (Est.)	Medical	8/7/2019		
	1975			9,249		Medical			
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			
5677 E Kings Canyon Rd	2006		Retail (Community 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	
927 S Clovis Ave	1999		Retail (Neighborhood 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	
E Kings Canyon Rd	1992	Arco Ampm	Retail (Neighborhood 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	
5606 E Kings Canyon Rd	1988		Retail (Neighborhood 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	
5653-5665 E Kings Canyon Rd	1981		Retail (Community Center)	111,372	\$14.94 - 18.25 (Est.)	Freestanding	11/20/2020	30,659,000	
5615 E Kings Canyon Rd	1980		Retail (Neighborhood 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	
5638 E Kings Canyon Rd	1971	Sunnyside Plaza	Retail (Neighborhood Center)	64,481	\$13.00 - 15.89 (Est.)	Supermarket	6/25/1997	550,000	
5650 E Kings Canyon Rd	1971		Retail (Neighborhood Center)	6,358	\$13.69 - 16.73 (Est.)	Freestanding			
5666 E Kings Canyon Rd	1971		Retail (Neighborhood 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		

Table 17
Clovis Street 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
5542-5568 E Kings Canyon Ave	1957	Sunnyside Square	Retail (Neighborhood Center)	32,380	\$12.36 - 15.11 (Est.)	Freestanding			
437 S Clovis Ave			Retail	3,203	\$14.31 - 17.49 (Est.)	Restaurant			
5574 E Kings Canyon Rd		Rite Aid	Retail	15,213	\$13.37 - 16.34 (Est.)	Drug Store			
5686 E Kings Canyon Rd			Retail	6,811	\$13.70 - 16.75 (Est.)	Freestanding			
5687 E Kings Canyon Rd			Retail	2,435	\$14.02 - 17.13 (Est.)	Convenience Store			
5708 E Kings Canyon Rd			Retail	9,328	\$13.87 - 16.95 (Est.)	Bank			
5708-5728 E Kings Canyon Rd			Retail	14,955	\$13.42 - 16.40 (Est.)	Storefront Retail/Office			
5534 E Kings Canyon Rd		State Farm Insurance	Retail	2,215	\$13.87 - 16.95 (Est.)				
5645 E Kings Canyon Rd			Retail (Community Center)	4,595	\$14.51 - 17.73 (Est.)	Fast Food	11/20/2020		
5651 E Kings Canyon Rd			Retail (Community Center)	3,197	\$15.01 - 18.34 (Est.)	Fast Food	11/20/2020		
5671 E Kings Canyon Rd			Retail (Community Center)	52,065	\$13.41 - 16.38 (Est.)	Freestanding	11/20/2020		
5669 E Kings Canyon Rd			Retail (Community Center)	11,000	\$15.22 - 18.60 (Est.)				
765 S Clovis Ave			Retail (Neighborhood Center)	3,450	\$14.10 - 17.24 (Est.)	Fast Food			
5630-5626 S Clovis Ave			Retail (Neighborhood Center)	7,667	\$13.56 - 16.57 (Est.)	Freestanding			
5605 E Kings Canyon Rd		Shell	Retail (Neighborhood Center)	2,586	\$15.40 - 18.82 (Est.)	Service Station			
5625 E Kings Canyon Rd		Carl's Jr.	Retail (Neighborhood Center)	3,139	\$13.99 - 15.40 (Est.)	Fast Food			
5627 E Kings Canyon Rd		Kings Canyon Plaza	Retail (Neighborhood Center)	14,362	\$8.92 - 10.90 (Est.)	Freestanding			
5635 E Kings Canyon Rd			Retail (Neighborhood Center)	2,675	\$12.96 - 14.16 (Est.)	Service Station			
5642-5650 E Kings Canyon Rd			Retail (Neighborhood Center)	6,902	\$13.85 - 16.92 (Est.)	Storefront			
5680 E Kings Canyon Rd			Retail (Neighborhood Center)	7,558	\$13.81 - 16.88 (Est.)	Restaurant			