

For Lease

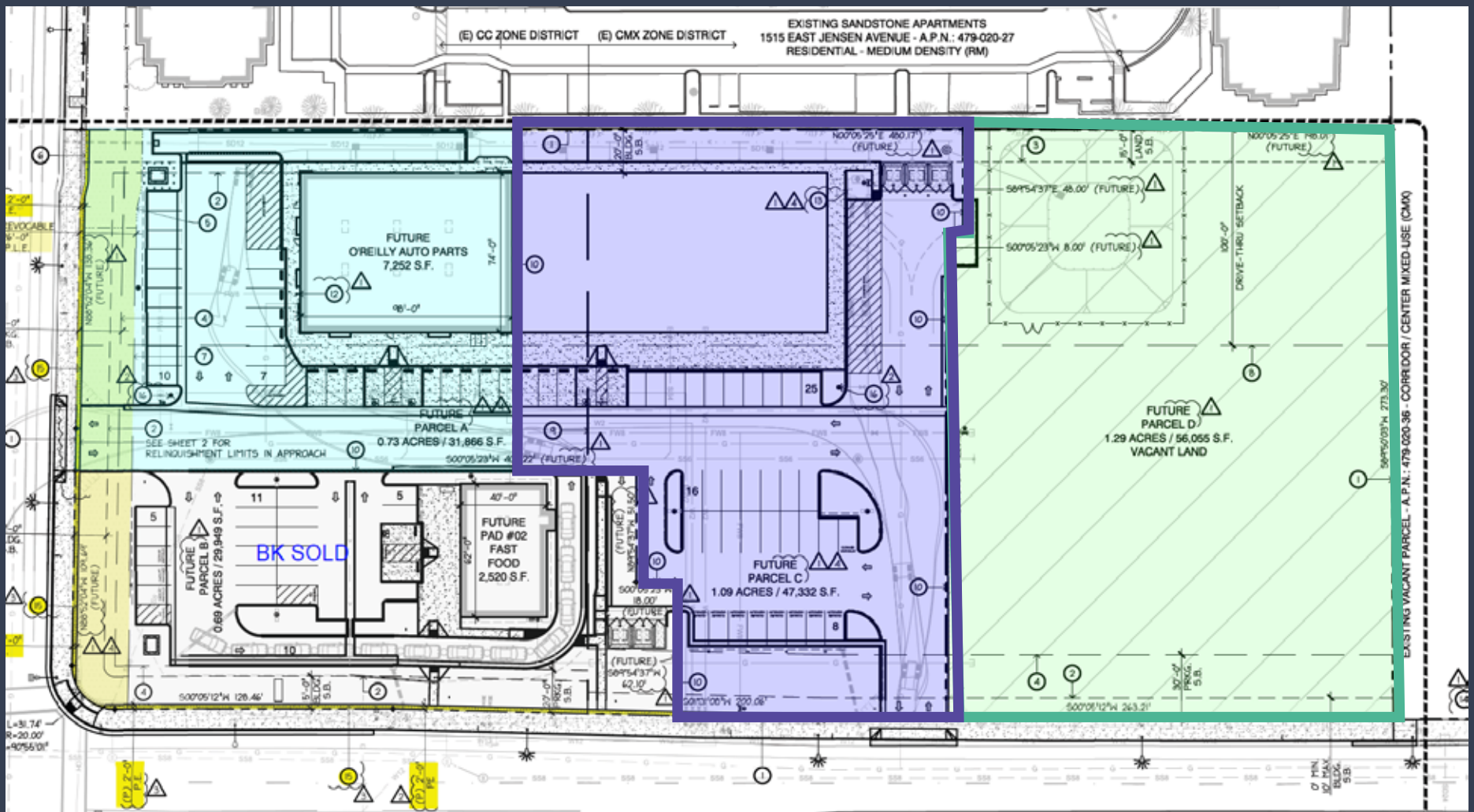
Commercial Land Pads in Fresno, California
Parcel C: ±1.09 Acres | Parcel D: ±1.29 Acres



2580 South Elm Avenue
Fresno, California

Confidential offering memorandum

**AVISON
YOUNG**



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

Property summary

Overview

Avison Young is pleased to present the opportunity to lease the vacant commercial land pads located at 2580 South Elm Avenue (Parcel C & D) in Fresno, California. The 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 pads are adjoined to a build-to-suit O'Reilly Auto Parts, which has a 15 year lease commencing on February 1, 2025. Lessees have potential to benefit from synergistic nearby National Retailers.

The parcels are also listed for sale.
Please contact broker for details.

Highlights

- Parcel C: ±1.09 Acres Parcel D: ±1.29 Acres
- Adjoined to build-to-suit O'Reilly Auto Parts, which has a 15 year lease commencing February 1st, 2025
- Situated approximately 0.35 miles from Freeway 41 ramps and 1 mile from Freeway 99 ramps
- **Parcels are also available for sale!**
Please contact broker for details.





Lease summary



Lease rate & term:
Negotiable



Lease type:
Ground lease



Parcel C area:
±47,332 SF



Parcel D area:
±56,055 SF



Zoning:
RM1



Parcel number:
479-020-35

Property is also available for sale!
Contact Broker for details.

SANDSTONE APARTMENTS

O'Reilly
AUTO PARTS

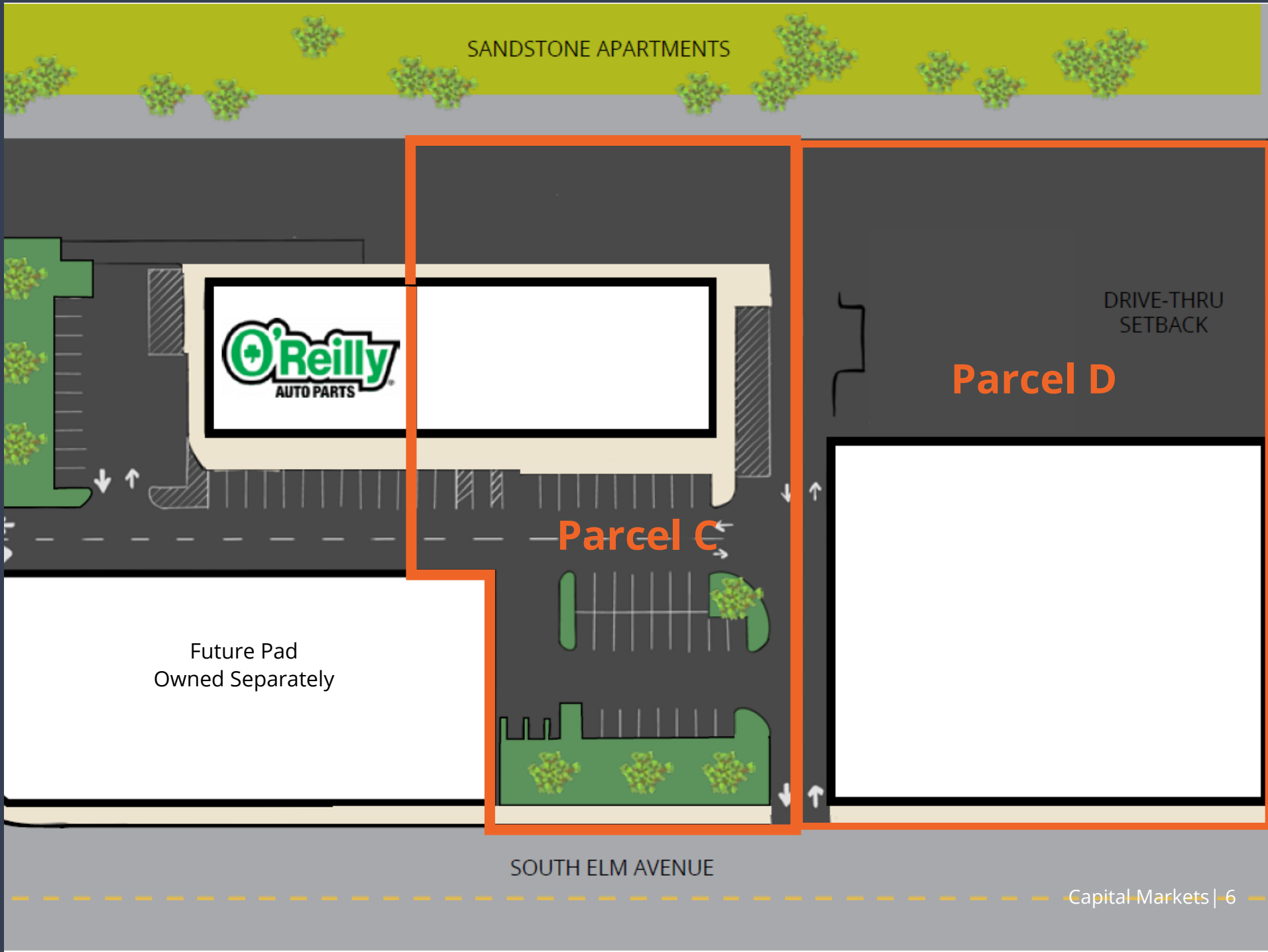
DRIVE-THRU
SETBACK

Parcel D

Parcel C

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

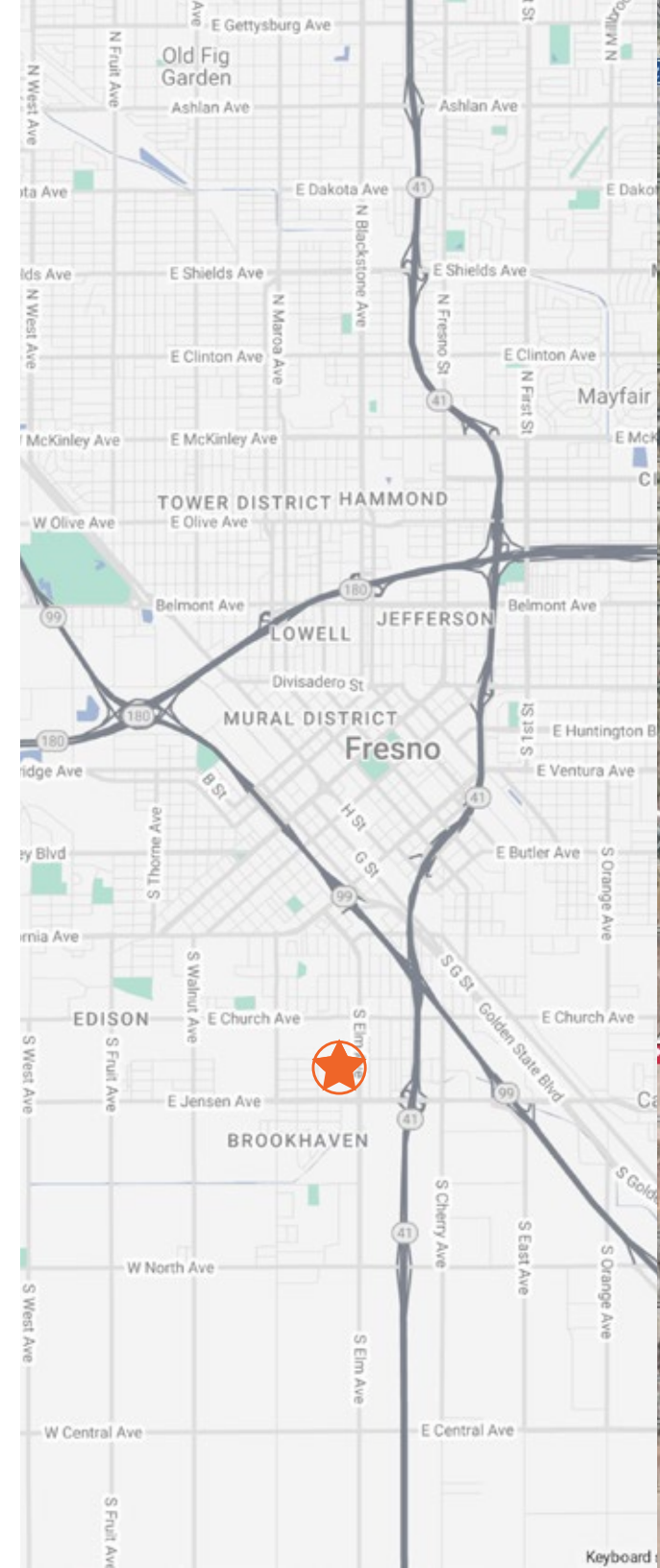
5,540

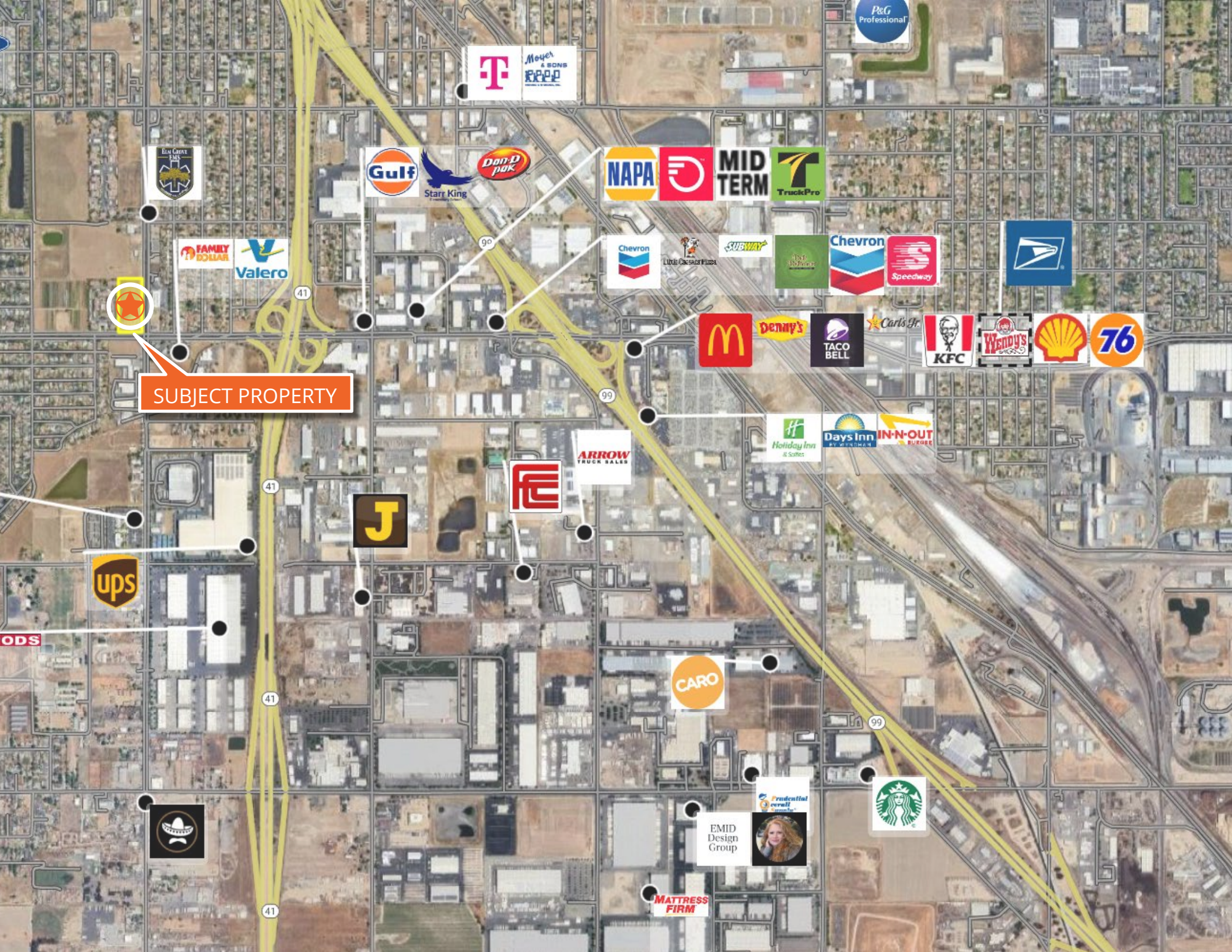
Businesses

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



SUBJECT PROPERTY

41

99

41

99

41



ARROW TRUCK SALES



ODS



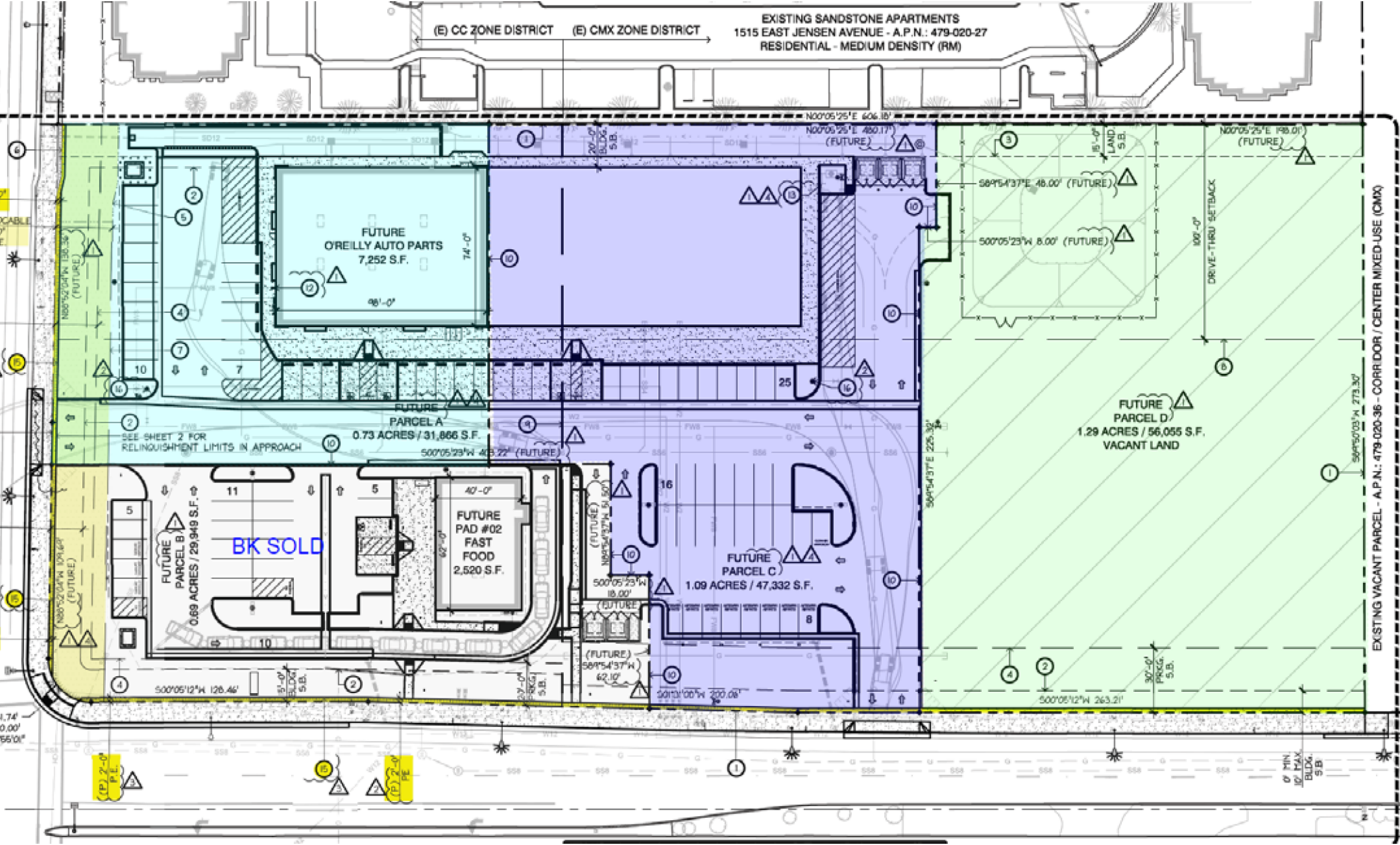
EMID Design Group



MATTRESS FIRM

(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.

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

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

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

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

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

BK SOLD

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

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