

For Sale

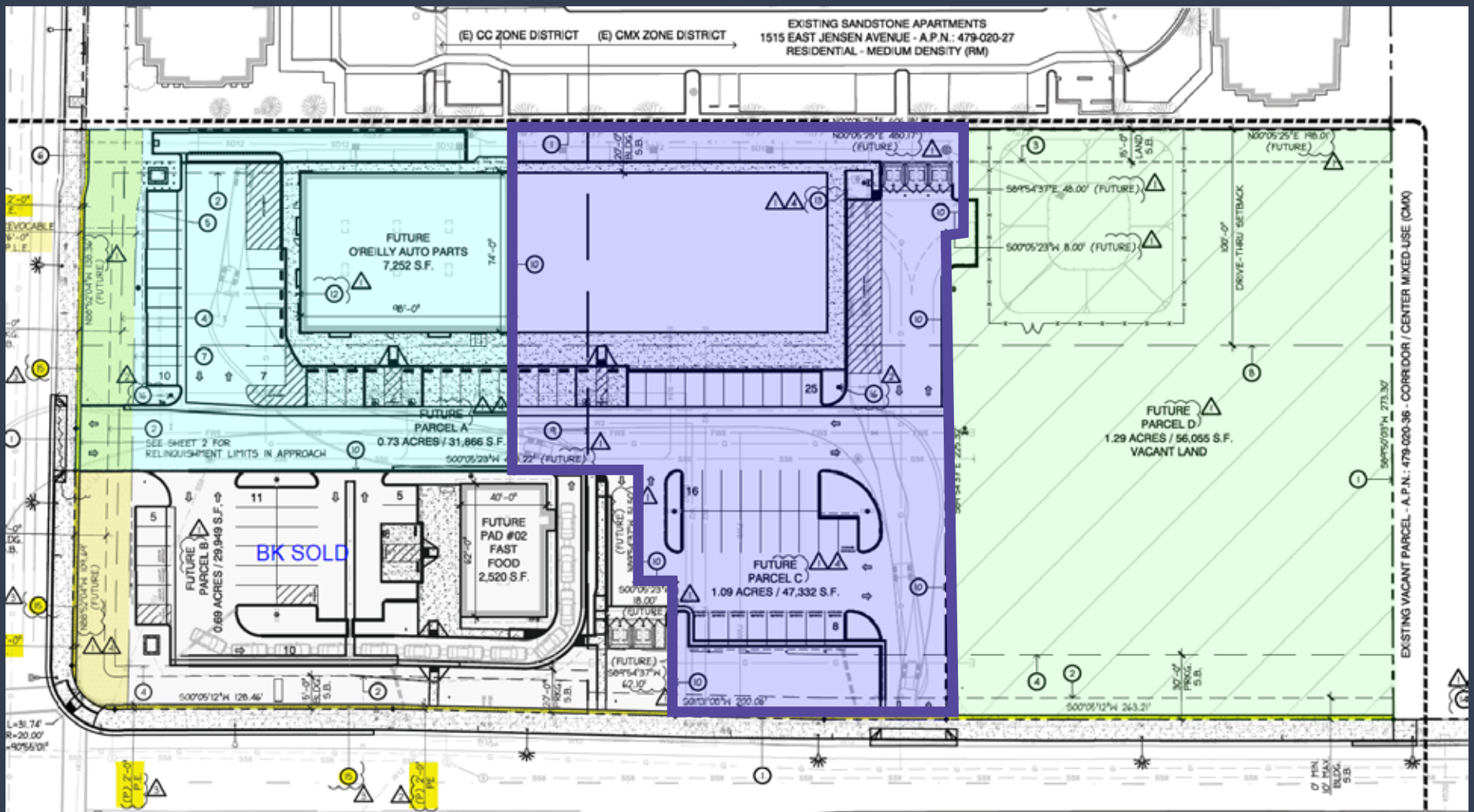
Commercial Land Pad in Fresno, California
Parcel C: ±1.09 Acres



2580 South Elm Avenue
Fresno, California

Confidential offering memorandum



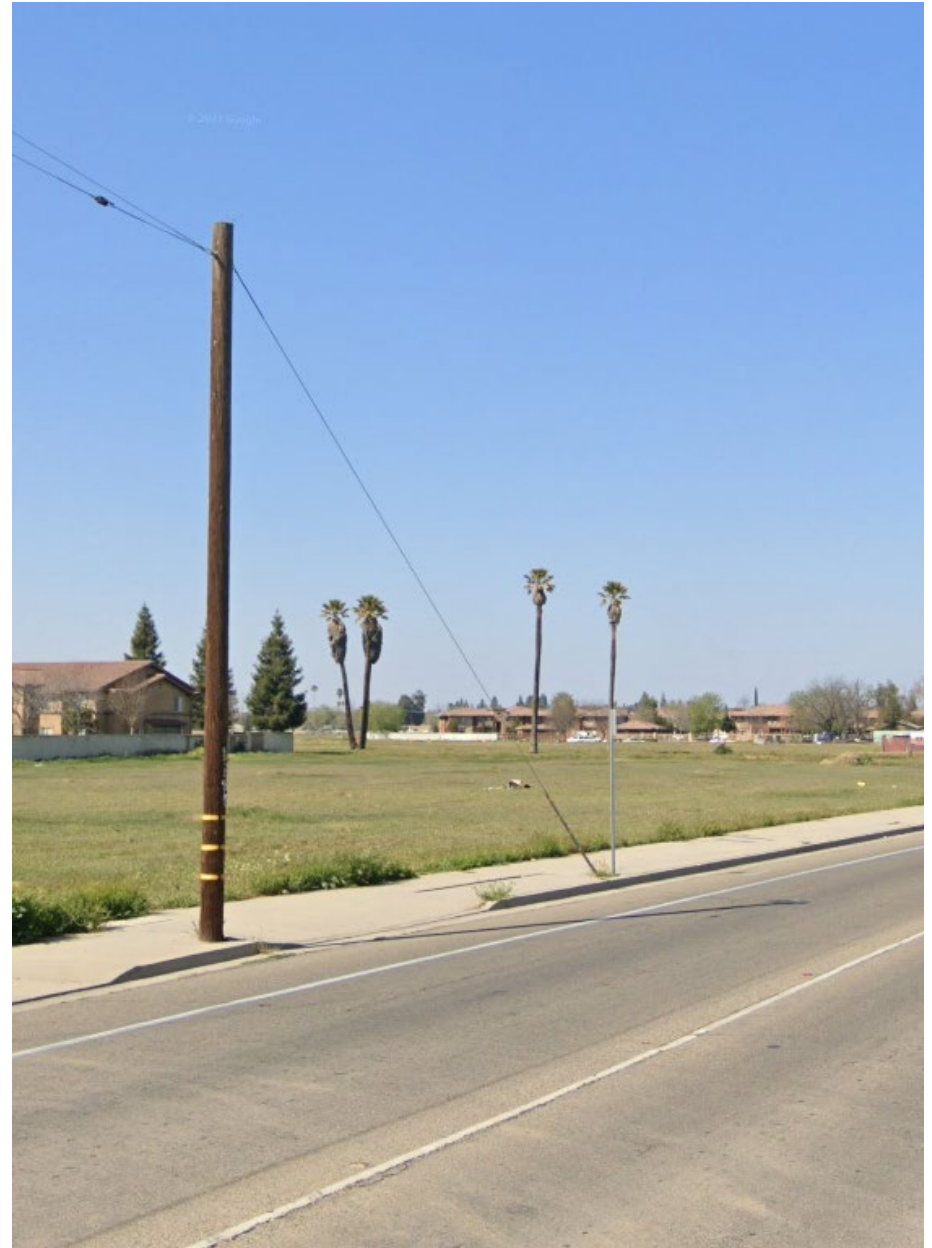


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Investment summary

Overview

Avison Young is pleased to present the opportunity to acquire the vacant commercial land pad located at 2580 South Elm Avenue (Parcel C) in Fresno, California. The lender-owned property is situated approximately 0.35 miles from Freeway 41 ramps and 1 mile from Freeway 99 ramps, with close proximity to other retailers including Valero and Family Dollar.

The pad is adjoined to a build-to-suit O'Reilly Auto Parts, which has a 15 year lease commencing on February 1, 2025. This is an excellent development opportunity, with the potential to benefit from synergistic nearby National Retailers.

Parcel D, situated immediately next to Parcel C, is also for sale. Please contact broker for details.

Highlights

- Parcel C: ±1.09 Acres
- Adjoined to build-to-suit O'Reilly Auto Parts, which has a 15 year lease commencing February 1st, 2025
- Excellent development opportunity
- Situated approximately 0.35 miles from Freeway 41 ramps and 1 mile from Freeway 99 ramps
- **Parcel is also available for ground lease!**
Please contact broker for details.



**Pad is adjoined to
National Credit Tenant,
O'Reilly Auto Parts.**

**LENDER
OWNED**





Offering summary

\$425,000

Offering price



Parcel C area:
±47,332 SF



Parcel C price:
\$425,000



Price per SF:
\$8.97



Zip code:
93706



Zoning:
RM1



Parcel number:
479-020-35

Property is also available for ground lease! Contact Broker for details.

SANDSTONE APARTMENTS



Parcel C

Parcel D

DRIVE-THRU
SETBACK

Future Pad:
Owned Separately

SOUTH ELM AVENUE

Location overview

Demographics (3 mile radius)

78,483

Population

19,529

Households

60,057

Employees

\$43,094

Average household income

40%

Owner occupied

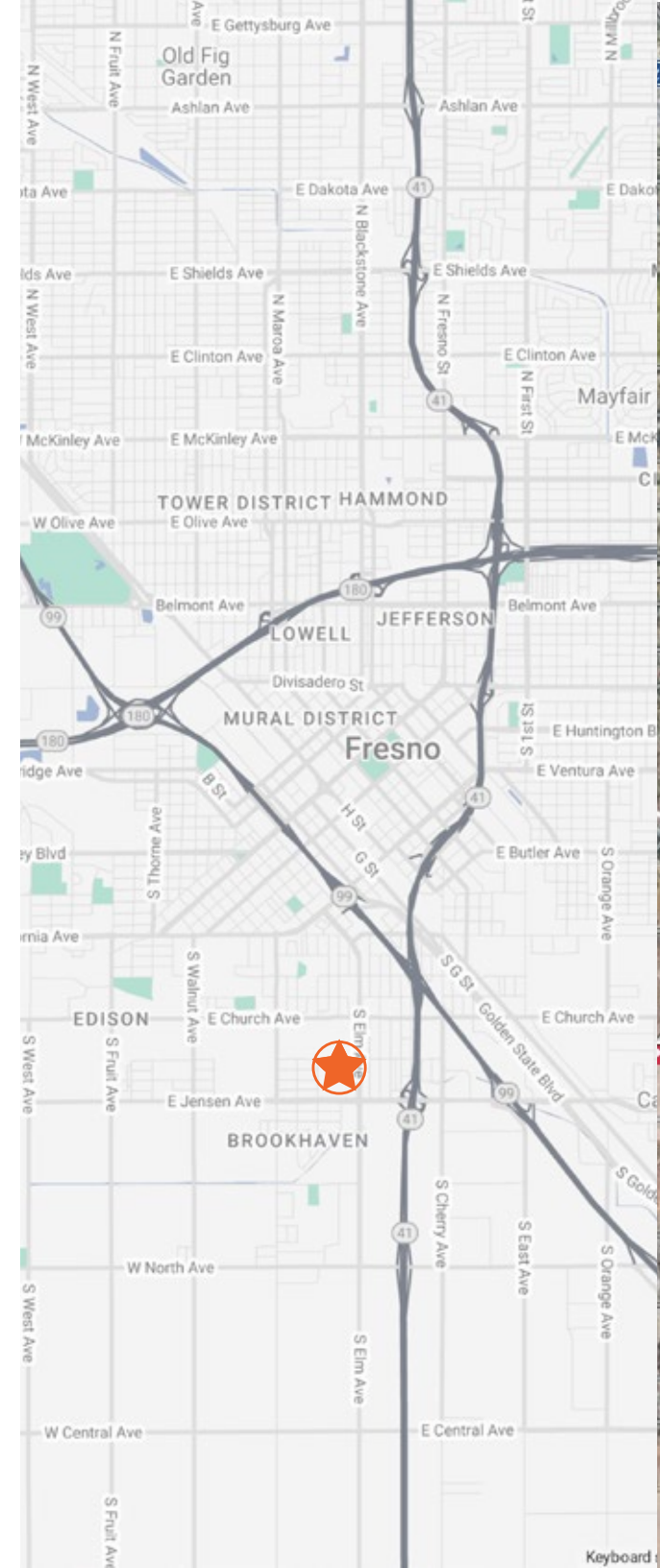
5,540

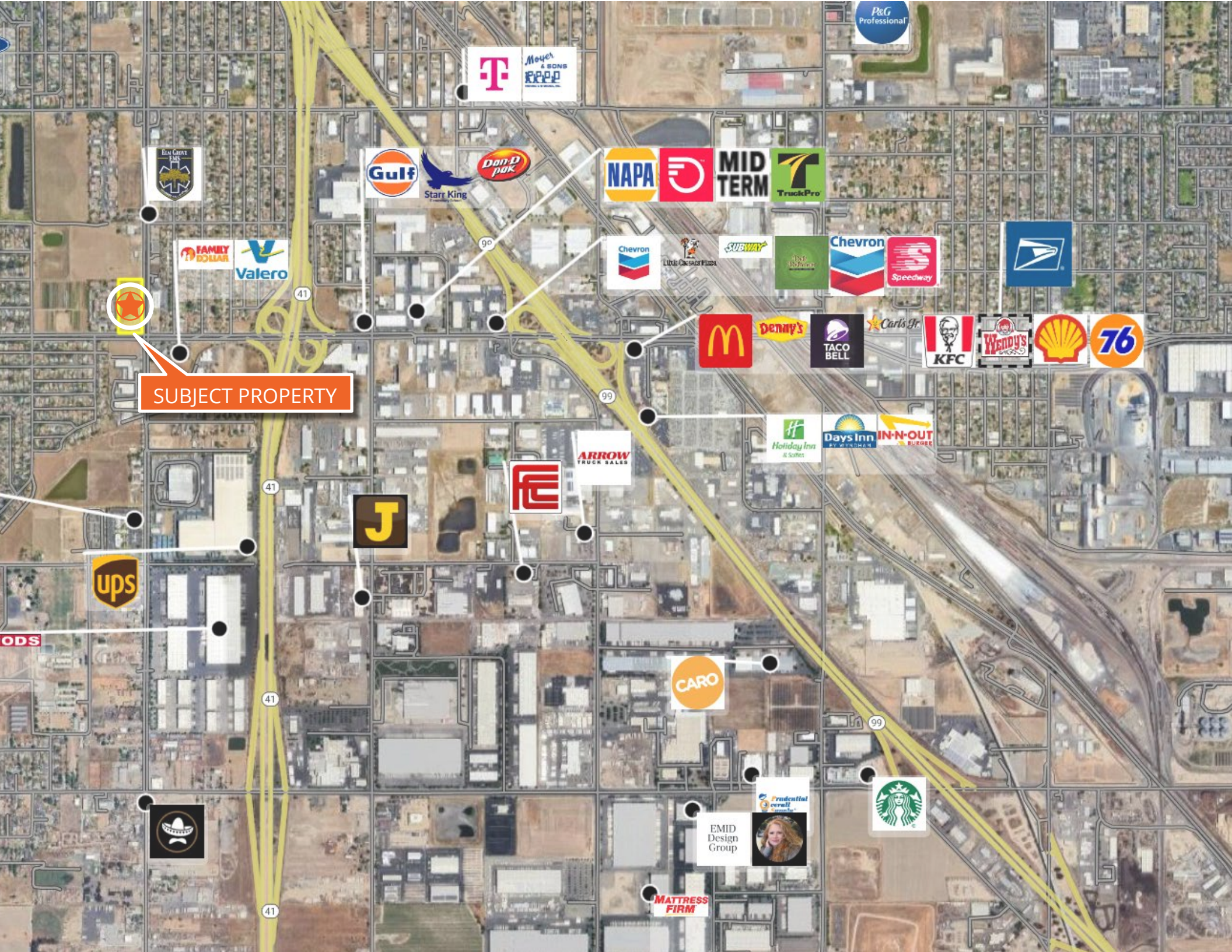
Businesses

About Fresno, California

Fresno is in the heart of California's most productive agricultural region, and is a sophisticated city of gorgeous gardens and parks, with a vibrant creative community. It's also the Central Valley's largest city. Founded in 1872 by the Central Pacific Railroad Company, Fresno quickly grew and reached a population of over 10,000 by 1890. Over the last century, Fresno County has transformed into the top-producing county of agriculture in the nation. Major crops in the area include grapes, almonds, cotton, peaches, and nectarines.

An agreeable climate, and proximity to both ocean and mountains combine to make Fresno a haven for lovers of the outdoors. For athletic Fresnans, surfing Pacific coast beaches such as Santa Cruz in the summer, then skiing the Sierras in the winter is commonplace. Sailing at Huntington Lake and canoeing the San Joaquin River are popular activities. And Fresno is the only city in the country surrounded by three national parks: Kings Canyon, Sequoia and Yosemite.





SUBJECT PROPERTY



ODS



(E) CC ZONE DISTRICT (E) CMX ZONE DISTRICT

EXISTING SANDSTONE APARTMENTS
1515 EAST JENSEN AVENUE - A.P.N.: 479-020-27
RESIDENTIAL - MEDIUM DENSITY (RM)

FUTURE
O'REILLY AUTO PARTS
7,252 S.F.

74'-0"

98'-0"

FUTURE
PARCEL A
0.73 ACRES / 31,866 S.F.

FUTURE
PARCEL B
0.69 ACRES / 29,949 S.F.

BK SOLD

FUTURE
PAD #02
FAST
FOOD
2,520 S.F.

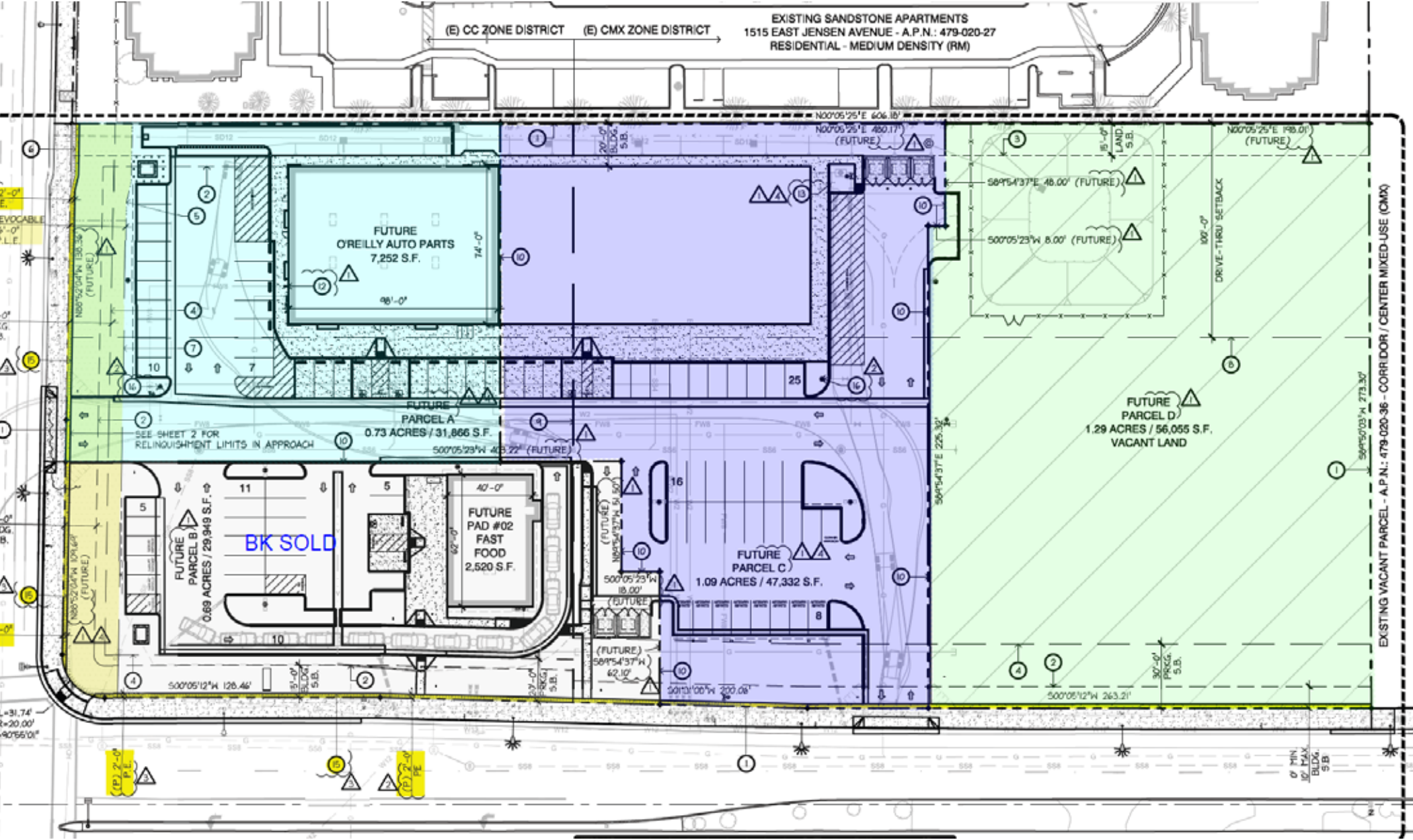
40'-0"

62'-0"

FUTURE
PARCEL C
1.09 ACRES / 47,332 S.F.

FUTURE
PARCEL D
1.29 ACRES / 56,055 S.F.
VACANT LAND

EXISTING VACANT PARCEL - A.P.N.: 479-020-36 - CORR DOR / CENTER MIXED-USE (CMX)



Confidential information and disclaimer

Contacts and confidentiality

Avison Young (“Agent”) has been engaged by Ownership (“Seller”) as the exclusive agent for the sale of (the Property”).

The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Avison Young as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor”. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence, for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability

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Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner’s obligations there under have been satisfied or waived.

By taking possession of an reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in a strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied

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The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

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**LENDER
OWNED**

