

CLASS A OFFICE SPACE AVAILABLE FOR LEASE

Riverwalk Ave 12 & HWY 41

MADERA COUNTY, CALIFORNIA

For information, please contact:

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NEWMARK
PEARSON COMMERCIAL

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RIVERWALK - CLASS A OFFICE SPACE

Riverstone Overview

A master-planned community like no other, Riverstone is anticipated to set a new standard in Central California living.

Strategically situated in the heart of the Fresno Metro path of growth in southern Madera County, the 2000-acre project enjoys multiple access points to main transportation routes and offers easy access to a wide range of recreation areas in Yosemite and the Sierra Nevada Mountains.

Located at Highway 41 and Avenue 12, it offers a unique commercial and office opportunity with two sites comprised of 84± developable acres. The Riverstone development consisting of 900 residential units and growing every day is approximately 5.7 miles to Riverpark Shopping Center and 2.5 miles to Valley Children's Hospital. An approved flexible zoning overlay will allow for regional retail, local retail and office uses. The entire community is approved for over 1 million square feet of commercial use.

Located at Highway 41, the Gateway to the Sierras, and Avenue 12, Riverstone will offer 6,578± residential units, commercial and mixed-use space, including office, service and retail. A high school and three elementary schools, along with 200± acres of parks with open reserves are also planned to enhance this live/work/play community.



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RIVERWALK - CLASS A OFFICE SPACE

1,000,000[±]

TOTAL SQUARE FEET OF AVAILABLE SPACE



UP TO
500,000[±]

SQUARE FEET OF CLASS A OFFICE SPACE

UP TO
500,000[±]

SQUARE FEET OF RETAIL SPACE

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RIVERWALK - CLASS A OFFICE SPACE

Riverstone Site Details

Office Component

- 22± Acres
- Class A Office 0.30± FAR = Up to 500,000± SF
- Corporate Office Space, Regional Headquarters, Support/Call Center

Retail Component

- 22± Acres
- 0.22± FAR = Up to 500,000± SF
- Main Street Retail, Restaurants, Farmers Market, Fitness, Entertainment, Regional Retail, Large-Format Retail

FEATURES

- Class A Office Space
- Build to Suit Ready
- Corporate Office Space, Small Office, Medical etc.
- T.I. Allowance Negotiable

DETAILS

Available Office Space: Up to 500,000± SF
Lease Rate: \$2.10 PSF, NNN
Zoning: Mixed Use Commercial



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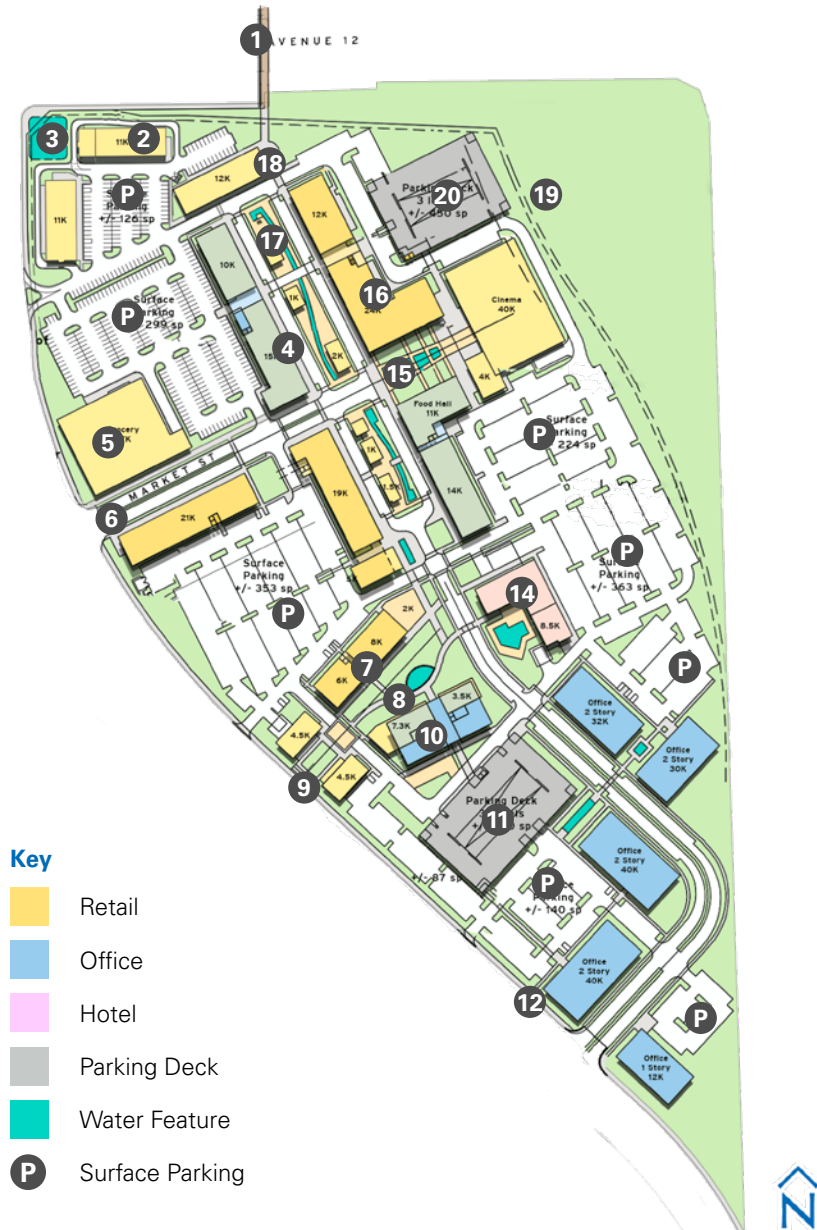
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Conceptual Site Plan

- 1** Future pedestrian bridge connecting to north parcel and linking directly into retail environment
- 2** Retail buildings with frontage on Avenue 12 & Business 41
- 3** Water feature and signage element
- 4** Loft office along west side of Boulevard Street 50K
- 5** Grocery anchor with surface parking field shared with other retail and residential
- 6** Extend wide sidewalk into village area connecting residential to retail
- 7** Residential over retail on buildings lining west side of main street and greenspace
- 8** Green space terminating the view from Groveland Street - garden setting to include landscaping and water feature
- 9** Create pedestrian connection to Groveland Street and bracket view with 1 story restaurant buildings
- 10** 4 stories of office over retail terminating main street vista and overlooking green space - 80,000 sf
- 11** Parking deck to serve office and retail uses
- 12** Office space lining street frontages and wrapping surface parking areas
- 13** Residential over retail on buildings lining west side of main street
- 14** Hotel over retail and lobby level overlooking green space
- 15** Main plaza with entertainment lawn and water feature element
- 16** Residential over retail
- 17** Central median green space with jewel box restaurants and series of water features
- 18** Retail with loft office engaging pedestrian bridge access
- 19** Future ROW for interchange can be used for temporary phase one surface parking
- 20** Surface parking lot to be reconfigured when ROW expands with potential for parking deck

Conceptual Development Summary

Cinema	-	40,000± SF	Hotel	-	125-150 rooms	Multi-family	-	325 units
Food Hall	-	11,000± SF	Office (loft)	-	80,000± SF			
Grocery	-	37,000± SF	Office	-	234,000± SF			
Retail	-	208,300± SF						



CITY OF FRESNO

99

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KAISER PERMANENTE MEDICAL CENTER

ST. AGNES MEDICAL CENTER

RIVER PARK / VILLAGIO SHOPPING CENTERS

FORT WASHINGTON COUNTRY CLUB

WOODWARD PARK

VALLEY CHILDREN'S HOSPITAL CENTRAL CA

COPPER RIVER COUNTRY CLUB

WOODWARD LAKE

41

HIGHWAY 41

SAN JOAQUIN RIVER

ROLLING HILLS ESTATES

DRAGONFLY COUNTRY CLUB



FUTURE SITE
Community Regional Medical Center

SUBJECT

RIVERSTONE

AVENUE 12

RIVERWALK GROWTH AREA

 RIVERSTONE
 RIVERWALK

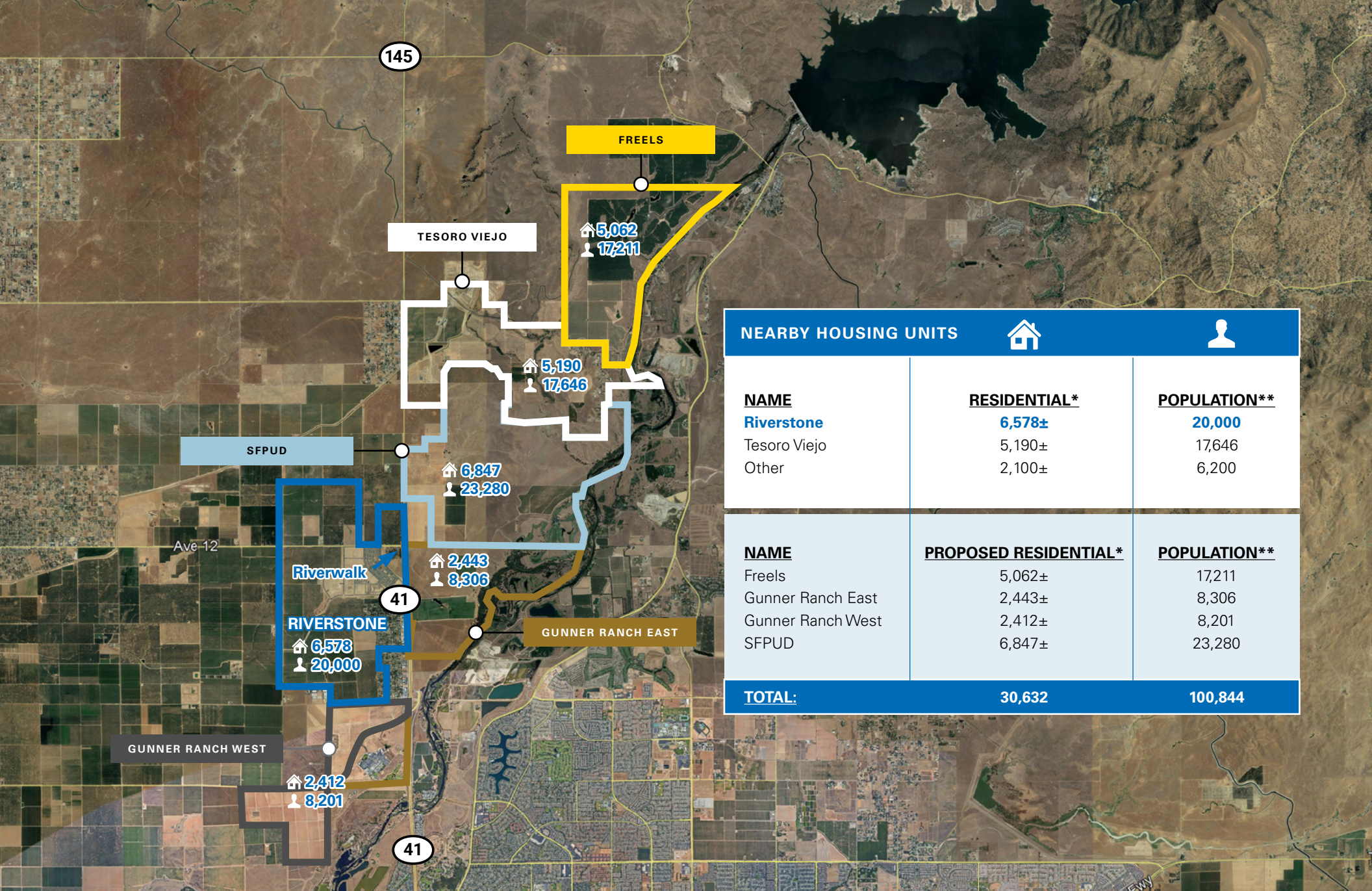
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NEARBY HOUSING UNITS			
NAME	RESIDENTIAL*	POPULATION**	
Riverstone	6,578±	20,000	
Tesoro Viejo	5,190±	17,646	
Other	2,100±	6,200	
NAME	PROPOSED RESIDENTIAL*	POPULATION**	
Freels	5,062±	17,211	
Gunner Ranch East	2,443±	8,306	
Gunner Ranch West	2,412±	8,201	
SFPUD	6,847±	23,280	
TOTAL:	30,632	100,844	

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