

Blythe

CORPORATE CAMPUS

PROFESSIONAL OFFICE BUILDINGS
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



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Blythe
CORPORATE CAMPUS

I

THE
OFFERING



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 of land along the West Shaw corridor in north west Fresno, CA (“Blythe Corporate Campus”). 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. 5168 N. Blythe Avenue (“Building B”), is situated on the north side of the campus. This office/flex building was built in 1989 and is currently 85% occupied, totaling approximately 24,808 square feet. The Property also features an additional improved parcel of land (“Parking Lot”) consisting of approximately 2.51 acres with 298 parking stalls.

Blythe Corporate Campus (“Property”) is available for sale or lease and can be purchased individually or collectively. The offering provides both investors and owner/users the unique ability to secure a quality asset with optionality for future development or excess parking.

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

The background is a grayscale aerial photograph of a modern corporate campus. The buildings feature large glass windows and flat roofs. There are several trees scattered throughout the site, and a parking lot with white lines is visible in the lower right. A large, semi-transparent teal number 'II' is positioned on the left side of the image. The text 'Blythe' is in a white serif font, and 'CORPORATE CAMPUS' is in a smaller white sans-serif font below it. The main title 'PROPERTY OVERVIEW' is in a white sans-serif font, centered on the right side of the image. A white dotted line runs horizontally across the page, passing through the text.

Blythe
CORPORATE CAMPUS

II

PROPERTY
OVERVIEW

PROPERTY OVERVIEW

Blythe Corporate Campus consists of one high-identity corporate office building totaling approximately 51,264 SF (“Building A”) and one office/flex building totaling approximately 24,808 SF (“Building B”). The Property also features an additional improved parcel of land (“Parking Lot”) consisting of approximately 2.51 acres with 298 parking stalls. The entire site includes three adjacent parcels with excess parking situated on approximately 7.32 acres. Each building can be either leased or sold individually or collectively.

Building A is 100% vacant and was most recently occupied by a national call center. The building is elevator served, has excess power and can be easily bifurcated to accommodate flexibility in tenancy and square footage requirements.

Building B is currently 85% occupied by two credit tenants: The Department of Corrections (LED 10/31/2027) and the Center for Autism & Related DI (LED 5/31/2025). Approximately 3,600 square feet is immediately available to tenants and users alike.

The **Parking Lot** parcel is situated between Building A and B. The lot has been striped for 298 stalls, has lighting and features two points of ingress and egress through Building A’s parcel. The Parking Lot provides optionality for future development of additional square footage or excess parking requirements.

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



PROPERTY OVERVIEW

BUILDING A

Address:	5104 N. Blythe Avenue, Fresno, CA
Asking Sale Price:	Please Contact Investment Advisors
Asking Lease Rate:	\$1.35 to \$1.40 PSF/Month NNN*
SF Available:	51,264 SF (Divisible from 12,500 SF+)
Total Building Area:	±51,264 SF
Year Built	1998
Land Area:	±5.63 Acres (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 beautiful 2-story vacant office building that was previously occupied by a call center. The large open floor plates allow flexibility in space requirements for users and tenants alike. The building benefits from an uninterrupted power supply featuring a back-up generator, elevator and robust infrastructure.



PROPERTY OVERVIEW

BUILDING B

Address:	5168 N. Blythe Avenue, Fresno, CA
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

Building B is a single-story flex office building currently 85% occupied by two tenants, The California Department of Corrections (13,340 SF) and The Center For Autism and Related Disorders (7,868 SF). The building features 77 surface parking spaces with an additional 30 parking spaces available for use in the adjacent **Parking Lot**.



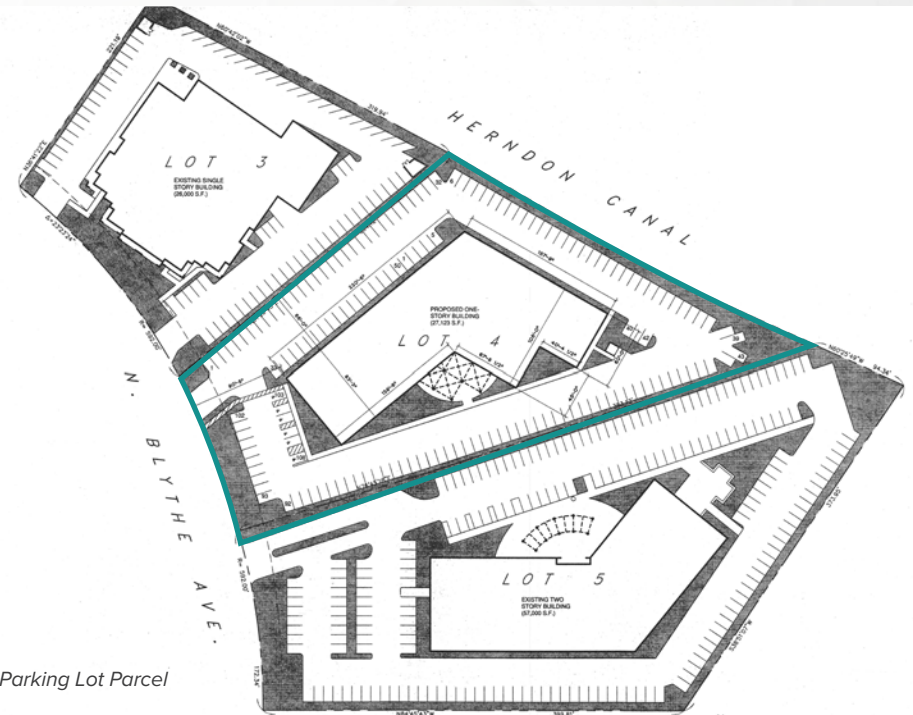
PROPERTY OVERVIEW

PARKING LOT

Address:	5142 N. Blythe Avenue, Fresno, CA
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

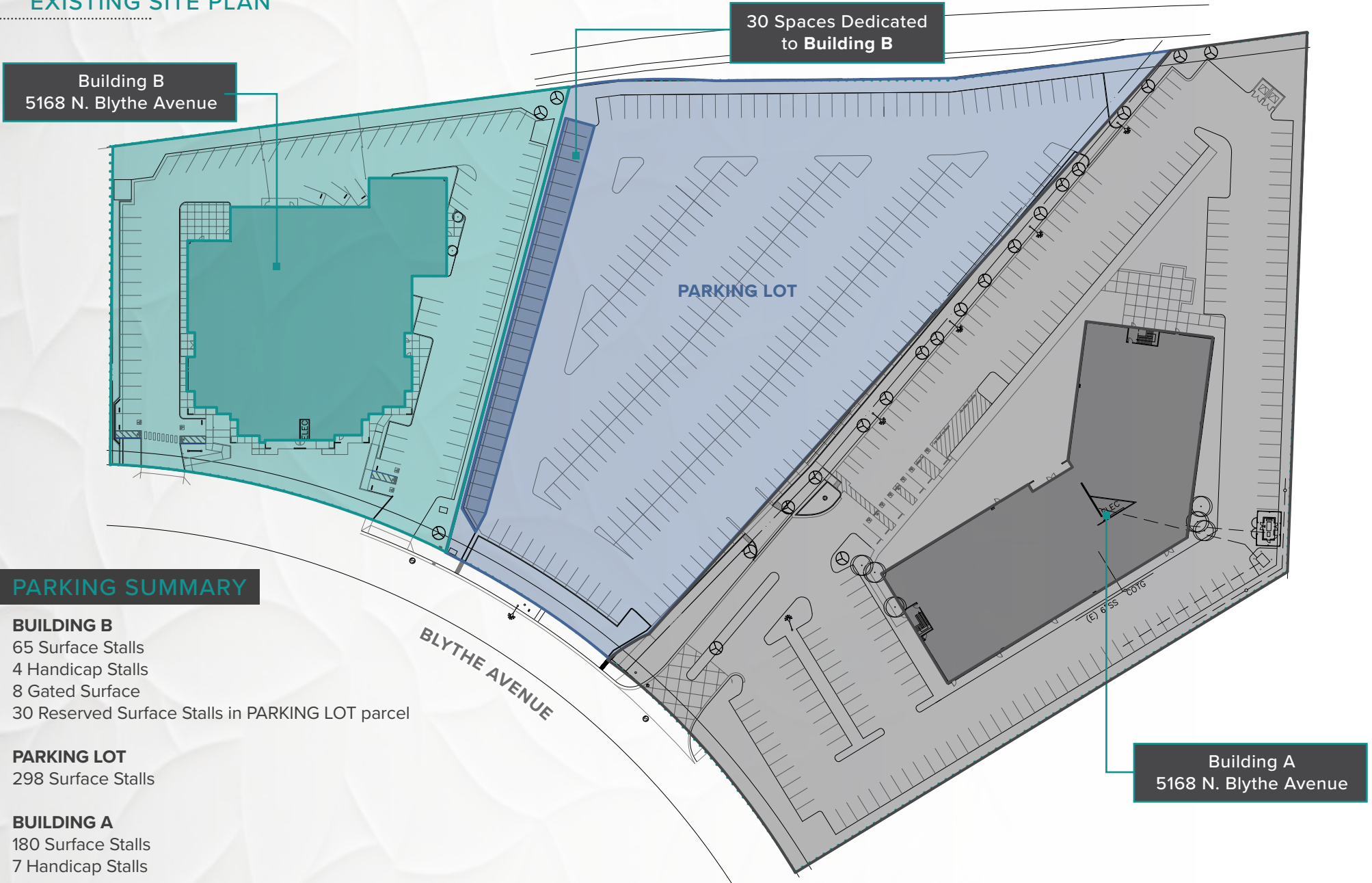


The **Parking Lot** can be purchased individually or collectively along with the adjacent parcels. This property creates tremendous optionality in the form of excess parking, as well as future development potential for additional square footage requirements. Approximately 30 parking spaces along the north side of the **Parking Lot** are reserved for the exclusive use of **Building B**.



**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

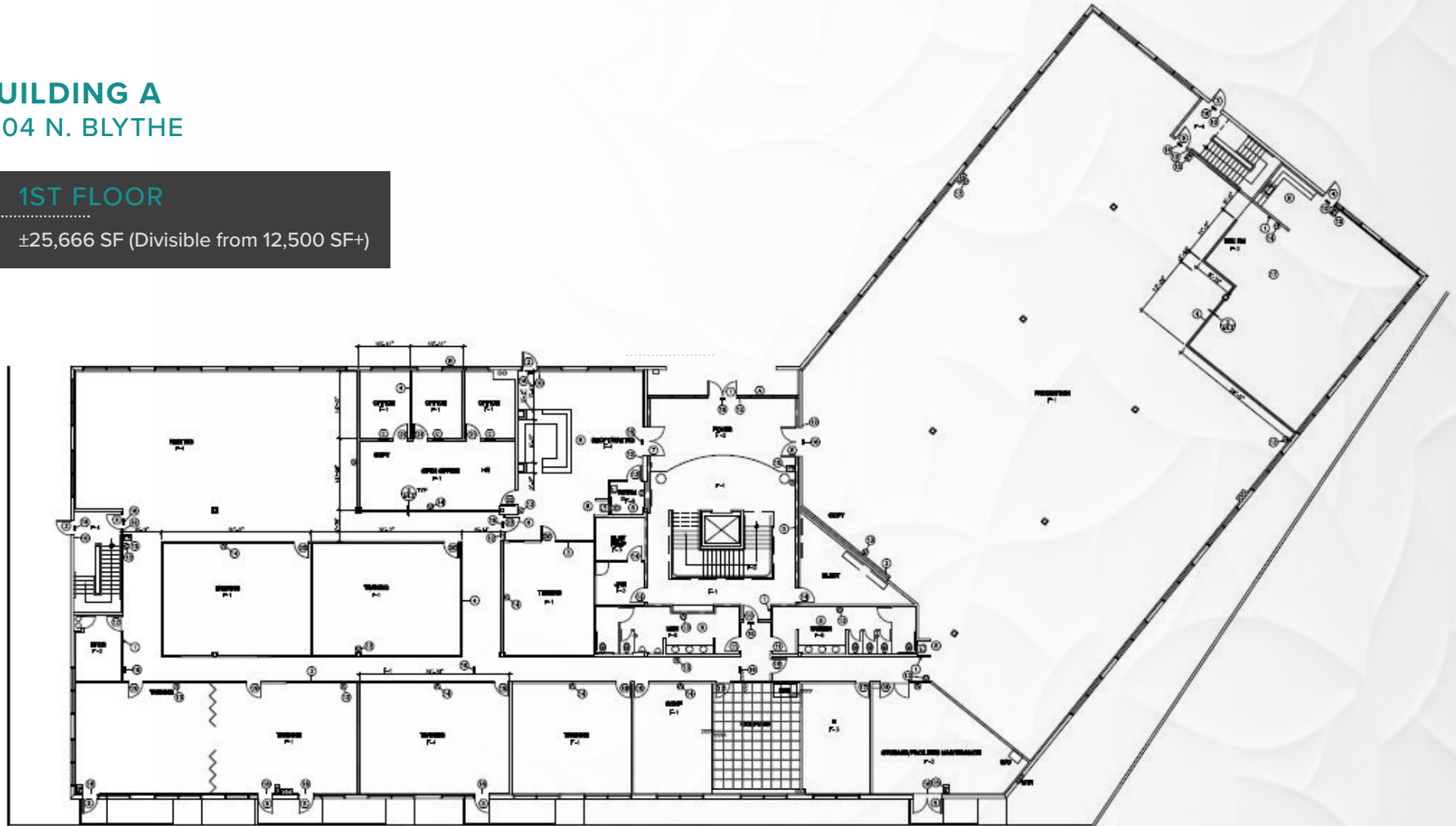
BUILDING A
180 Surface Stalls
7 Handicap Stalls

FLOOR PLANS

BUILDING A 5104 N. BLYTHE

1ST FLOOR

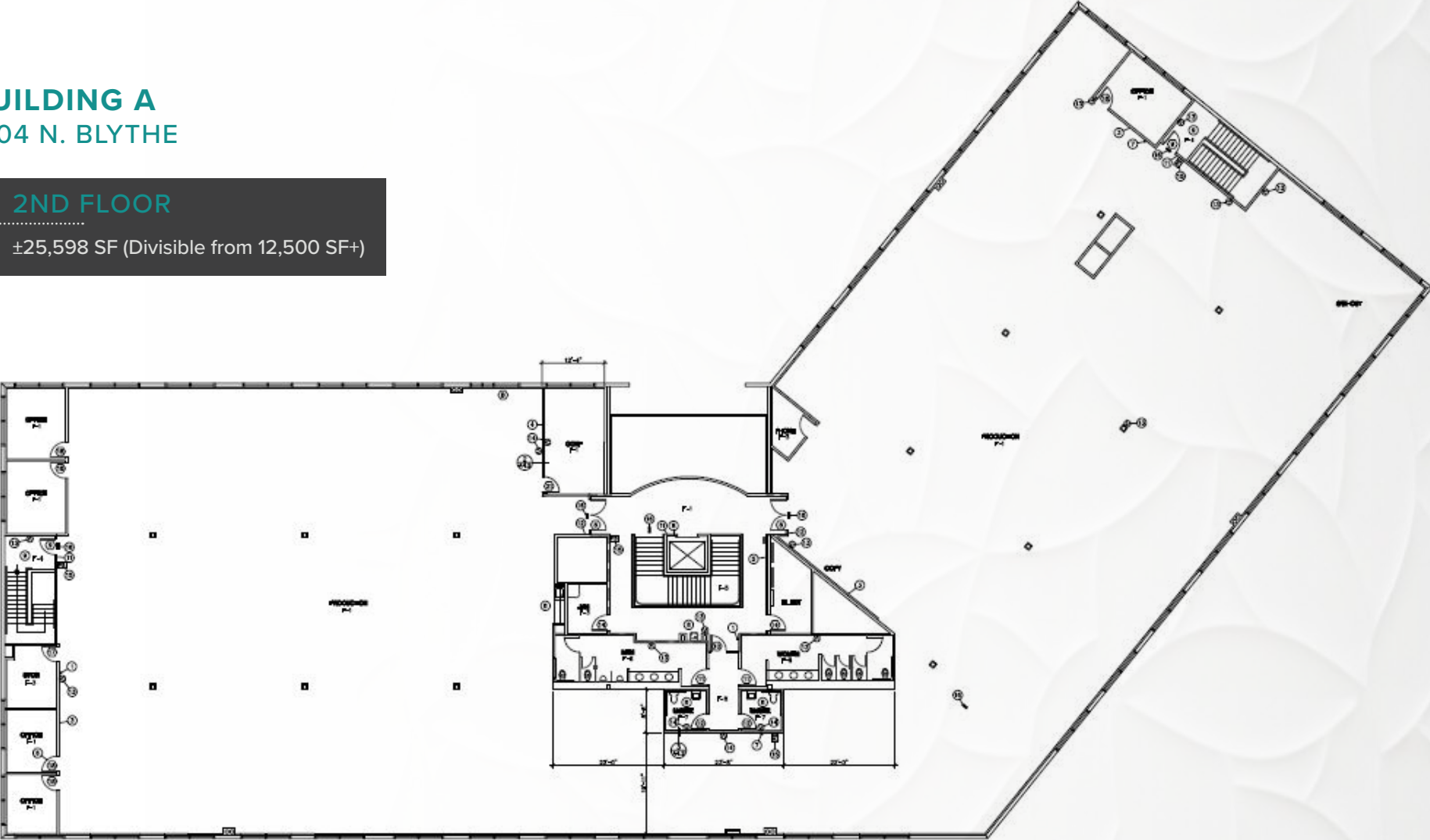
±25,666 SF (Divisible from 12,500 SF+)



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)



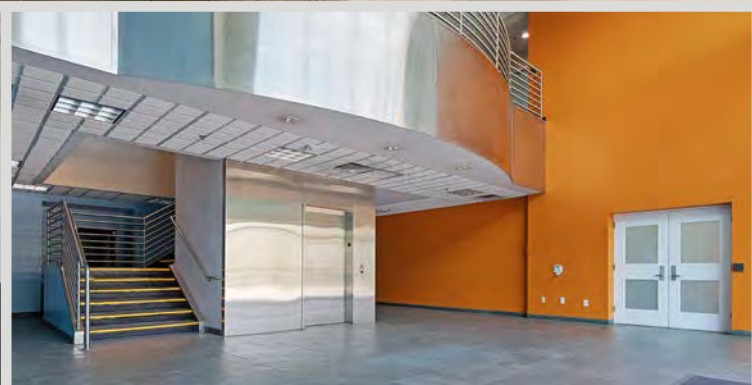
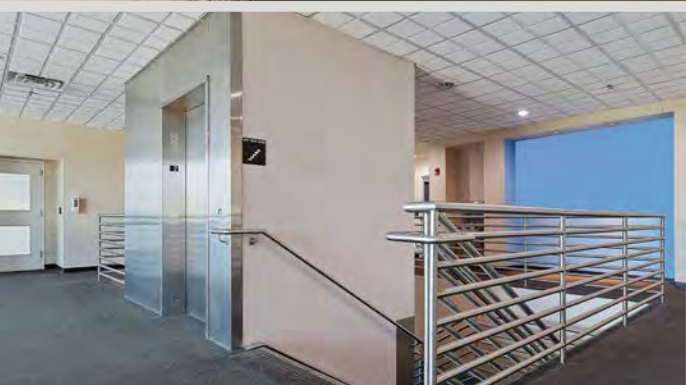


BUILDING A | 5104 N. Blythe

BUILDING B | 5168 N. Blythe

Parking Lot

BLYTHE AVENUE





Blythe

CORPORATE CAMPUS

II AREA OVERVIEW

AREA OVERVIEW

FRESNO, located in the heart of Fresno County, has an estimated 2020 population of 533,232 (1,010,344 Fresno County), making it the 6th largest city in California and the 34th largest city in the country. Fresno is located in the center of the San Joaquin Valley, part of the greater California Central Valley, which produces the majority of the United States fresh produce.

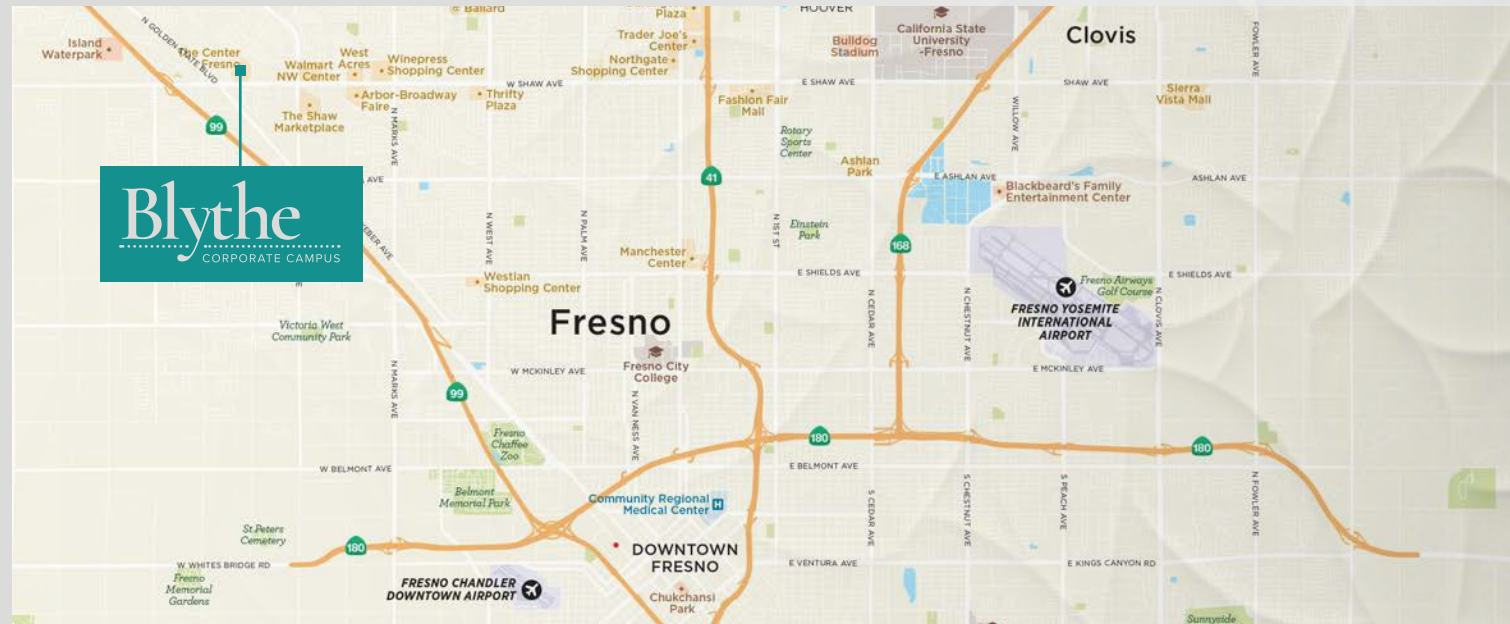
Fresno's location, near the geographical center of California, places it a comfortable distance from several of the major recreation areas and urban centers in the state. Just 60 mi south of Yosemite National Park, it is the nearest major city to the park. Additionally, Sierra National Forest is 40 mi, Kings Canyon National Park is 60 mi, Sequoia National Park is 75 mi. from Fresno. Centrally located, San Francisco is 180 mi. to the north, Sacramento is 170 mi. to the north and Los Angeles is 220 mi. to the south of Fresno.

As the economic hub of Fresno County and the San Joaquin Valley, much of the surrounding areas of Fresno are tied to large-scale agricultural production. Almost a quarter of the greater Fresno area employment is dependent on agriculture, one in every three jobs being related to agriculture, and provides in excess of \$3.5 billion to the local economy.

In close proximity to two major interstates, Highway 99 and Interstate 5, Fresno benefits from its centralized location along the major transit corridors. Two railway operations, UPS, FedEx, and DHL all operate out of the Fresno Yosemite International Airport, resulting in increased manufacturing and distribution, which are also large contributors of the local economy. A majority of America's produce is grown here and Fresno is the number one agricultural county in the United States. More than 7,500 farmers grow 250 types of crops on 1 million acres of some of the world's most productive farmland. Major crops include grapes, cotton, cattle, tomatoes, milk, plums, turkeys, oranges, peaches and nectarines. Not surprisingly a large food processing industry has developed as a result from all of the farming activity. A large number of canning, curing, drying and freezing plants are located in the area.



Yosemite National Park





2021 Average Household Income: \$78,382



Labor Force: 444,200

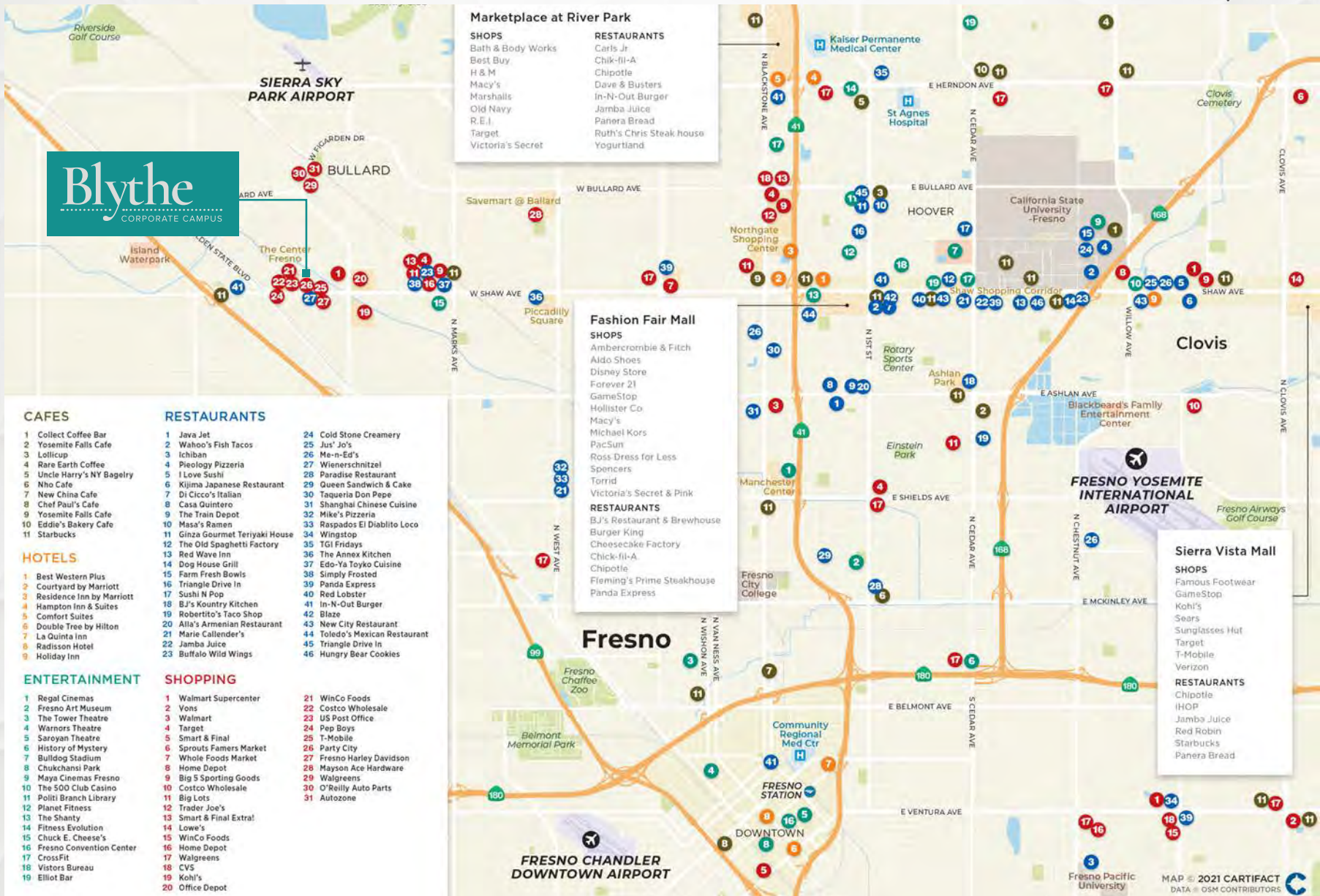


No. of Employed: 395,800

















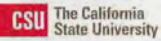





No. of Unemployed: 48,400

Unemployment Rate: 10.90%



FRESNO'S TOP EMPLOYERS

RANK	EMPLOYER	# OF EMPLOYEES	RANK	EMPLOYER	# OF EMPLOYEES
1	 Fresno Unified School District	11,500	12	 Clovis Community Medical Center	1,667
2	 County of Fresno	6,500	13	 State Center Community College District	1,630
3	 Community Medical Centers	5,836	14	 Alorica	1,300
4	 City of Fresno	3,780	15	 Quinn Group, Inc.	1,178
5	 Clovis Unified School District	3,370	16	 Foster Farms	1,100
6	 Saint Agnes Medical Center	2,812	17	 AT&T	1,000
7	 Kaiser Permanente	2,696	18	 Cargill Meat Solutions	999
8	 Ruiz Food Products	2,500	19	 Zacky Farms	975
9	 California State University	2,334	20	 Aetna	950
10	 Pelco	2,150	21	 VA U.S. Department of Veterans Affairs	897
11	Coalinga State Hospital	1,925	22	Fresno County Office of Education	759



Why Fresno?

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 \pm \$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



Central Valley

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

Blythe

CORPORATE CAMPUS

5104 & 5168 N. Blythe Avenue | Fresno, CA

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