Blythe
CORPORATE CAMPUS

LAND CONVERSION OPPORTUNITY

FOR SALE OR LEASE

5104 & 5168 N. Blythe Avenue
Fresno, CA

POTENTIAL USES:
Office · Medical · Trade School · Multi-Family · Assisted / Senior Living · Wellness Center
Executive Suites · Mixed-Use · Education · Residential Conversion · Ground-Up Redevelopment

CUSHMAN & WAKEFIELD

CBRE

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This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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Table of Contents

Blythe
CORPORATE CAMPUS

I THE OFFERING

A RARE LAND CONVERSION & REPOSITIONING OPPORTUNITY

THE OFFERING

CBRE, Inc., in conjunction with Cushman & Wakefield, is pleased to offer for sale or lease a two-building corporate campus situated on approximately 7.32 acres along the West Shaw corridor in northwest Fresno, CA.

Blythe Corporate Campus presents investors, developers, and owner/users with an exceptional chance to acquire a well-located, income-producing asset with significant land conversion and redevelopment potential. Situated on approximately 7.32 acres in the rapidly growing northwest Fresno corridor — zoned Regional Mixed Use (RMX) — the site supports a broad range of conversion scenarios, from residential and multi-family to medical, educational, mixed-use, and senior living. Whether a buyer chooses to stabilize existing cash flow, reposition the buildings, or pursue ground-up redevelopment of the excess land, this offering delivers genuine optionality at an attractive basis.

The Property is being offered without an asking price. Please contact the advisors listed in this offering for more information.

PROPERTY OVERVIEW

5104 N. Blythe Avenue ("Building A") was constructed in 1998 and consists of a two-story vacant office building totaling approximately 51,264 square feet. The building is 100% vacant, offering immediate owner/user or conversion potential without lease-up risk.

5168 N. Blythe Avenue ("Building B") is a single-story office/flex building built in 1989, currently 85% occupied at approximately 24,808 square feet. Two credit tenants — the California Department of Corrections and the Center for Autism & Related Disorders — provide near-term income stability while a buyer plans any conversion or repositioning strategy.

The Property also features an additional improved **Parking Lot** parcel of approximately 2.51 acres with 298 stalls — creating a compelling canvas for additional development or structured parking in support of a conversion project.

7.32
TOTAL ACRES

3
PARCELS

RMX
ZONING

LAND CONVERSION ADVANTAGE

The RMX (Regional Mixed Use) zoning designation provides one of the most flexible entitlement frameworks in the Fresno market, supporting residential, commercial, medical, and mixed-use development with limited rezoning risk. The 7.32-acre site — including the stand-alone parking lot parcel — offers meaningful density potential for developers pursuing adaptive reuse or ground-up programs.

WHY CONVERT HERE?

- Flexible RMX zoning supports nearly all conversion scenarios
- 2.51-acre parking lot parcel available for ground-up development
- Building A's vacant, open floor plates ideal for adaptive reuse
- Excess parking supports high-density residential or medical uses
- Near major retail, transit, and highway infrastructure
- Fresno's affordability drives strong housing & healthcare demand
- Can be acquired in whole or as individual parcels

POTENTIAL CONVERSION USES

OFFICE / EXECUTIVE SUITES

Reposition existing floor plates for multi-tenant office, co-working, or executive suite configurations with minimal capital outlay.

MEDICAL / HEALTHCARE CAMPUS

Robust power infrastructure and open floor plates make Building A well suited for medical office, specialty clinic, or outpatient facility conversion.

MULTI-FAMILY / RESIDENTIAL

RMX zoning and excess land support adaptive reuse to apartments or condominiums, or ground-up multi-family development on the parking lot parcel.

ASSISTED / SENIOR LIVING

Campus-style layout, single-story Building B, and abundant parking align well with senior housing or memory care conversion requirements.

TRADE SCHOOL / EDUCATION

Large, divisible floor plates and ample parking make this an attractive candidate for vocational, trade school, or charter school campus use.

MIXED-USE / WELLNESS

Reposition existing floor plates Combine retail, wellness amenities, and residential or office uses across multiple buildings in a cohesive, campus-style redevelopment.

Blythe
CORPORATE CAMPUS

II PROPERTY OVERVIEW

CAMPUS SUMMARY

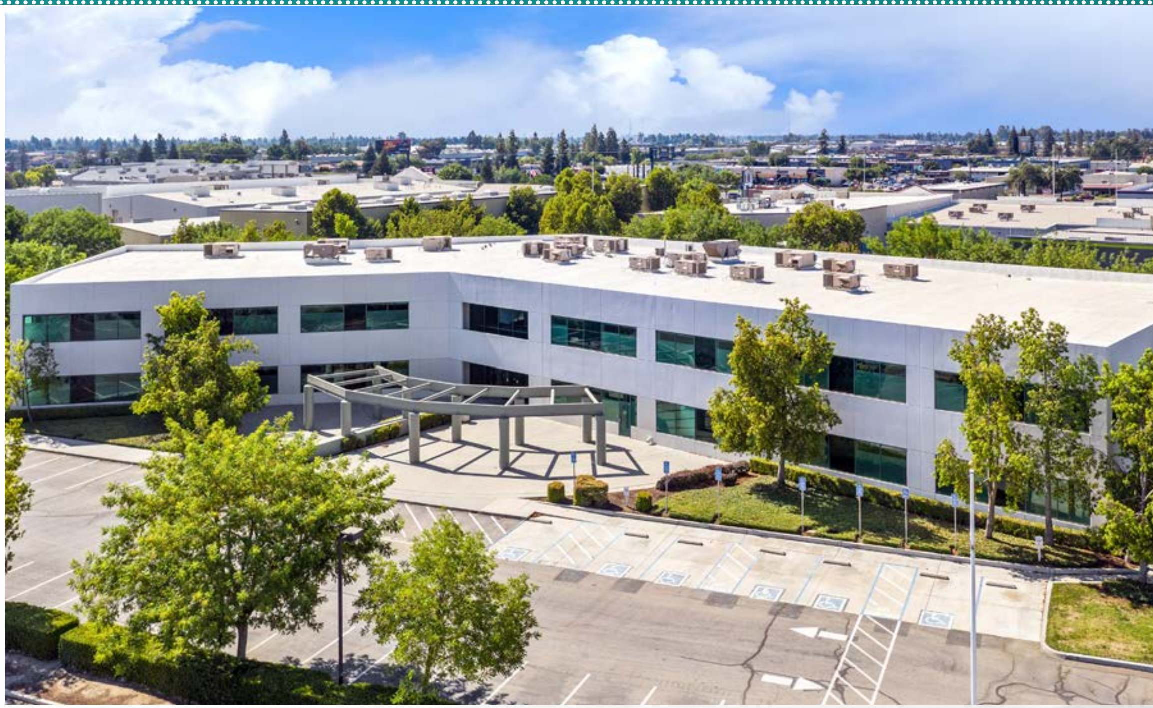
Blythe Corporate Campus comprises three adjacent parcels totaling approximately 7.32 acres — each available for individual or collective acquisition — providing extraordinary flexibility for investors, owner/users, and developers alike.

BUILDING A - 5104 N BLYTHE AVENUE

Asking Sale Price:	Please Contact Investment Advisors
Asking Lease Rate:	$1.35 to $1.40 PSF/Month NNN*
Total Building Area:	±51,264 SF
Year Built	1998
Land Area:	±5.63 AC (Includes adjacent parking lot)
APN:	509-091-37S & 509-091-36S
Parking:	187 Spaces (3.65/1000)
Zoning:	RMX (Regional Mixed Use)
% Occupied:	0% (Vacant)
Use:	Office
Stories:	2
Construction:	Reinforced Concrete

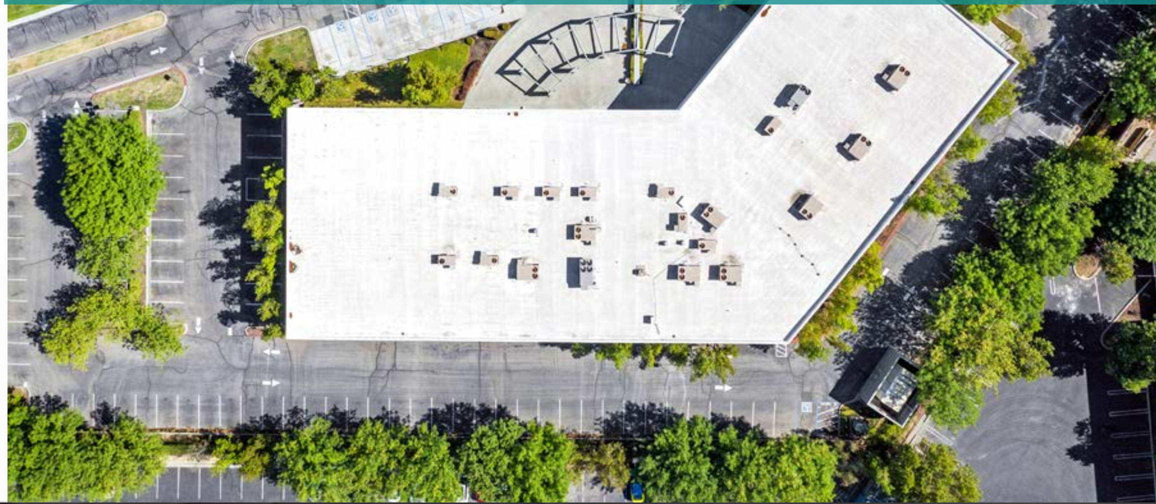
Building A is a high-identity, two-story vacant office building previously occupied by a national call center. Its large, open floor plates — divisible from 12,500 SF — offer maximum flexibility for repositioning, multi-tenant leasing, or adaptive reuse.

The building features an uninterrupted power supply with back-up generator, elevator service, and robust infrastructure — all of which significantly reduce conversion capital requirements for medical, educational, or technology-intensive uses.



CONVERSION OPPORTUNITY

Building A's 100% vacancy eliminates lease-up risk and allows a buyer to immediately execute a conversion or repositioning strategy. The open floorplates and excess power capacity are particularly well suited for medical office, trade school, or multi-tenant executive suite conversion — uses commanding premium rents in the Fresno submarket.



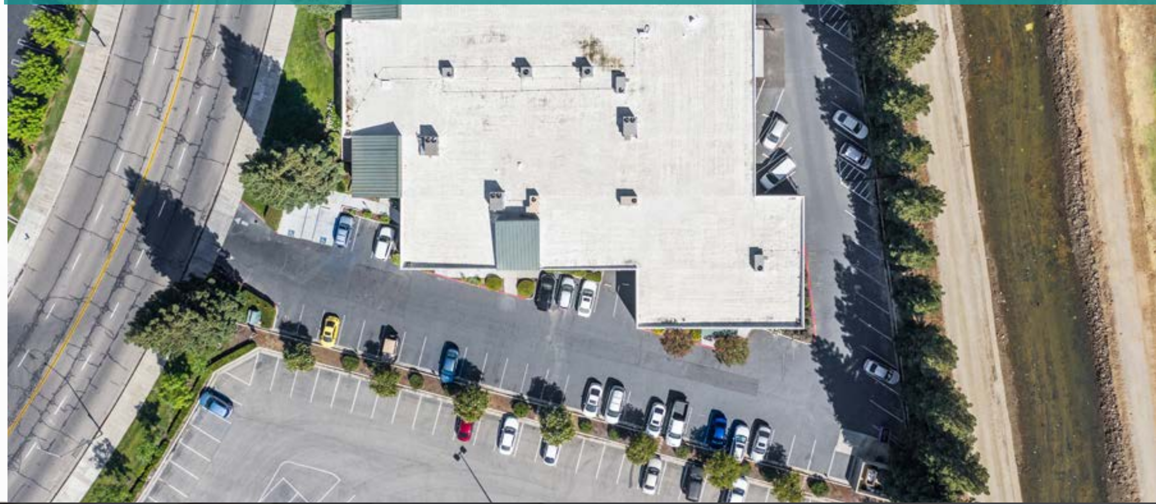
PROPERTY OVERVIEW

BUILDING A - 5104 N BLYTHE AVENUE

Asking Sale Price:	Please Contact Investment Advisors
SF Available:	$1.70 PSF/Month Modified Gross
SF Available:	3,600 SF
Total Building Area:	±24,808 SF
Year Built	1989
Land Area:	±1.68 Acres
APN:	509-091-30S
Parking:	107 Spaces (4.31/1000)
Zoning:	RMX (Regional Mixed Use)
% Occupied:	85%
Stories:	1
Construction:	Reinforced Concrete

INCOME TO BRIDGE CONVERSION

Existing tenancy in Building B provides near-term income stability while a buyer plans and permits a broader conversion or redevelopment strategy. The single-story format and ground-level access are particularly attractive for senior living, assisted care, or outpatient clinic conversion.



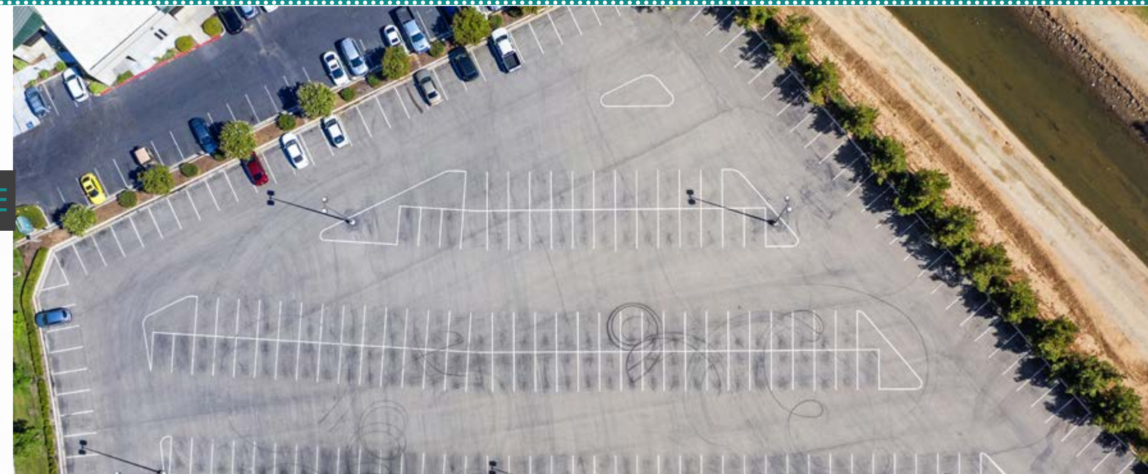
Building B is a single-story flex office building currently 85% occupied by two government and institutional credit tenants: the California Department of Corrections (13,340 SF; LED 10/31/2027) and the Center for Autism & Related Disorders (7,868 SF; LED 5/31/2025). Approximately 3,600 SF is immediately available.

The 77 surface parking stalls — supplemented by 30 reserved stalls in the adjacent Parking Lot — support a wide range of conversion uses including senior/assisted living, medical, or residential care.

PROPERTY OVERVIEW

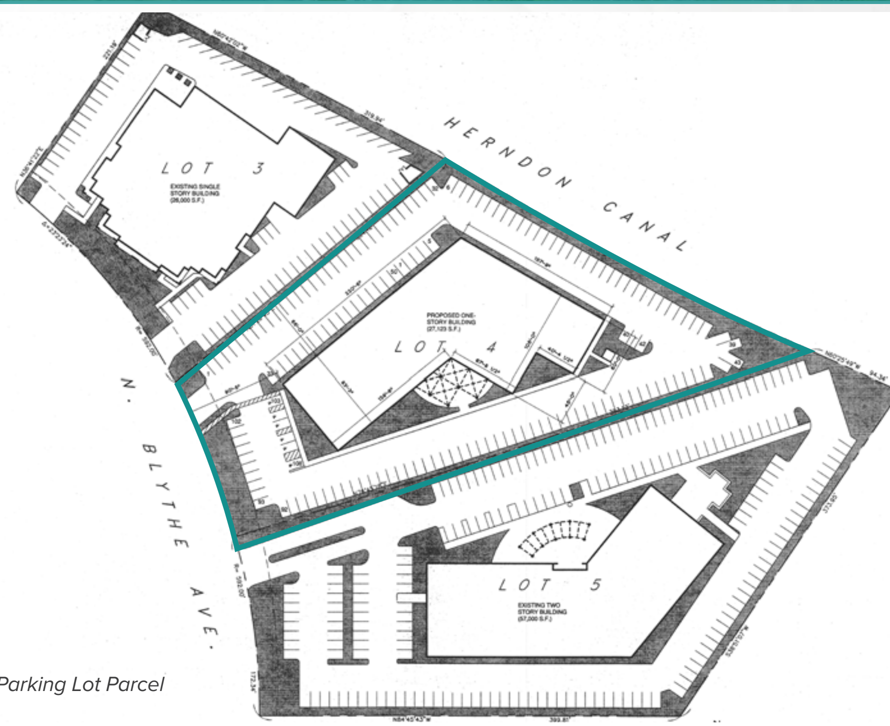
PARKING LOT PARCEL — 5142 N. BLYTHE AVENUE

Land Area:	109,335 SF (2.51 AC)
APN:	509-091-36S
Parking:	298 Spaces (30 spaces dedicated to BUILDING B)
Zoning:	RMX (Regional Mixed Use)
Improvements:	Striped, Paved, Lighting, and Landscaping



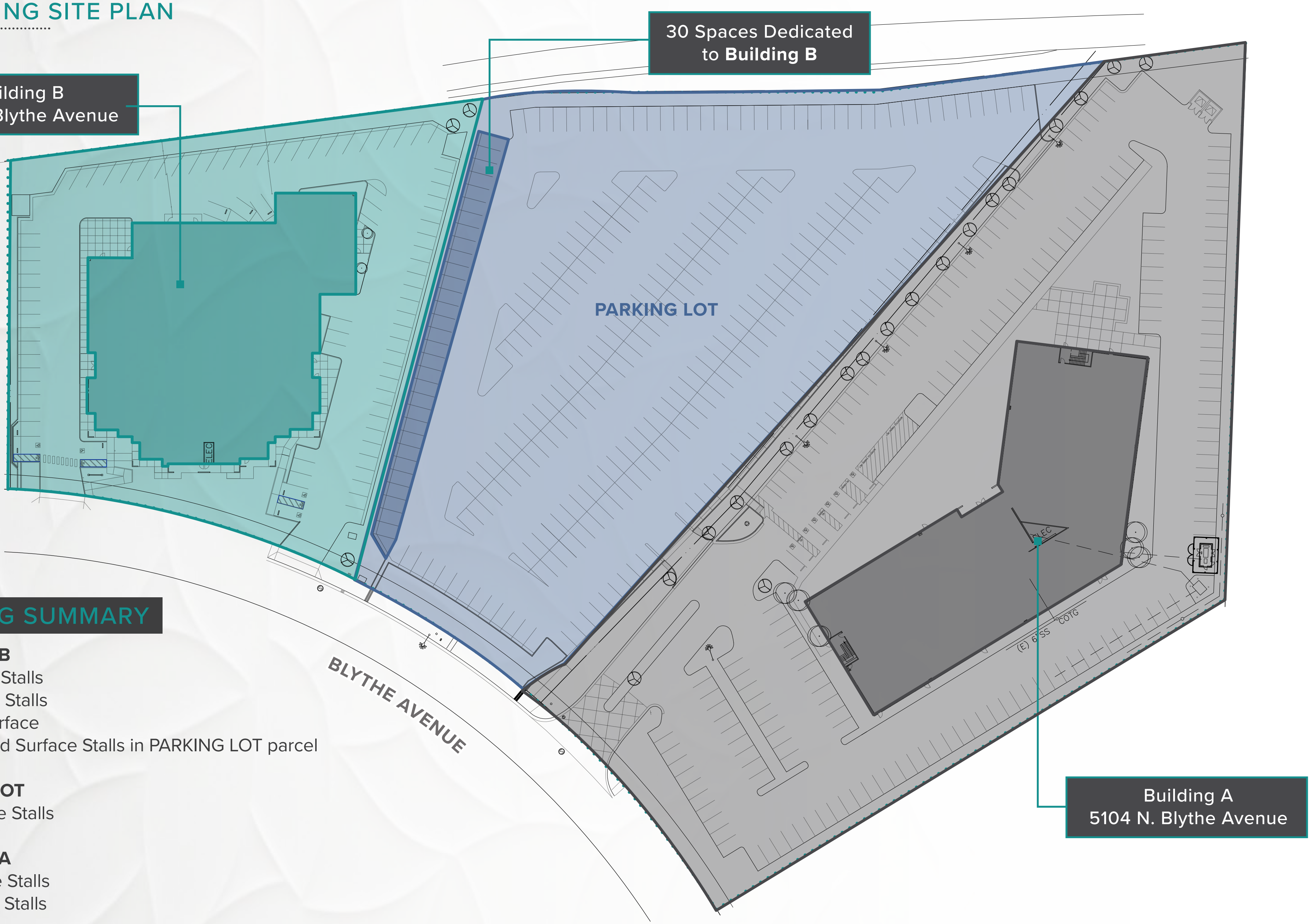
DEVELOPMENT CANVAS
A proposed development plan for the Parking Lot parcel is available upon request. The site can accommodate a new single- or multi-story building, structured parking, or a combination of uses — creating a true campus-style development opportunity in one of Fresno's most accessible northwest corridors.

The Parking Lot parcel — situated between Building A and Building B — is the conversion opportunity's crown jewel. At 2.51 improved acres with two points of ingress/egress, the site is immediately available for ground-up development of additional commercial, residential, or mixed-use square footage.



*Proposed Development Plan for Parking Lot Parcel

EXISTING SITE PLAN



PARKING SUMMARY

BUILDING B
65 Surface Stalls
4 Handicap Stalls
8 Gated Surface
30 Reserved Surface Stalls in PARKING LOT parcel

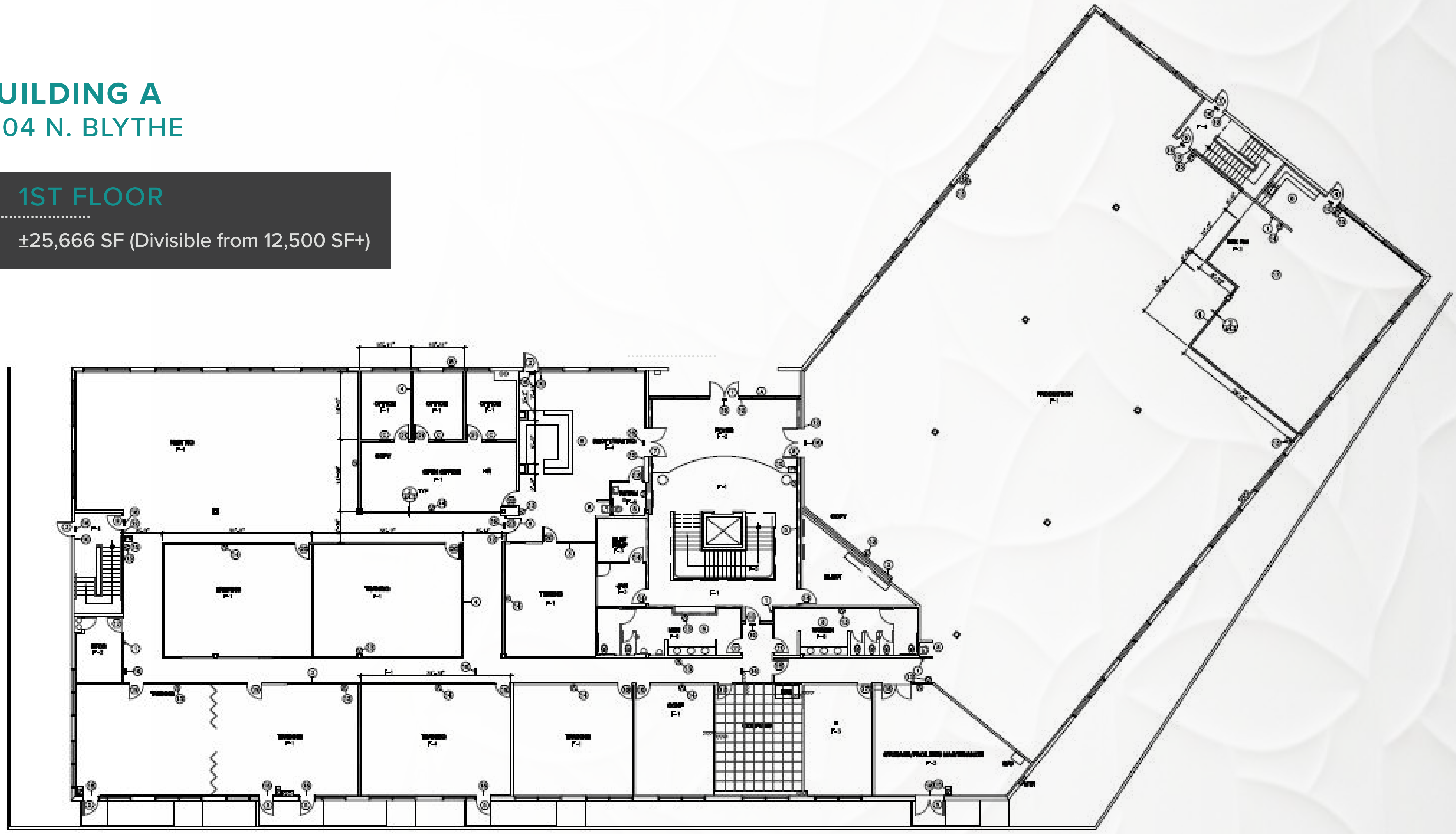
PARKING LOT
298 Surface Stalls

BUILDING A
180 Surface Stalls
7 Handicap Stalls

FLOOR PLANS

BUILDING A
5104 N. BLYTHE

1ST FLOOR
±25,666 SF (Divisible from 12,500 SF+)

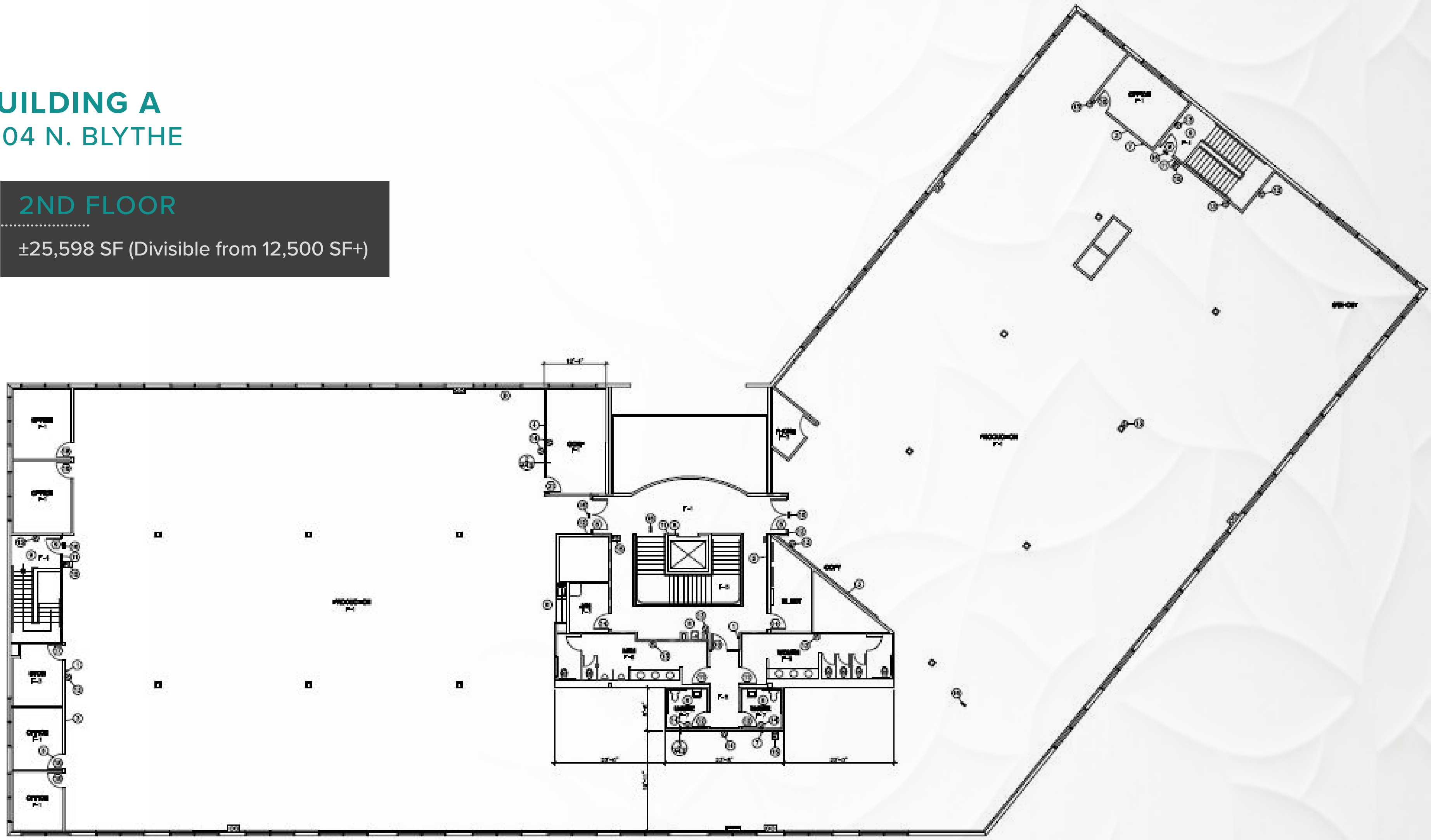


FLOOR PLANS

BUILDING A
5104 N. BLYTHE

2ND FLOOR

±25,598 SF (Divisible from 12,500 SF+)

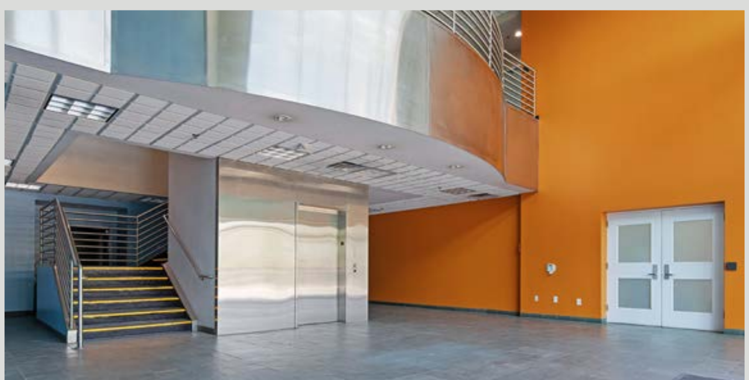


FLOOR PLANS

BUILDING B
5168 N. BLYTHE

1ST FLOOR
±24,808 SF
(±3,600 SF Available)


BUILDING A | 5104 N. Blythe
BLYTHE AVENUE
BUILDING B | 5168 N. Blythe
Parking Lot



Blythe
CORPORATE CAMPUS

III

AREA OVERVIEW

AREA OVERVIEW

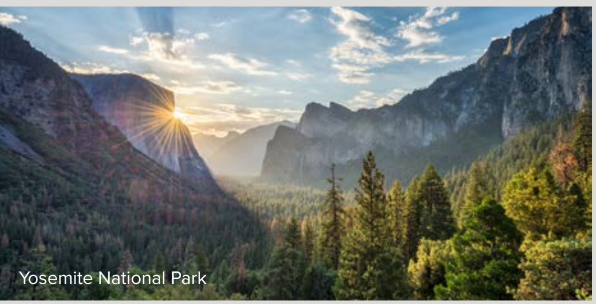
Fresno is located in the heart of Fresno County with a 2020 estimated population of 533,232 (1,010,344 county-wide), making it the 5th largest city in California and among the 35 largest cities in the United States. Situated in the center of the San Joaquin Valley — part of the greater California Central Valley — Fresno serves as the economic and agricultural capital of the region.

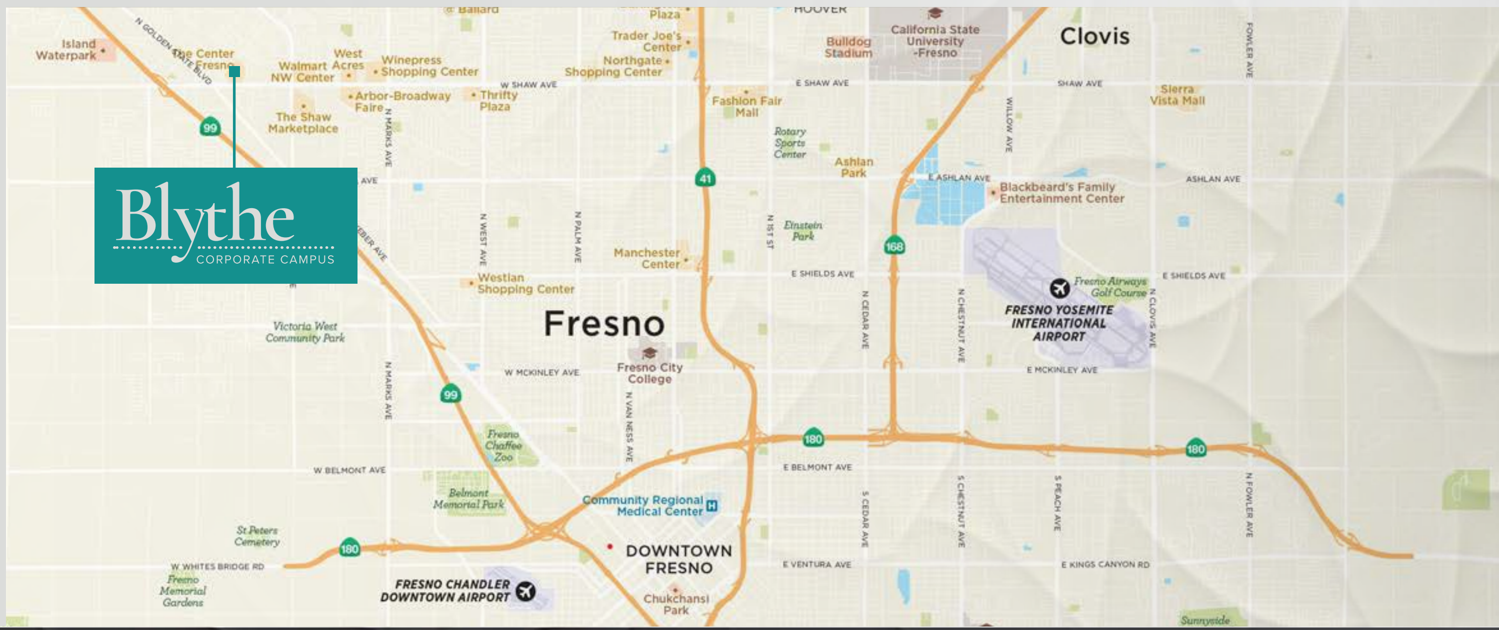
Centrally located within California, Fresno sits 180 miles from San Francisco, 170 miles from Sacramento, and 220 miles from Los Angeles — making it a highly accessible regional hub served by Fresno Yosemite International Airport and two major interstates (Highway 99 and Interstate 5).

As the economic anchor of the San Joaquin Valley, Fresno's economy is supported by agriculture (contributing over $3.5 billion annually), healthcare, education, and a growing logistics and distribution sector. Agriculture employs approximately one in four area workers, with over 7,500 farmers cultivating 250 crop types across 1 million acres.

Why Fresno for Conversion?

Fresno's cost-of-living advantage over coastal California markets is driving population inflow and accelerating demand for housing, healthcare facilities, and educational infrastructure. The county's median home price of approximately $243,000 reflects a 5.5% year-over-year increase — signaling a market increasingly attractive to residential developers and healthcare operators seeking affordable land bases.

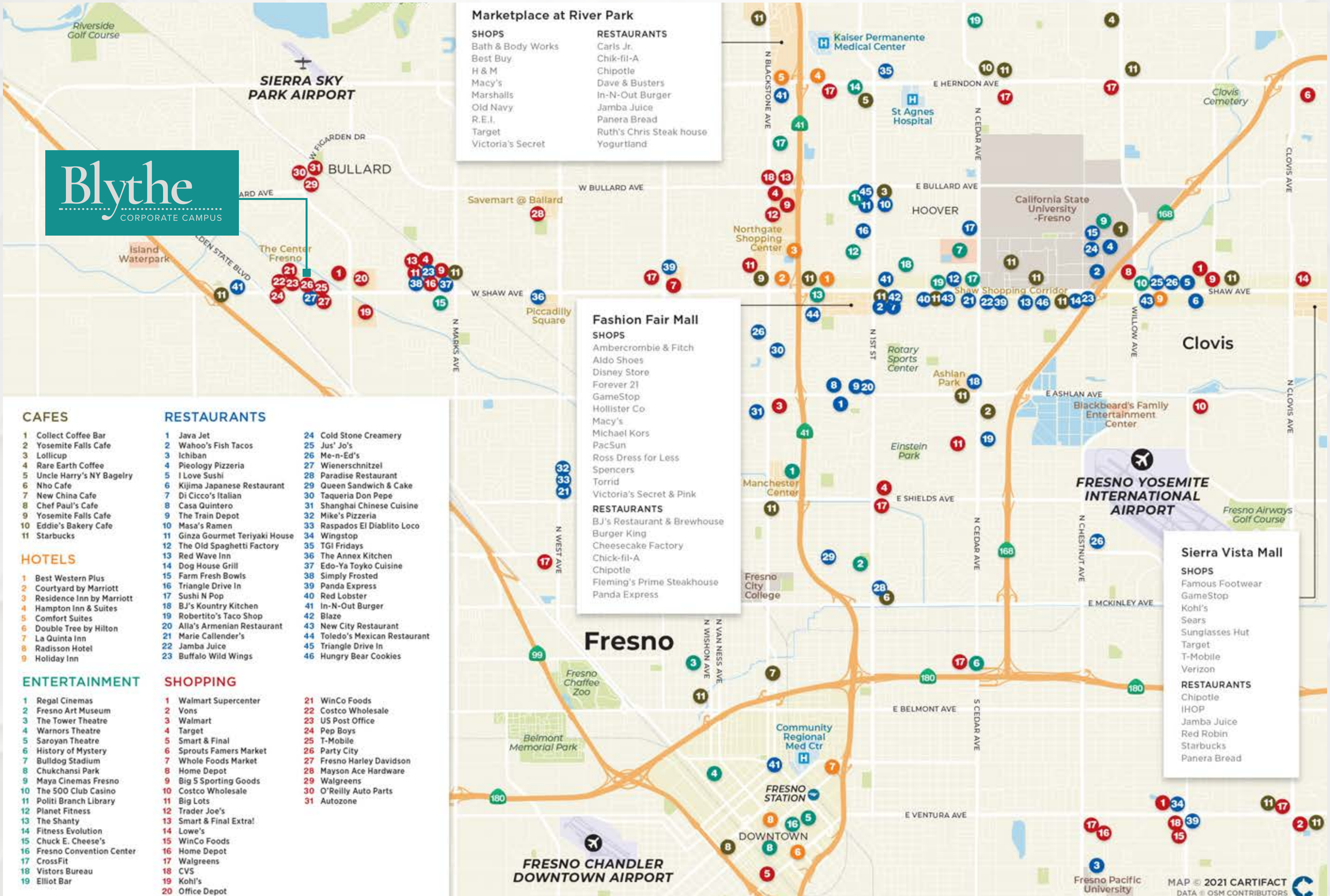

Yosemite National Park



FRESNO COUNTY STATISTICS

Source: Employment Development Department

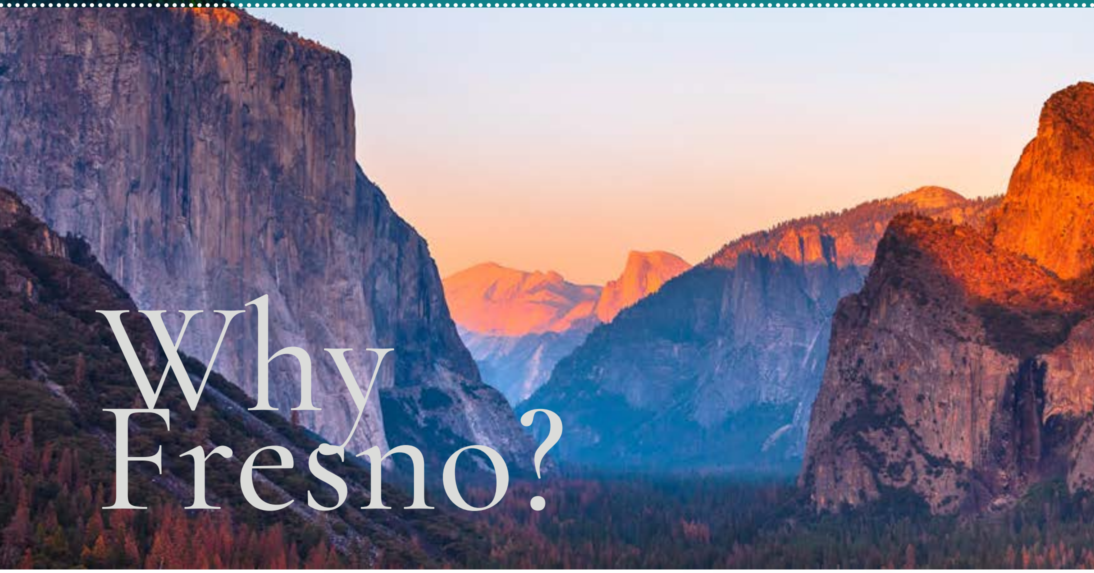
2021 Average Household Income: $78,382	Labor Force: 444,200	No. of Employed: 395,800	No. of Unemployed: 48,400	Unemployment Rate: 10.90%



FRESNO'S TOP EMPLOYERS

RANK	EMPLOYER	# OF EMPLOYEES
1	Fresno Unified School District	11,500
2	County of Fresno	6,500
3	Community Medical Centers	5,836
4	City of Fresno	3,780
5	Clovis Unified School District	3,370
6	Saint Agnes Medical Center	2,812
7	Kaiser Permanente	2,696
8	Ruiz Food Products	2,500
9	California State University	2,334
10	Pelco	2,150
11	Coalinga State Hospital	1,925

RANK	EMPLOYER	# OF EMPLOYEES
12	Clovis Community Medical Center	1,667
13	State Center Community College District	1,630
14	Alorica	1,300
15	Quinn Group, Inc.	1,178
16	Foster Farms	1,100
17	AT&T	1,000
18	Cargill Meat Solutions	999
19	Zacky Farms	975
20	Aetna	950
21	VA Central CA Healthcare System	897
22	Fresno County Office of Education	759



Why Fresno?


Central Valley

California's Central Valley has emerged as an attractive location for office investment due to the affordability of commercial land and relatively low lease rates compared to Southern California (Los Angeles, Orange and San Diego County), the Bay Area, and Sacramento. This is also true for residents moving to Fresno County. Overall, Fresno County's cost of living is generally affordable compared to other areas in the United States with favorable cost as it relates to housing, groceries, transportation, healthcare, and more. Fresno County's median home price is currently ±$243,000, which represents a 5.5% YOY increase.

1 million
COUNTY POPULATION

5th
LARGEST CITY IN THE STATE

#1
AGRICULTURAL CAPITAL OF THE WORLD

5045 EAST BUTLER AVENUE	1-MILE	3-MILE	5-MILE
2021 Population	23,483	138,584	265,985
2025 Population – Five Year Projection	22,746	139,915	270,137
2021 Median Age	29.7	28.1	29.1
2021 Average Household Income	$49,943	$58,847	$57,495

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5104 & 5168 N. Blythe Avenue | Fresno, CA

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