

CBRE

& Cushman and Wakefield

[5045]
east

BUTLER AVENUE
FRESNO, CALIFORNIA

FULLY AVAILABLE
FOR LEASE

[FLEX OFFICE CAMPUS]

[531,976 SF
(DIVISIBLE TO \pm 40,215 SF)]

[\pm 2,664 PARKING STALLS
5/1,000]

CBRE Inc. and Cushman and Wakefield are pleased to represent for lease 5045 E Butler Avenue, in Fresno, California. 5045 E Butler is the largest, single-story office, flex space leasing opportunity located in Fresno, California.

The building is 531,976 square feet on ± 48.69 acres and offers a 5/1,000 parking ratio with convenient access to downtown Fresno and the surrounding community. This rare, campus-style asset is one of the few, large blocks of quality office space in this market. The five connecting buildings can be easily sub-divided to facilitate a number of users. The build-out consists of primarily open-office space and the gated campus has a favorable coverage ration of $\pm 25\%$.

Building amenities include a fully equipped kitchen with cafeteria-style seating, shaded outdoor courtyards, a number of gathering/break areas, a secure back-up power supply and numerous energy upgrades.

Asking Rental Rate: Please call for details.



EXISTING BUILDING AREA

531,976 Square Feet
(Divisible to $\pm 40,215$ SF)



LAND AREA

48.69 Acres



PARCEL

472-021-030



ZONING

PI Public and Institutional. Zoning district was based on the existing use but City has indicated they are open to rezoning to alternate uses



USE

Office/Flex or Land Development

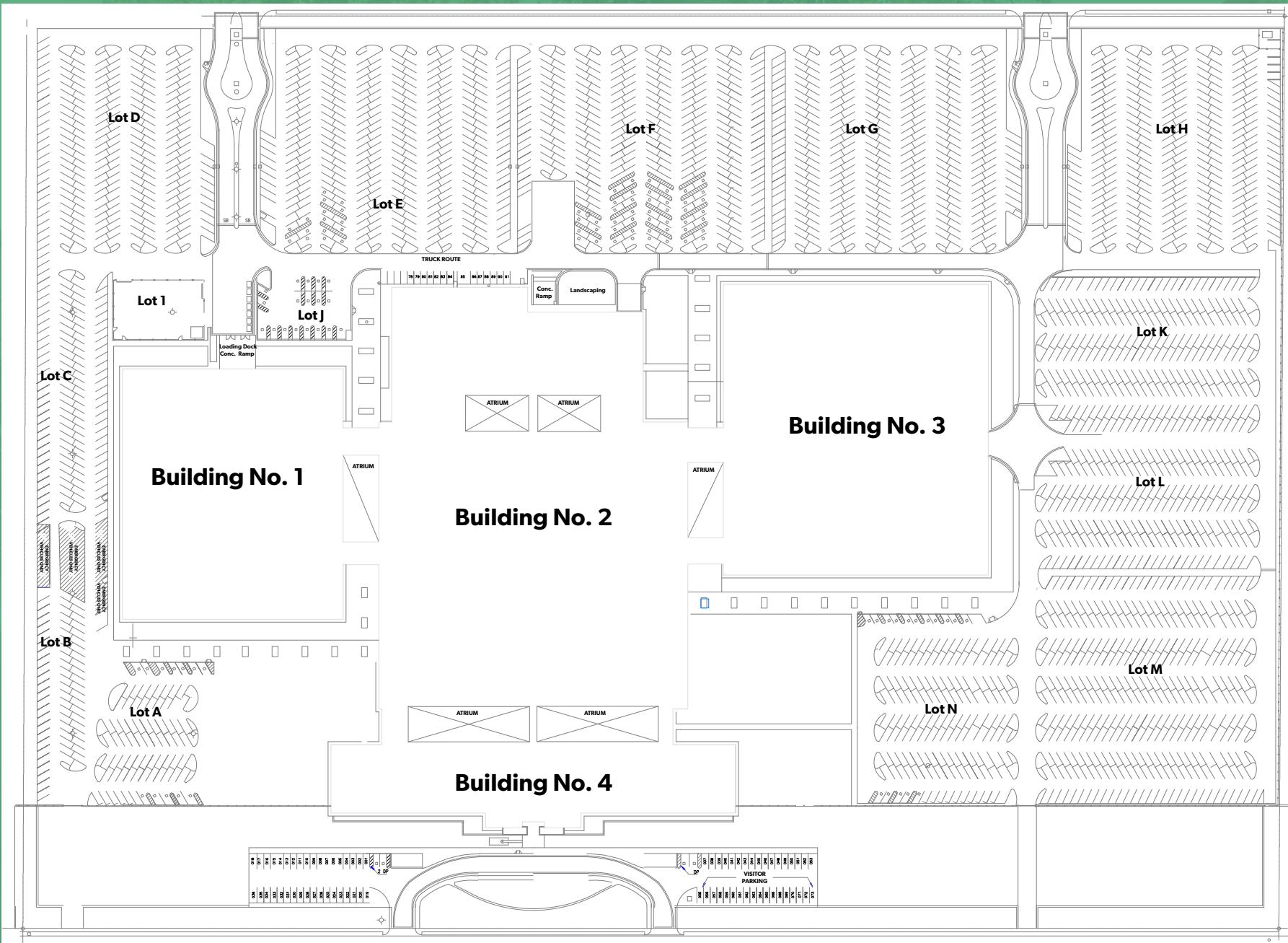
Property Highlights

- Close proximity to Freeway 168 on/off ramps, providing easy access to all major traffic thoroughfares.
- Potential local, state and federal hiring incentives
- Unique Campus Setting
- Flexible, open floor plans
- Ideal layout for back office or call center use
- Ample land and parking (5/1,000)



Site Plan

LANE AVENUE



E BUTLER AVENUE

Development Overview

SITE ADDRESS	5045 East Butler Avenue, Fresno, CA 93727
ASSESSOR PARCEL NUMBER	472-021-030
LAND AREA	±48.69 Acres
ZONING	PI - Public and Institutional
ENTITLEMENT STATUS	None – As Is. Buyer will need to get city approval for any other use than the current use
TENANT	Internal Revenue Service
LEASE EXPIRATION DATE	November 2021
CURRENT OCCUPANCY	100%
EXISTING BUILDING AREA	531,976 Square Feet
YEAR BUILT	1971
PARKING SPACES	~2,641 Surface Parking Spaces, 5/1,000
STORIES	1
SLAB TO SLAB HEIGHT	Ranges from 12 feet to 20 feet
CONSTRUCTION	Reinforced Concrete
FRONTAGE	±1,684 Lineal Feet
LOT SHAPE/ TOPOGRAPHY	Generally Square/Level and on street grade
ACCESS	Several points of ingress and egress along East Butler Avenue (to the South) and East Lane Avenue (to the North)
UTILITY PROVIDERS	Electric – Pacific Gas & Electric Gas – Pacific Gas & Electric Sewer – City of Fresno Water – City of Fresno
ADJACENT USES	North: Multifamily Residential & School (Greenberg Elementary) South: Single Family Residential West: Residential Condominiums East: Single Family Residential

Amenities Map

RESTAURANTS

1	Black Angus Steakhouse	24	Cold Stone Creamery
2	Wahoo's Fish Tacos	25	Jus' Jo's
3	Ichiban	26	Me-n-Ed's
4	Pieology Pizzeria	27	May's Cafe
5	I Love Sushi	28	Paradise Restaurant
6	Kijima Japanese Restaurant	29	Queen Sandwich & Cake
7	Di Cicco's Italian	30	Taqueria Don Pepe
8	Casa Quintero	31	Shanghai Chinese Cuisine
9	The Train Depot	32	Mike's Pizzeria
10	Ramen Ichiban Kan	33	Raspados El Diabloto Loco
11	Ginza Gourmet Teriyaki House	34	Wingstop
12	The Old Spaghetti Factory	35	TGI Fridays
13	Red Wave Inn	36	The Annex Kitchen
14	Dog House Grill	37	Edo-Ya Toyko Cuisine
15	Farm Fresh Bowls	38	Simply Frosted
16	Triangle Drive In	39	Panda Express
17	Sushi N Pop	40	Red Lobster
18	BJ's Kountry Kitchen	41	Denny's
19	Robertito's Taco Shop	42	Blaze
20	Alla's Armenian Restaurant & Deli	43	New City Restaurant
21	Marie Callender's	44	Toledo's Mexican Restaurant
22	Jamba Juice	45	Triangle Drive In
23	Buffalo Wild Wings	46	Hungry Bear Cookies

SHOPPING

1	Walmart Supercenter	1	Regal Cinemas
2	Vons	2	Fresno Art Museum
3	Walmart	3	The Tower Theatre
4	Target	4	Warnors Theatre
5	Smart & Final	5	Saroyan Theatre
6	Sprouts Farmers Market	6	History of Mystery
7	Whole Foods Market	7	Bulldog Stadium
8	Home Depot	8	Chukchansi Park
9	Big 5 Sporting Goods	9	Maya Cinemas Fresno
10	Costco Wholesale	10	The 500 Club Casino
11	Big Lots	11	Politi Branch Library
12	Trader Joe's	12	Planet Fitness
13	Smart & Final Extra!	13	The Shanty
14	Sears	14	Fitness Evolution
15	WinCo Foods	15	Chuck E. Cheese's
16	Home Depot	16	Fresno Convention Center
17	Walgreens	17	CrossFit
18	CVS	18	Visitors Bureau
19	West America Bank	19	Elliot Bar
20	Caboodle Cartridge		

CAFES

- 1 Collect Coffee Bar
- 2 Yosemite Falls Cafe
- 3 Lolliecup
- 4 Kauffy Shop
- 5 Uncle Harry's NY Bagelry
- 6 Nho Cafe
- 7 New China Cafe
- 8 Chef Paul's Cafe
- 9 Yosemite Falls Cafe
- 10 Eddie's Bakery Cafe
- 11 Starbucks

- 1 Best Western Plus
- 2 Courtyard by Marriott
- 3 Residence Inn by Marriott
- 4 Hampton Inn & Suites
- 5 Comfort Suites
- 6 Double Tree by Hilton
- 7 La Quinta Inn
- 8 Radisson Hotel
- 9 Holiday Inn

Marketplace at River Park

SHOPS	RESTAURANTS
Bath & Body Works	Applebee's
Best Buy	Carls Jr.
Cost	Chik-fil-A
H & M	Chipotle
Macy's	Dave & Busters
Marshalls	In-N-Out Burger
Old Navy	Jamba Juice
Payless ShoeSource	Panera Bread
R.E.I.	Ruth's Chris Steak house
Target	Yogurtland
Victoria's Secret	

ENTERTAINMENT



E BE
Fre
5045 east

Sierra Vista Mall

SHOPS

Famous Footwear
GameStop
Kohl's
Sears
Sunglasses Hut
Target
T-Mobile
Verizon

RESTAURANTS

Chipotle
IHOP
Jamba Juice
Red Robin
Starbucks
Panera Bread

Area Summary

FRESNO COUNTY STATISTICS



2020 Average
Household Income:
\$75,207



Labor Force:
444,200



No. of Employed:
395,800

Source: Employment Development Department
(As of August 2020)



5045

east

BUTLER AVENUE
FRESNO, CALIFORNIA

FOR LEASE

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