

Category: Retail Deal

Walgreens at Blackstone & Clinton

LOCATION: 2420 Blackstone Ave. Fresno

DEVELOPER: Blackstone/Clinton, LLC, a Berberian Companies entity

CONTRACTOR: Pickett and Sons Construction, Inc.

ARCHITECT: LHA Architects

SIZE: 14,820 square-foot building; \$2 million



This Walgreens store had more than its share of administrative challenges for Blackstone/Clinton, LLC, a Berberian Companies entity. The site was originally six parcels with three different zonings, making a lot consolidation complicated.

Pacific Gas & Electric Co. had an energized power pole centered in the site, which included overhead services for Pacific Bell and Comcast crossing all six parcels, and needed to vacate its utility easement. The City of Fresno had not yet determined the procedure for the new voluntary lot merger process, said Bill Robinson of SOL Development.

But the city couldn't complete the voluntary lot merger until the utility easement was vacated by PG&E.

In time, the lot merger was finalized and the new merged site then necessitated a general plan amendment, rezoning and a conditional use permit.

Other challenges included: relocating underground sewer and water lines; issuing a utility easement to the city once the utilities were relocated; abandoning an existing alley and then issuing a public access easement across the site; satisfying a resident who contested the project; deeding a portion of the site for a future right turn lane along Clinton Avenue; attending a Historical Preservation Commission meeting to determine if the former buildings were of historical value; adding a newly configured bus stop; meeting all landscape or public art requirements; and finally, designing the site to suit the tenant's needs.

This project was the first in Fresno to take advantage of the city's public art program, which provided a variance for the landscape deficiency.

Weber BMW Certified Pre-Owned Building

LOCATION: 7151 N. Palm Ave., Fresno

CONTRACTOR: Johnston Contracting

ARCHITECT: Marlette Associates

SIZE: 52,000 square feet



Steel, stone, glass are lasting materials.

When you visit the new 52,000 square-foot Weber BMW certified pre-owned building in north Fresno, you immediately sense adherence to design quality, as is evidenced in every detail from the custom design of the steel rail system to the exact patterning of each granite tile to the precise placement of every glass panel.

Steel, stone, glass. The opportunity to create a significant work of architecture was seized by the local architectural firm of Marlette Associates. At the owners' direction, Marlette worked to develop a design solution that expresses the function of the facility in its form.

The design clearly utilizes and expresses structural components as aesthetic tools. In each building corner stands 24-inch diameter steel columns reaching to the sky, stayed with stainless steel tension rods within which, gracefully suspended, is found polished granite sheathing the steel floor.

Tempered glass panels enclose these corners, which serve as "jewelry boxes" for the display of the "ultimate driving machine." Guests are greeted on this seemingly suspended floor with a spectacular view of the Sierra Nevada mountain range.

The Market (former

LOCATION: 7088 N. West, Fresno

AGENT/BROKER: Thomas S. Anderson, Commercial Retail Associates, Inc.

SIZE: 3.54 acres, 127,000 square feet; \$3.13 million

Catalano's Market, a longtime Fresno store last year when the Catalano family sold the store to Joseph Pressutti.

The sale meant an end of an era for the store in 1957 as Country Boy Market Group and partner in upscale Fresno store the market.

New and renovated features include new cheeses and an expanded deli.

"I deeply respect the Catalano family and their contribution to the Fresno community," Pressutti told The Business Journal. "It was a tremendous job and we want to improve it."

WinCo

LOCATION: Southwest corner of Kings Canyon Road and Peach Avenue, Fresno

DEVELOPER: Hands Equity, LP

AGENT/BROKER: Scott G. Negri, Commercial Retail Associates, Inc.

SIZE: 11.11 acres; \$4.84 million

Idaho-based warehouse grocery chain WinCo, an area of town primed for residential development, is building its third store in the Fresno market. The store will be about 95,000 square feet on 11.11 acres of land across the street from the existing store.

The store will be about 95,000 square feet in Fresno.

WinCo has been on an aggressive expansion program. A total of 66 stores are located. The company opened its Modesto store in 2004.

Category:

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LOCATION: 2525 Capitol Street, Fresno

DEVELOPER: Civic Center Square

SIZE: 38,000 square feet; more than \$19 million

At the end of September 2007, time tenant, the State Fifth District building at 2525 Capitol Street to the old state-owned building at Ventura.

Civic Center Square was presented a significant vacancy representing over replacing lost rents as soon as