



Accelerating success.



Ashlan Avenue

Available



Granite Park Sports Complex



Foster's Donuts



Dakota Avenue

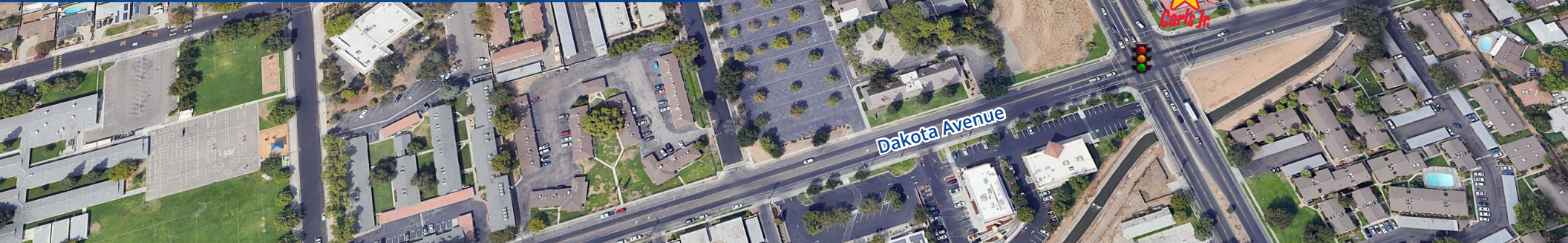


Seven Parcels Available | Offering Memorandum

Office Zoned Lots at Granite Park

4076 - 4092 N. Cedar Avenue
Fresno, California 93726

<p>Beau Plumlee Senior Vice President Principal +1 559 256 2443 beau.plumlee@colliers.com DRE #01269167</p>	<p>Scott Buchanan Senior Vice President Principal +1 559 256 2430 scott.buchanan@colliers.com DRE #01389446</p>
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Property Summary

Office Zoned Lots at Granite Park available for sale located adjacent to the Granite Park Sports Complex. The available lots consists of seven (7) parcels that are zoned Office that are available for purchase with existing parking, curbs, gutters, trash enclosure and utilities stubbed. Buyer will be responsible for its own landscaping for each parcel. The current lots range from 16,988 square feet up to 20,037 square feet. In addition, there is an approximate 1.82 acre lot used as parking and subject to a Reciprocal Parking Easement Agreement.

Property Address:

4076 - 4092 N. Cedar Avenue
Fresno, CA 93726

Current Lot Sizes:

16,117 SF up to 20,037 SF

Sale Price for Remaining Lots:

\$2,500,000 | \$18.69 per square foot

Total Size of Remaining Lots:

133,726 square feet

Zoning:

O - Office

APN:

438-220-01 through 09

Property Highlights

- Situated between two major Freeways; Freeways 41 and 168
- Zoned Office
- Reciprocal Parking
- Close to California State University, Fresno
- Public Transportation nearby
- In close proximity to shopping and restaurants
- Adjacent to the Granite Park Sports Complex

Contact Us:

Beau Plumlee
559 256 2443
beau.plumlee@colliers.com
DRE #00932510

Scott Buchanan
559 256 2430
scott.buchanan@colliers.com
DRE #01389446

Property Aerial



FASHION FAIR

- | | |
|----------------|--------------------|
| Macy's | Apple |
| JCPenney | Victoria's Secret |
| Forever21 | Express |
| Vans | Flemings |
| Gamestop | Cheesecake Factory |
| H&M | Tilly's |
| Hollister & Co | Ulta |
| PacSun | BJ's Brewhouse |

Gettysburg Address

- | | |
|----------------|----------------|
| AutoZone | Family Dollar |
| Ace Hardware | The Bar |
| Subway | Little Caesars |
| Chubby's Diner | |

Ashlan Park

- | | |
|----------------|----------------|
| Savemart | Arby's |
| Dollar Tree | 76 |
| dd's Discounts | Valley Fitness |
| Chevron | Aerozone |
| Starbucks | |

Subject Parcels

Granite Park Sports Complex

- | | |
|----------------|-----------------|
| Panda Express | Me-n-Ed's |
| Yosemite Falls | Metal Mark |
| Western Dental | Club One Casino |

Cedar & Dakota Center

- | | |
|-----------------|--------------|
| Carl's Jr. | Subway |
| Vallarta | JC Boots |
| Robertito's | Galaxy Nails |
| H & R Block | Mariscos |
| Foster's Donuts | |

Campus Point

- | | |
|----------------|------------|
| Maya Cinema's | Ike's |
| Starbucks | Mad Duck |
| Flip Flop Shop | Hino Oishi |
| Mochinut | Pieology |
| Wahoo's | Que Pasa |
| Cold Stone | Nutrishop |

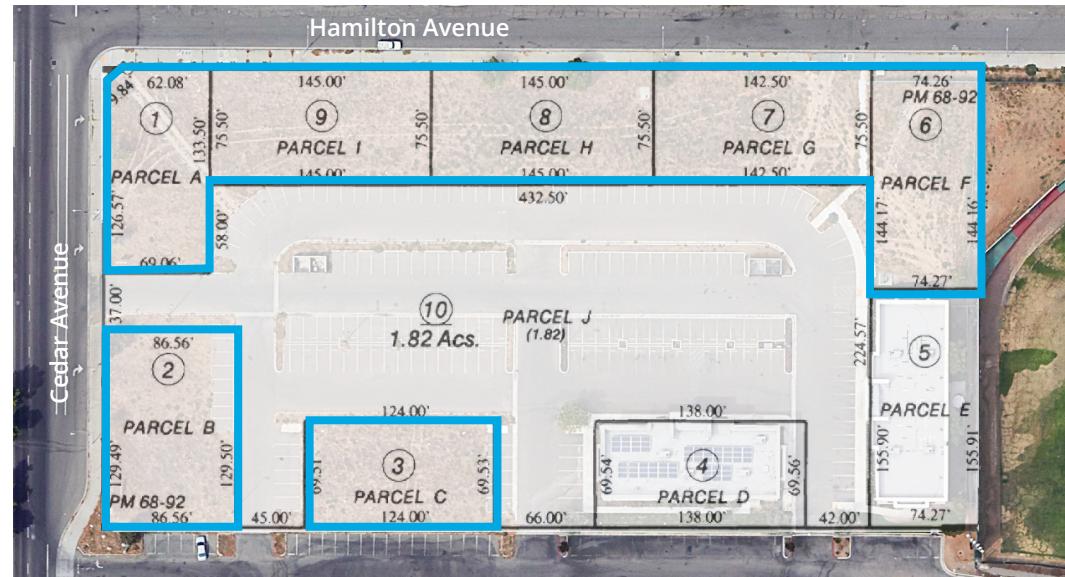
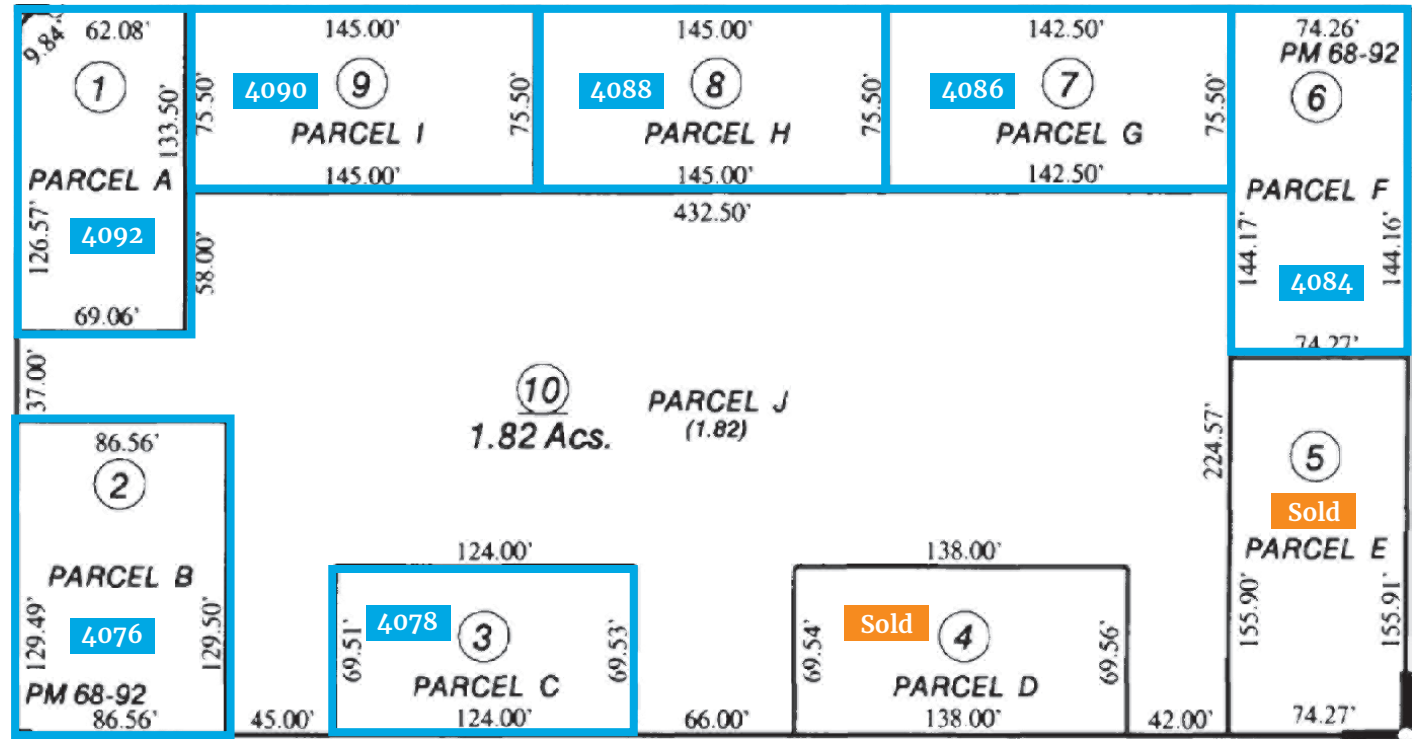
Parcel Map

Details:

- 4076 N. Cedar Avenue
APN: 438-220-02 | ±20,908 SF
- 4078 N. Cedar Avenue
APN: 438-220-03 | ±16,117 SF
- 4084 N. Cedar Avenue
APN: 438-220-06 | ±19,602 SF
- 4086 N. Cedar Avenue
APN: 438-220-07 | ±20,037 SF
- 4088 N. Cedar Avenue
APN: 438-220-08 | ±20,037 SF
- 4090 N. Cedar Avenue
APN: 438-220-09 | ±20,037 SF
- 4092 N. Cedar Avenue
APN: 438-220-01 | ±16,988 SF

Total Project Sale Price:

\$2,500,000



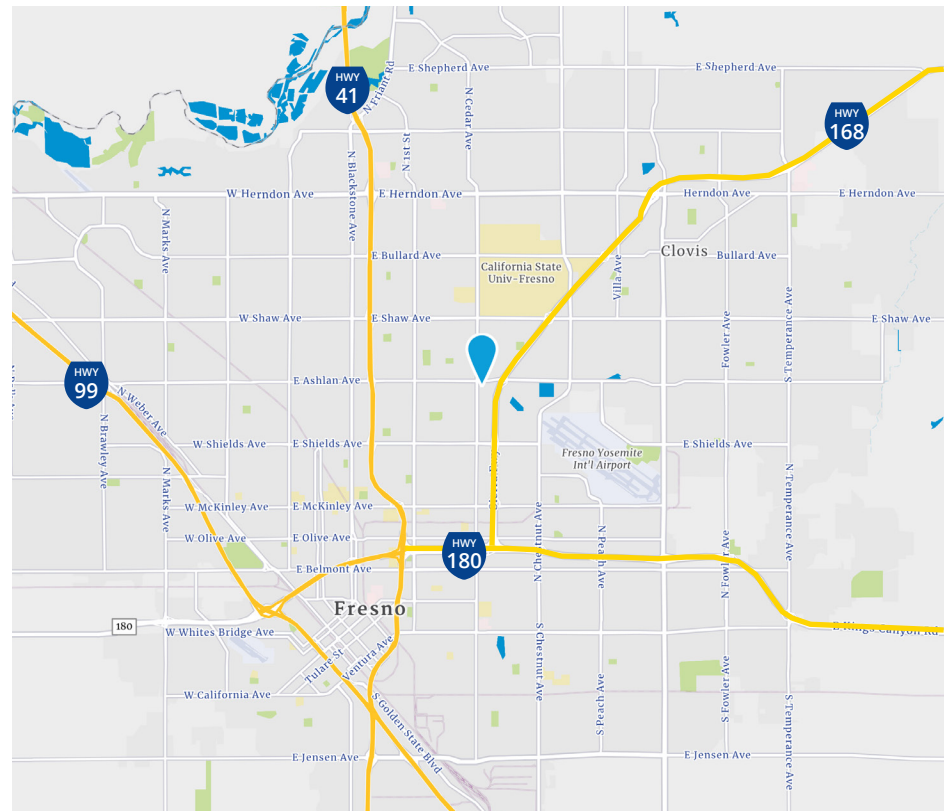


Location Overview

The seven (7) subject Parcels are located adjacent to the Granite Park Sports and Entertainment Complex on Cedar Avenue, south of East Hampton Avenue in Fresno, California. Located within .58 miles from Freeway 168 and 1.88 miles from Freeway 41, the Property offers quick access to North Fresno, Downtown and Clovis, California. The Subject Parcels are in close proximity to public transportation, shopping, and restaurants and south of California State University, Fresno.

About the Granite Park Sports Complex

The Granite Park Sports Complex is a recreational facility that includes state-of-the-art Soccer Fields, Weight Gym and Baseball Fields. The Complex is operated by the Central Valley Community Sports Foundation, a 501(C)(3) nonprofit organization to provide a safe space for children and families to go. The Complex is located on 20 acres adjacent to the Subject Parcels on land owned by the City of Fresno and sits in a perfect location that brings people all over the state to Fresno. At Granite Park, the complex offers ultimate leagues for every age, hosts tournaments, kids camps and trainings, and numerous spaces for meetings and parties.



Demographic Summary

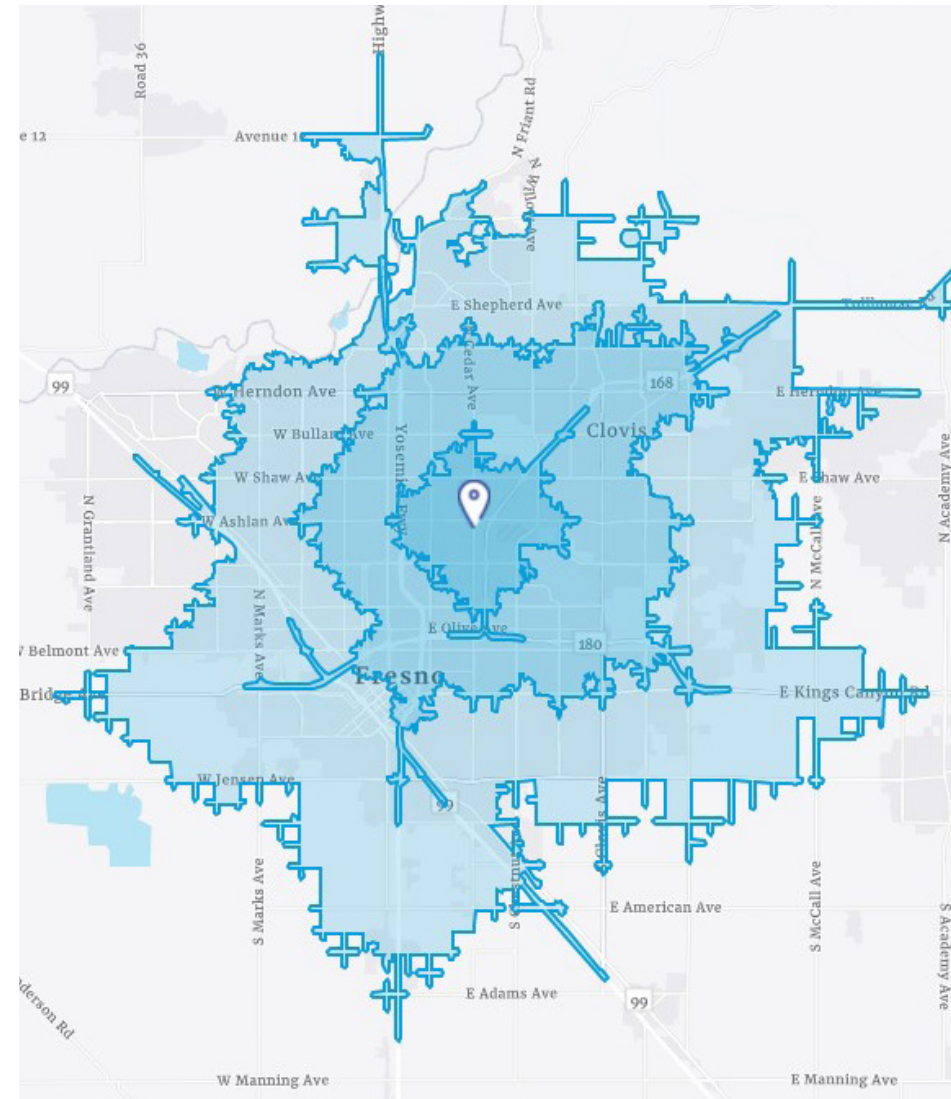
	5 minutes	10 minutes	15 minutes
Population	62,227	307,696	634,621
2026 Projected Population	63,118	314,444	655,137
Total Households	21,088	101,575	206,707
Owner Occupied Households	7,839	45,956	110,798
Renter Occupied Households	13,249	55,619	95,909
Average Household Size	2.92	2.97	3.02
Average Household Income	\$52,470	\$65,451	\$77,163
Median Age	29.4	31.7	32.6
Daytime Population	58,009	354,246	673,658
Daytime Population: Workers	21,729	173,861	303,852
Daytime Population: Residents	36,280	180,385	369,806
Commute Time to Work	25,633	121,374	251,265
Work at Home	1,113	5,495	11,277
Average Home Value	\$302,770	\$350,540	\$410,400

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Beau Plumlee
559 256 2443
beau.plumlee@colliers.com
DRE #00932510

Scott Buchanan
559 256 2430
scott.buchanan@colliers.com
DRE #01389446

7485 N. Palm Avenue, Suite 110
Fresno, California 93711
P: +1 559 221 1271
F: +1 559 222 8744



5, 10, 15 minute drivetime around the Subject