



OFFERING MEMORANDUM

136-284 N THORNE AVE
Fresno, CA 93706

Marcus & Millichap



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136-284 N THORNE AVE

AERIAL MAP



284 N THORNE AVE

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EXECUTIVE SUMMARY

Offering Summary
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Regional Map

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OFFERING SUMMARY

284 N THORNE AVE

\$

Listing Price
\$5,500,000

📈

Total Building Size
92,540 SF

📏

Price/SF
\$59.43

Property Address	136, 210, 260, 280, 284 N Thorne Ave Fresno, CA 93706
Assessor Parcel Numbers	458-250-14 ; 458-250-15
Asking Price	\$5,500,000
Price / Building Square Foot	\$59.43
Price / Lot Area Square Foot	\$15.15

PROPERTY

Total Building Square Feet	92,540 SF
Number of Buildings	5
Lot Size	10.33 Acres (362,854 SF)
Zoning	IH, Heavy Industrial (City of Fresno)
Year Built	1952-1954 (Renovated 2025)



136-284 N THORNE AVE

Fresno, CA 93706

INVESTMENT OVERVIEW

Marcus & Millichap has been retained to exclusively market for sale 136-284 N Thorne Avenue, located at 136, 210, 260, and 284 N Thorne Avenue, Fresno, CA. The offering consists of two parcels totaling approximately ±10.33 acres, improved with three (3) warehouses totaling approximately ±92,540 square feet. The property also features substantial excess yard space suitable for a variety of industrial outdoor storage requirements.

Strategically located in Southwest Fresno near the confluence of Highway 99 and Highway 180, the offering benefits from excellent regional connectivity and access to major transportation corridors. Zoned IH (Heavy Industrial), the properties represent a rare opportunity to acquire one of Fresno's limited industrial assets allowing for the broadest possibilities for industrial uses in Fresno.

284 N Thorne; This portion of the property consists of a ±45,250-square-foot warehouse, featuring 20-foot clear heights, eleven (11) dock-high loading doors, and two (2) electrical meters. The building is occupied by Central Piers through September 2031, with no renewal options. The current rental rate is significantly below market at \$0.15 per square foot (\$8,047). The existing lease allows the landlord to collect reimbursements of tax and insurance increases over the base year (which will increase upon sale).

260 N Thorne; The ±9,900-square-foot warehouse includes its own electrical service, six (6) grade-level roll-up doors, integrated office space, and approximately ±6,500 square feet of fenced yard area. The property is leased to Central Piers through September 2031, under the terms described above.

210 N Thorne; This portion of the property consists of a ±13,500-square-foot warehouse with an adjacent electrified and secured yard area. Following fire damage, the building has been completely renovated which includes a new fire sprinkler system, electrical system, plumbing system, and ADA upgrades. The warehouse features 20-foot clear heights, one (1) dock-high loading door, a loading platform, and one (1) grade-level door with ramp access. The building is currently leased to Fulsom Transport, paying holdover rent of \$7,800/month.

136 N Thorne; This portion of the property is situated on a separate parcel with a ±25,390-square-foot T-shaped warehouse. The building has recently had all electrical removed, providing a buyer with a clean slate for completing improvements to their specifications. The warehouse features 20-foot clear heights and ten (10) grade-level roll-up doors.

Vacant Land; This portion of the property includes approximately 5.7-Acres of yard space zoned Heavy Industrial (IH). The site offers a rare combination of large-scale yard space and Heavy Industrial zoning. It is well suited for a variety of IOS uses, including fleet parking, equipment and material storage, contractor operations, and trailer staging, and benefits from excellent exposure along Highway 180.

In summary, 136-284 N Thorne Avenue offers investors and owner-users the opportunity to acquire a strategically located industrial portfolio with significant scale and functionality. The property's rare Heavy Industrial zoning, extensive yard area, and proximity to major transportation corridors create a difficult-to-replicate asset position within the Fresno market. The combination of in-place tenancy, available space, and operational flexibility provides multiple paths for value creation and long-term ownership.

136-284 N THORNE AVE

Fresno, CA 93706

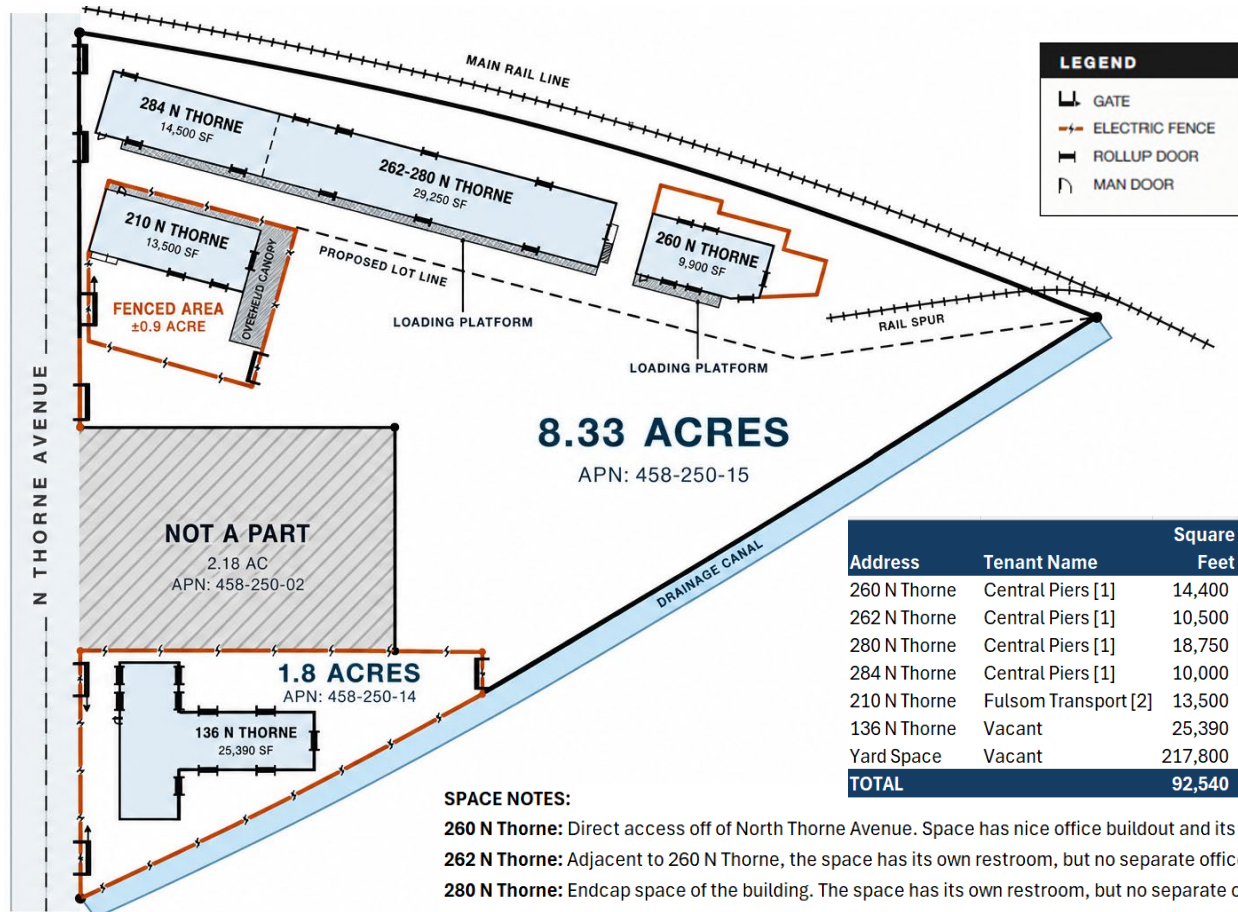
INVESTMENT HIGHLIGHTS

- ±10.33-Acre Industrial Portfolio Comprised of Two Parcels and Four Warehouse Buildings, Totaling ±92,540 Building Square Feet
- Value-Add or Owner-User Opportunity - Offered Below \$60 per Building Square Foot
- Possible Infill Redevelopment Opportunity in Central Fresno - Only \$12.46 per Land Square Foot
- Strategic Location, Near the Confluence of Highway 99 and Highway 180 - Excellent Highway Visibility
- Rare Heavy Industrial (IH) Zoning - Over 5 Acres of Industrial Outdoor Storage Space Currently Available
- ±45,350-Square Foot and ±9,900-Square Foot Warehouse Leased to Central Piers until 2031
- ±13,500-Square Foot Completely Renovated Warehouse, With a 1-Acre Fenced Yard and a ±25,390-Square Foot Building On a Separate Parcel With a 1.8-Acre Fenced Lot, Immediately Available For Occupancy



136-284 N THORNE AVE

SITE PLAN



Address	Tenant Name	Square Feet	Current Lease Expires	Current Monthly Rent	Current Rent PSF	Pro Forma Monthly Rent	Pro Forma Rent PSF
260 N Thorne	Central Piers [1]	14,400	9/1/2031	\$8,047.50	\$0.15	\$7,920.00	\$0.55
262 N Thorne	Central Piers [1]	10,500				\$5,775.00	\$0.55
280 N Thorne	Central Piers [1]	18,750				\$10,312.50	\$0.55
284 N Thorne	Central Piers [1]	10,000				\$6,500.00	\$0.65
210 N Thorne	Fulsom Transport [2]	13,500	6/1/2026 (MTM)	\$7,800.00	\$0.58	\$8,775.00	\$0.65
136 N Thorne	Vacant	25,390				\$16,503.50	\$0.65
Yard Space	Vacant	217,800				\$10,890.00	\$0.05
TOTAL		92,540		\$15,847.50		\$66,676.00	

SPACE NOTES:

260 N Thorne: Direct access off of North Thorne Avenue. Space has nice office buildout and its own restrooms. Separate electrical meter.

262 N Thorne: Adjacent to 260 N Thorne, the space has its own restroom, but no separate office area. Separate electrical meter.

280 N Thorne: Endcap space of the building. The space has its own restroom, but no separate office area. Separate electrical meter.

284 N Thorne: Separate freestanding building with a fenced off yard area. The space has its office area, restroom, and is separately metered.

210 N Thorne: Separate freestanding warehouse with separate entrance from North Thorne Avenue with large fenced off yard with an electric fence.

The owner has completed significant improvements to the space after a fire: ADA ramp, new fire sprinkling system, new electrical, new small office area.

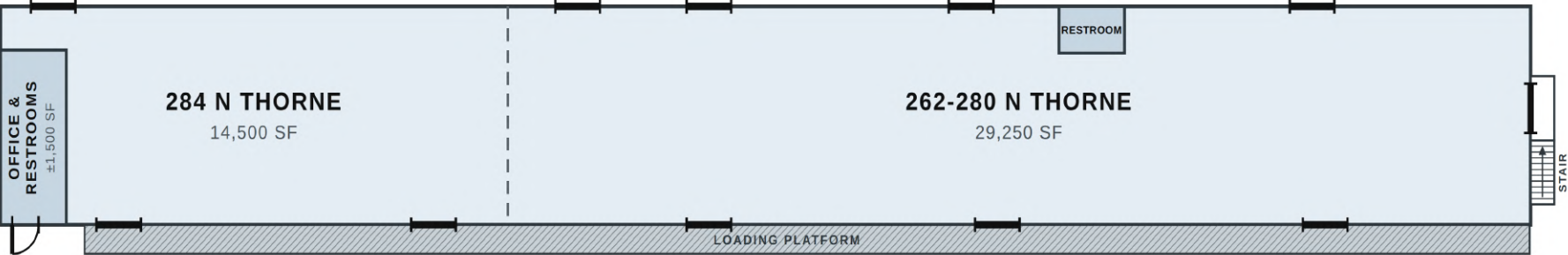
TENANT NOTES:

[1] Central Piers is a longstanding tenant that was given an extremely favorable lease. Their lease expires in September 2031 with no options to renew. Their existing lease allows landlord to collect reimbursements of tax and insurance increases over the base year. The tenant currently pays \$1,540 for property insurance reimbursements and \$508 for property tax reimbursements (which will increase upon sale).

[2] Fulsom Transport had a lease expire on June 1, 2026 and is now month-to-month with holdover rent of \$7,800 per month. Tenant pays their own electrical costs.

284 N THORNE AVE

SITE PLAN



262-284 N THORNE AVE, FRESNO, CA

- 45,250-SF Building with Access to Approximately 8.33-Acres of IH (Heavy Industrial) Yard Space
- Currently Leased to Central Piers until 2031
- Integrated Office and Retail Space on West End of Building
- Located Within Fresno's Established Heavy-Industrial Corridor

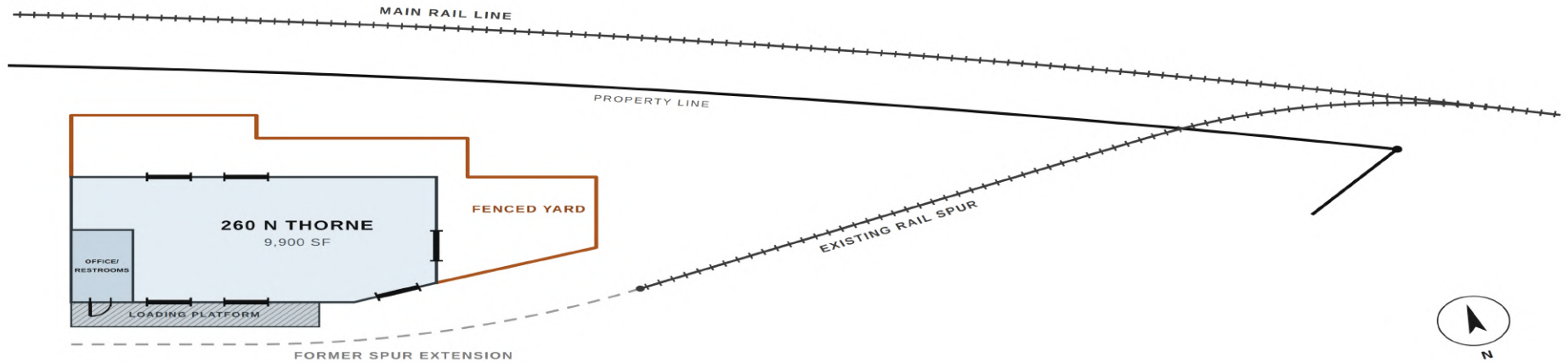


PROPERTY DESCRIPTION

Building Size	±45,250-Square Feet
Fenced Yard	±8.33-Acres
Clear Heights	20'
Grade-Level Roll-Up Doors	11 (12' x 16')
Roof	New Foam Roof

260 N THORNE AVE

SITE PLAN



260 N THORNE AVE, FRESNO, CA

- 9,900-SF Building with 6 Grade-Level Roll-Up Doors
- Leased to Central Piers Until 2031
- Access to Adjacent 8.33-Acre Yard
- Approximately ±6,500-SF of Fenced Yard Space on West and North End of Building
- Integrated Office Space on West End of Building

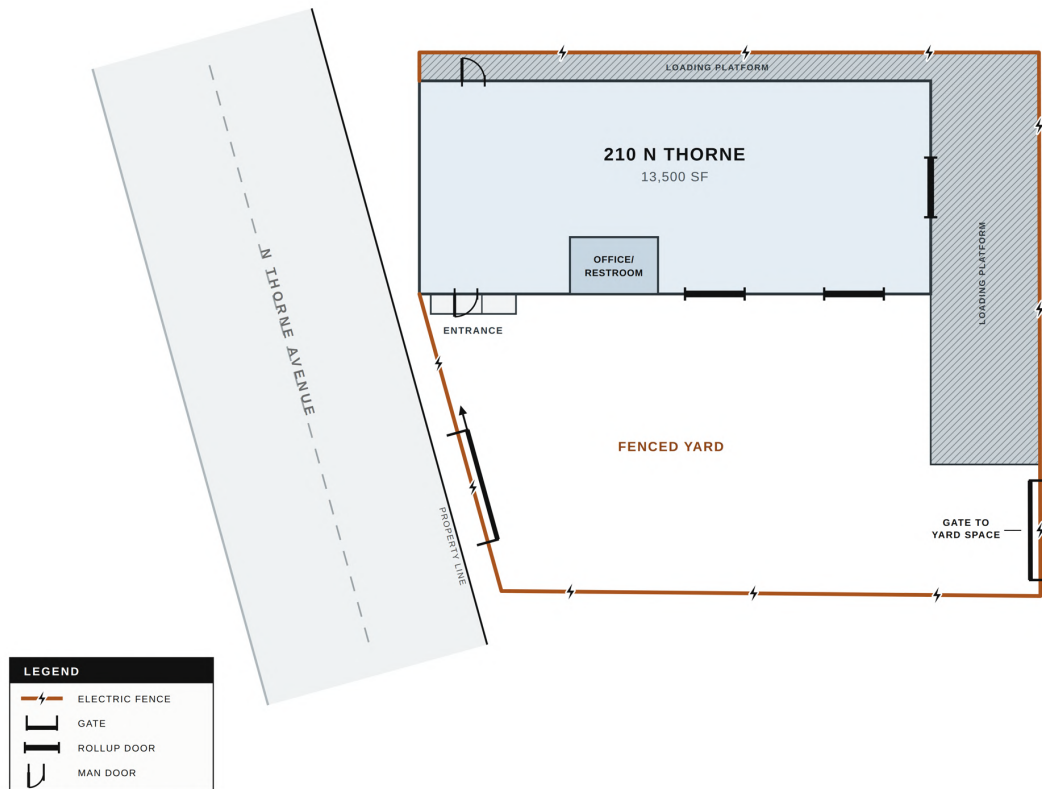


PROPERTY DESCRIPTION

Building Size	±9,900-Square Feet
Fenced Yard	Approximately ±6,500-Square Feet
Clear Heights	20'
Grade-Level Roll-Up Doors	6 (12' x 16')
Roof	New Foam Roof

210 N THORNE AVE

SITE PLAN



210 N THORNE AVE, FRESNO, CA

- Newly Renovated 13,500-SF Freestanding Building with One Grade Level Door with Ramp and Two Loading Dock Doors and Large Loading Dock Platform
- Approximately One Acre With Electrified Fence Around the Entire Perimeter
- New Fire Sprinklers, ADA Ramps, Power, Restrooms and Small Office Recently Completed
- Separate Gate In Back With Access To Large Adjacent Yard (Available Separately)
- Excellent Visibility from Highway 180

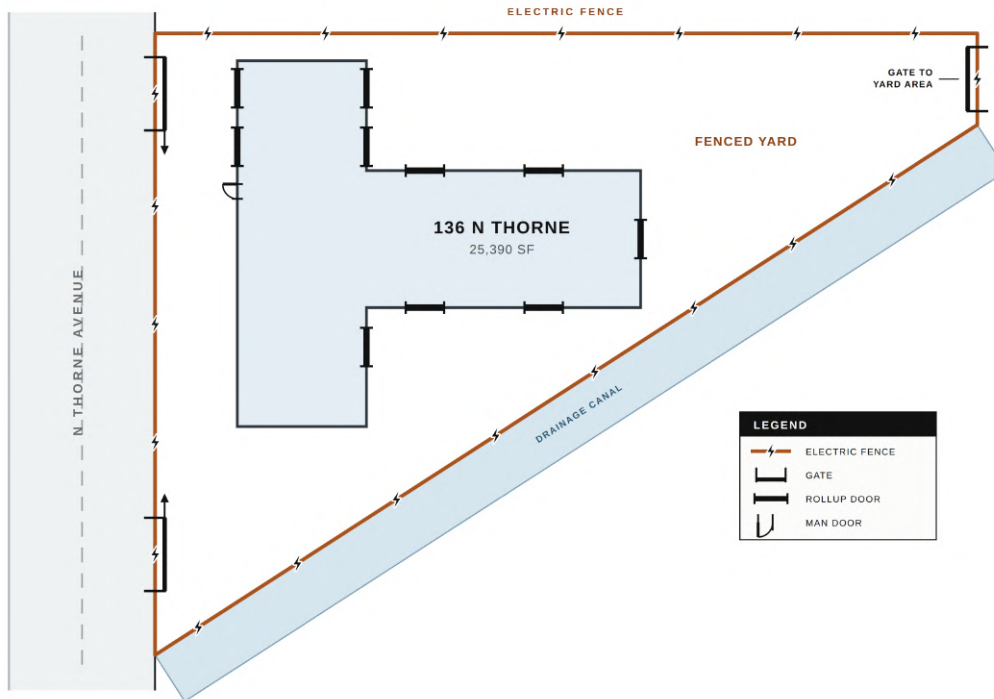


PROPERTY DESCRIPTION

Building Size	±13,500-Square Feet
Fenced Yard	±1-Acres
Clear Heights	20'
Grade-Level Roll-Up Doors	3 (12' x 16')
Roof	New Foam Roof

136 N THORNE AVE

SITE PLAN



136 N THORNE AVE, FRESNO, CA

- Excellent Visibility from Highway 180
- 25,390-SF Freestanding Building Easily Divisible Into At Least Three Spaces ($\pm 4,200$ -SF, $\pm 9,800$ -SF, and $\pm 11,390$ -SF)
- 1.80-Acre Fenced Paved Yard with Electric Fence Around the Entire Perimeter
- Two Ingress/Egress Points from N Thorne Ave and Access to Large Yard Behind Property (Available Separately)
- Building Needs Electrical and Does Not Have an Existing Bathroom/Office

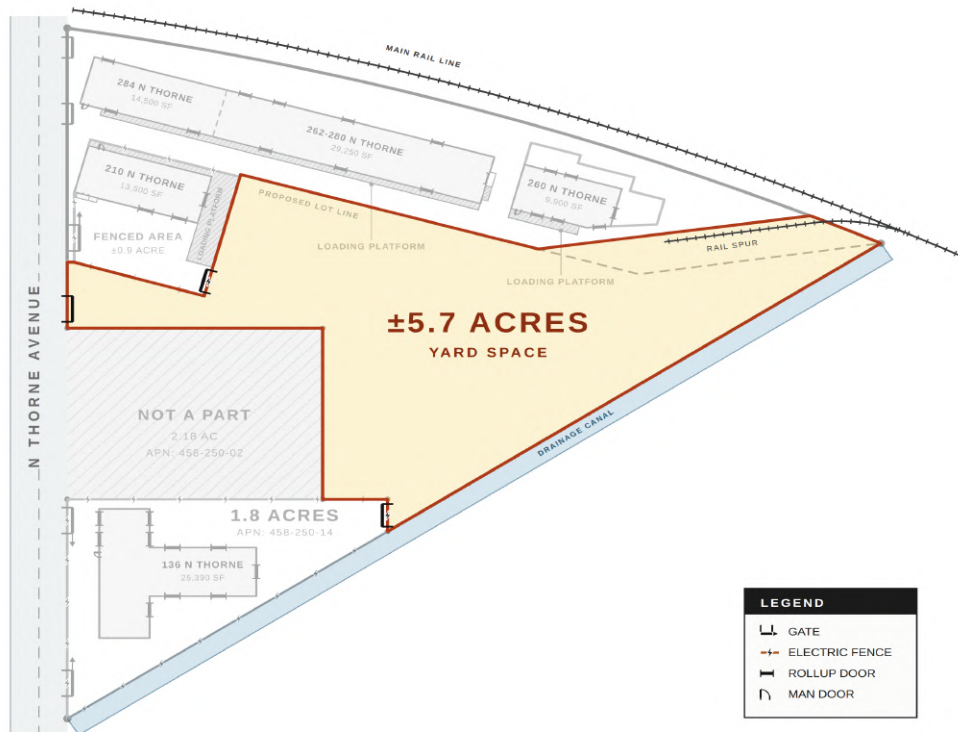


PROPERTY DESCRIPTION

Building Size	$\pm 25,390$ -Square Feet
Lot Size	± 1.80 -Acres
Clear Heights	18' (Barrel Roof) 20' (Pitched Roof)
Grade-Level Roll-Up Doors	10 (12' x 16')
Roof	New Foam Roof

VACANT LAND

SITE PLAN



VACANT LAND

- 5.7-Acres of Heavy Industrial (IH) Zoned Land
- Improved with Perimeter Fencing and Gated Access
- Adjacent to Existing Warehouse Improvements
- Excellent Highway 180 Visibility
- Suitable For Industrial Outdoor Storage (IOS)

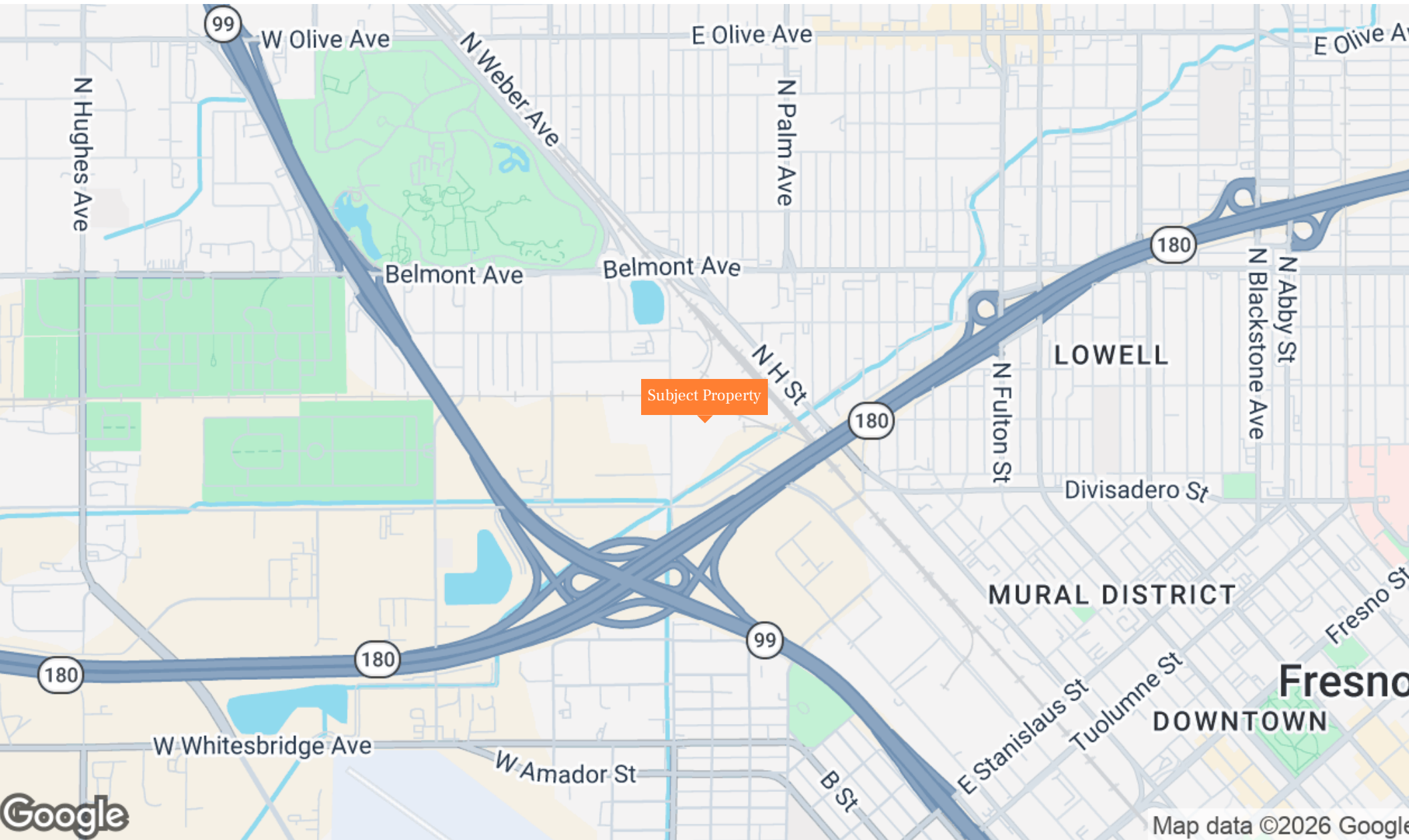


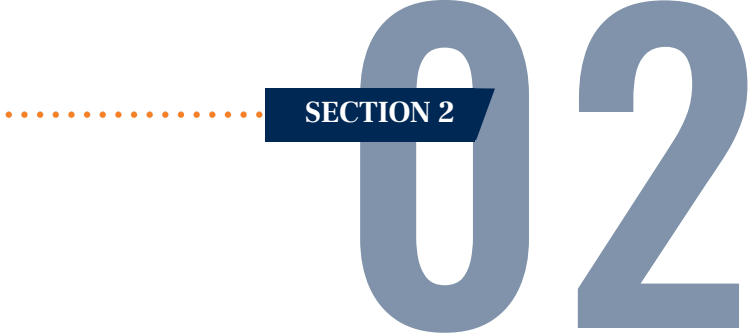
PROPERTY DESCRIPTION

Lot Size	±5.7-Acres
Zoning	IH (Heavy Industrial)

136-284 N THORNE AVE

REGIONAL MAP





SECTION 2



MARKET OVERVIEW

Market Overview
Demographics Map & Report

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136-284 N THORNE AVE

MARKET OVERVIEW

FRESNO

Fresno County historically receives 300 days of sunshine a year. Its favorable weather has often earned it the title of Agricultural Capital of the World. More than 350 crop types generate more than \$8 billion annually, with almonds and grapes among the most prolific. California State University, Fresno — which has nearly 25,000 students — helps the county maintain a median age that is notably below the national average. The city of Fresno is the largest municipality in the county, with 547,000 residents, followed by neighboring Clovis, with 127,000 residents.

ECONOMY

- Some of the largest local employers are healthcare providers, including Community Regional Medical Center, Kaiser Permanente, Saint Agnes Medical Center, and the Fresno VA Medical Center.
- Cargill Meat Solutions, Harris Ranch Beef Company, Sun-Maid Growers of California, and Foster Farms are among the sizable agricultural companies with a local presence.
- Fresno State, Pelco Inc., and State Center Community College also contribute to employment.
- Fresno's 10,500-room hotel sector, supported by an established wine industry and national parks, benefits the region's economy, with annual occupancy at roughly 60 percent in 2024.

QUICK FACTS



POPULATION

1M

Growth 2025-2030*
1.7%



HOUSEHOLDS

332K

Growth 2025-2030*
2.0%



MEDIAN AGE

34.0

U.S. Median:
40.0

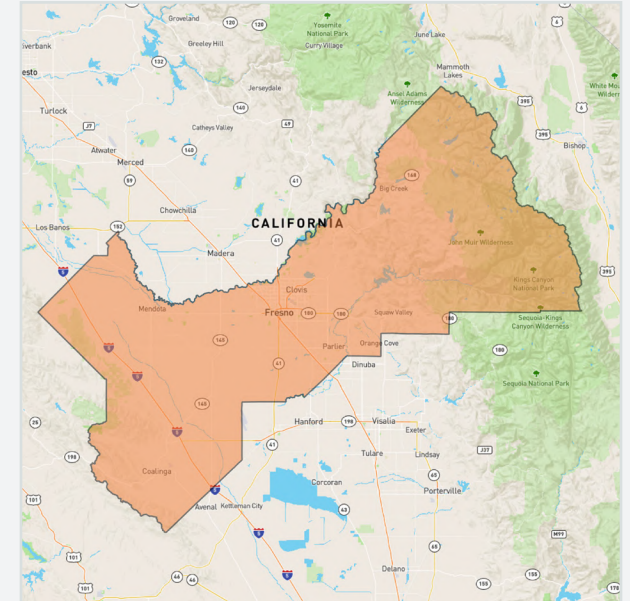


MEDIAN HOUSEHOLD INCOME

\$79,100

U.S. Median:
\$78,200

* Forecast



METRO HIGHLIGHTS



AGRICULTURE BASE

Favorable growing conditions uphold a thriving agricultural industry centered around fruits, vegetables, nuts, dairy, and meat. Companies in this sector are notable employers.



TRANSIT CONNECTORS

Fresno has access to the Bay Area and Los Angeles via Highway 99. Fresno Yosemite International Airport provides air service to residents and tourists.



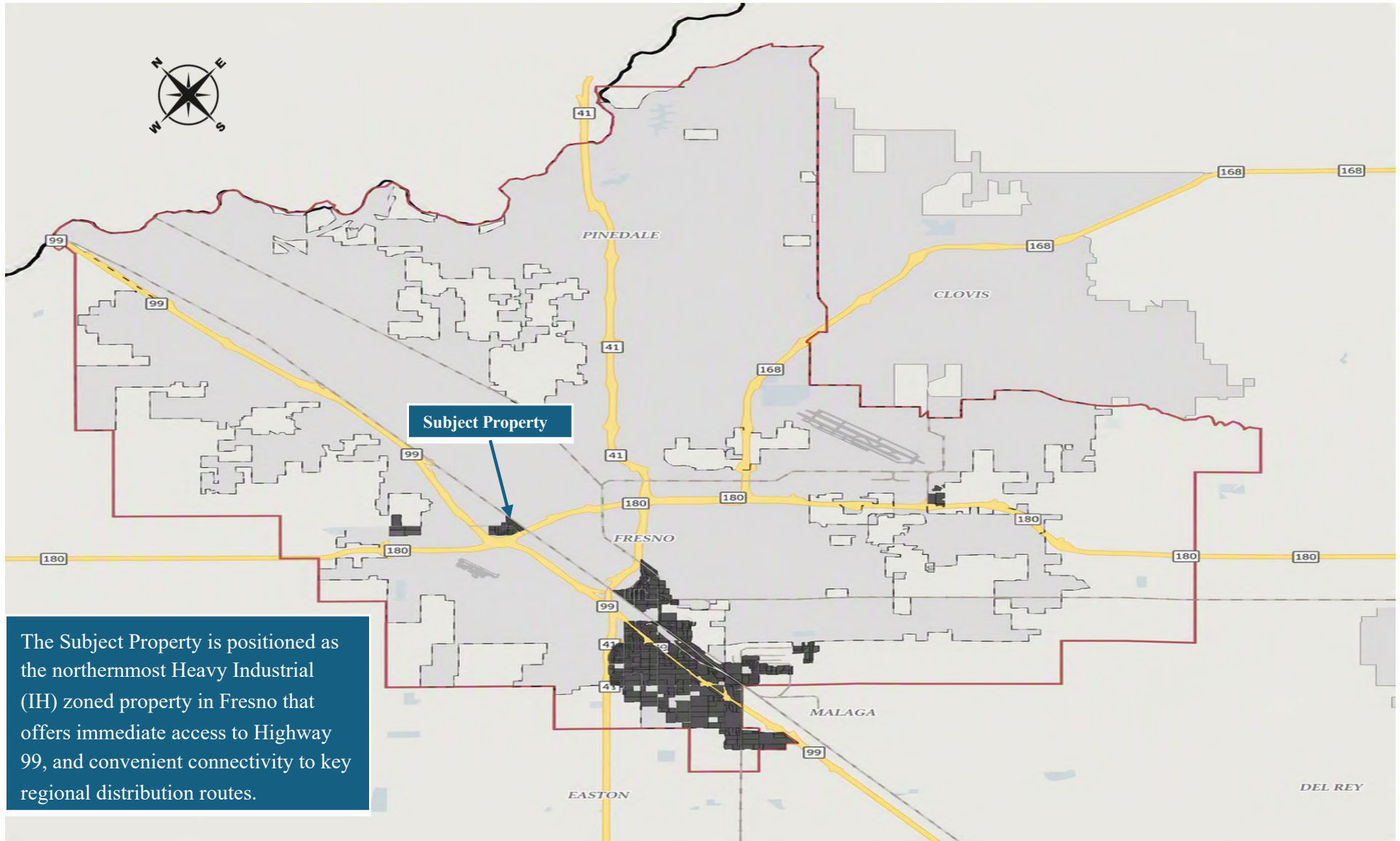
OUTDOOR-ORIENTED TOURISM

Fresno County's proximity to three national parks — Yosemite, Kings Canyon, and Sequoia — reinforces the local tourism industry.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

136-284 N THORNE AVE

ALL HEAVY INDUSTRIAL (IH) PARCELS IN THE CITY OF FRESNO



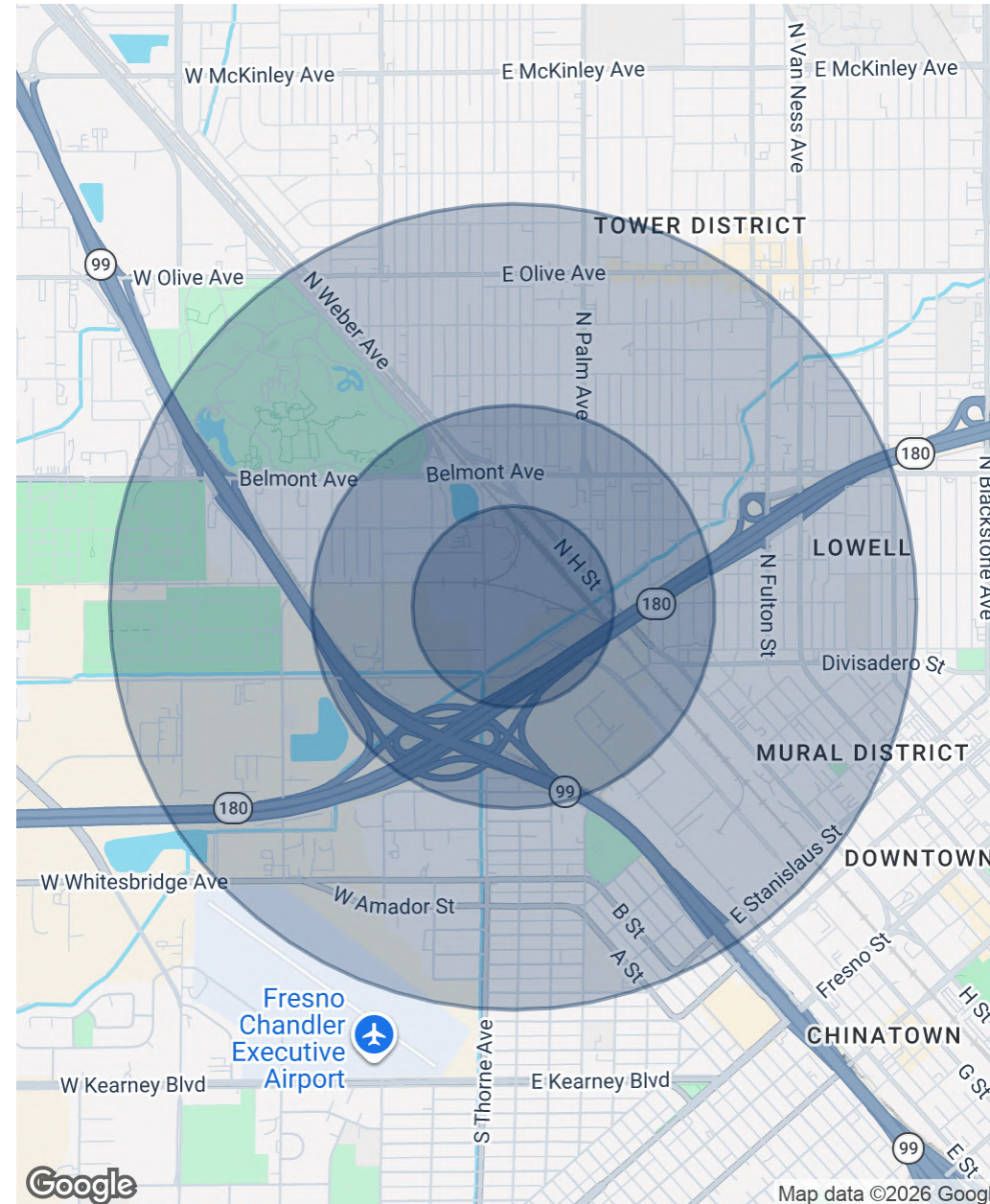
136-284 N THORNE AVE

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	150	1,879	12,644
Average Age	34.1	33.8	33.6
Average Age (Male)	30.2	30.2	31.2
Average Age (Female)	37.7	38.4	37.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	49	678	4,597
# of Persons per HH	3.1	2.8	2.8
Average HH Income	\$50,769	\$53,336	\$56,706
Average House Value	\$281,367	\$212,886	\$210,840

2023 American Community Survey (ACS)

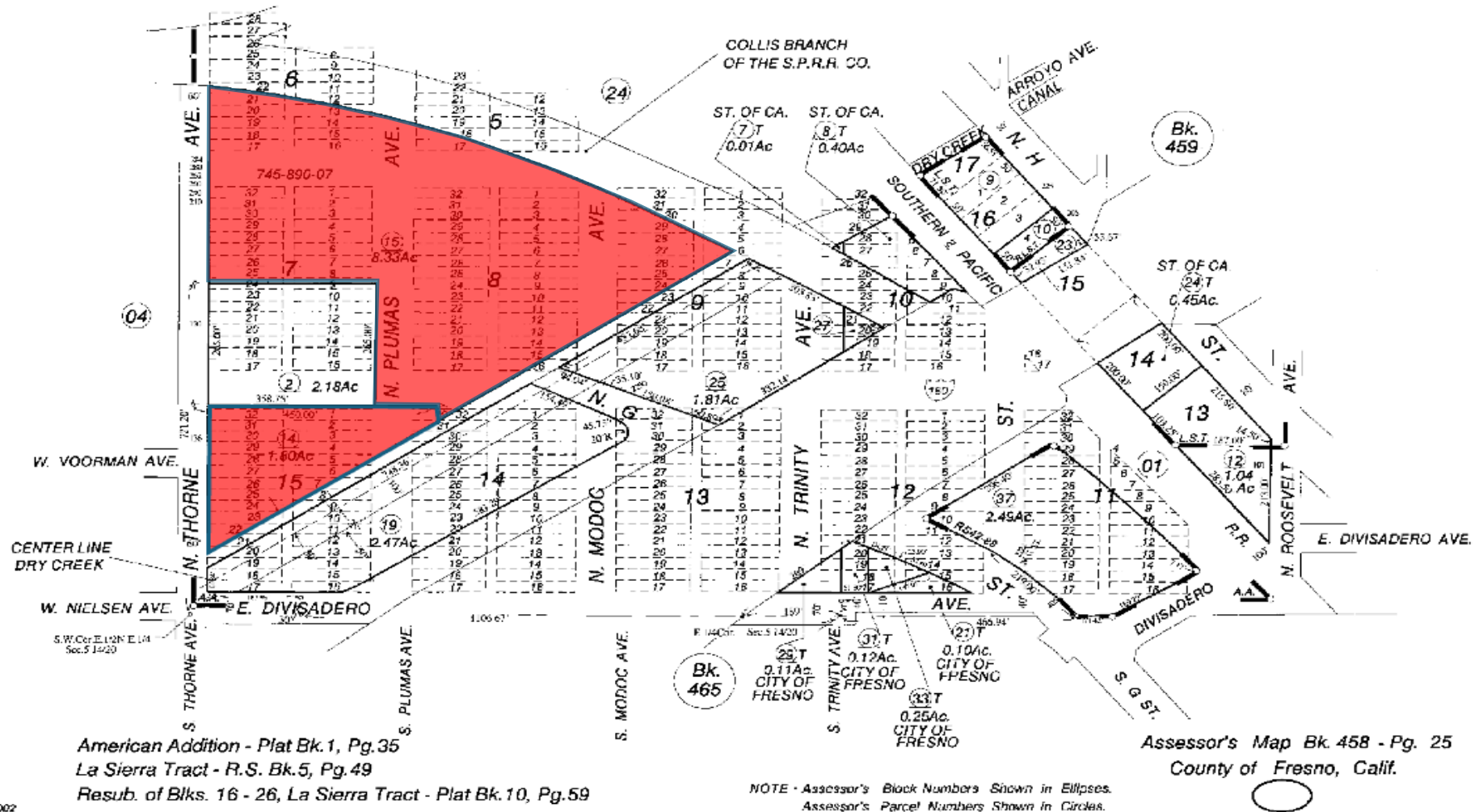




136-284 N THORNE AVE

PLOT MAP

1" = 200'



08-12-2002





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