

[5045^{east}]

BUTLER AVENUE
FRESNO, CALIFORNIA

CBRE

& Cushman and Wakefield

FULLY AVAILABLE
FOR LEASE

[FLEX OFFICE CAMPUS]

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

[±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



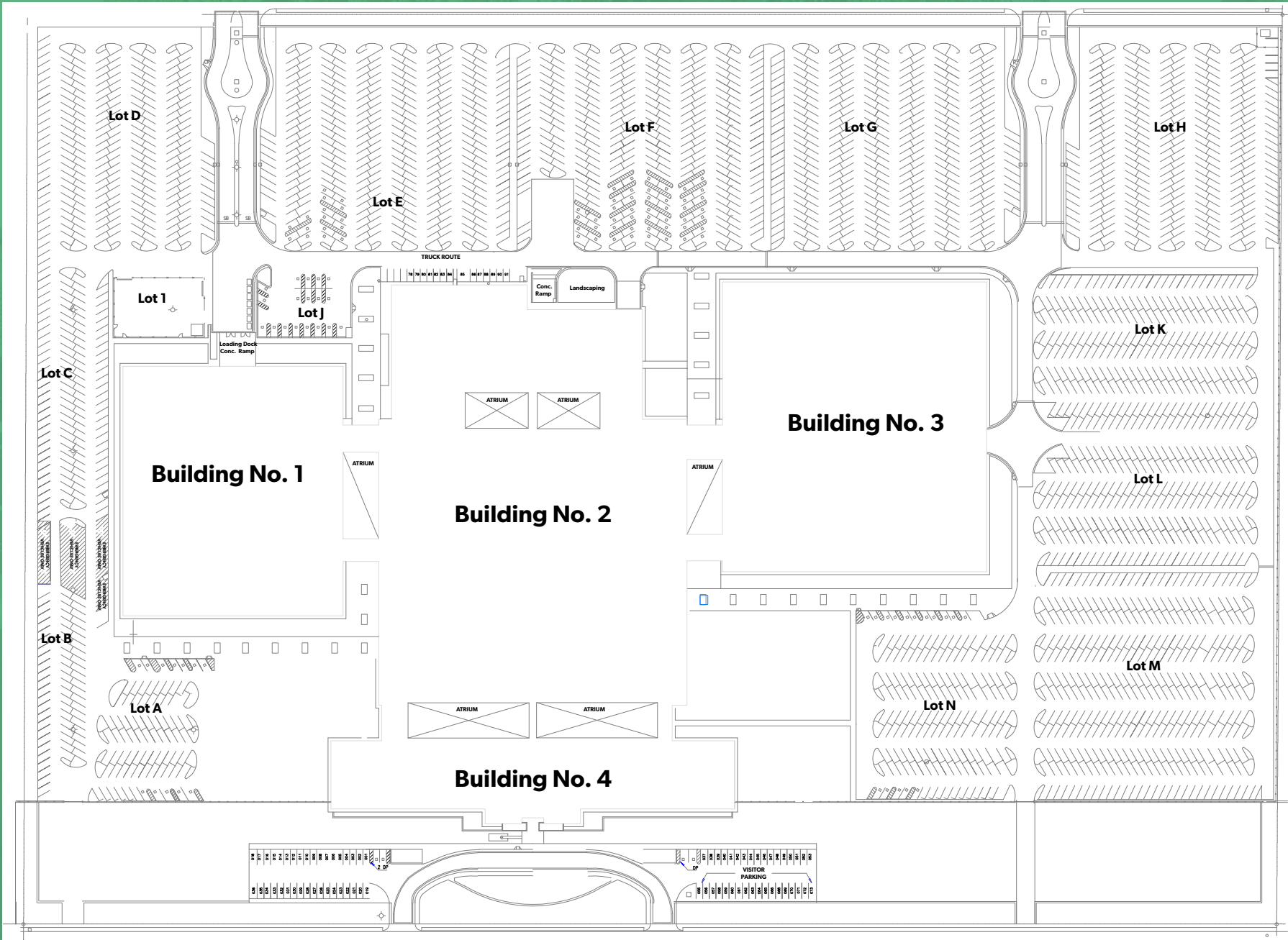
Property Highlights

- › 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 Diabito 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

- Walmart Supercenter
- Vons
- Walmart
- Target
- Smart & Final
- Sprouts Farmers Market
- Whole Foods Market
- Home Depot
- Big 5 Sporting Goods
- Costco Wholesale
- Big Lots
- Trader Joe's
- Smart & Final Extra!
- Sears
- WinCo Foods
- Home Depot
- Walgreens
- CVS
- West America Bank
- Caboodle Cartridge

CAFES

- Collect Coffee Bar
- Yosemite Falls Cafe
- Lollicup
- Kauffy Shop
- Uncle Harry's NY Bagelry
- Nho Cafe
- New China Cafe
- Chef Paul's Cafe
- Yosemite Falls Cafe
- Eddie's Bakery Cafe
- Starbucks

ENTERTAINMENT

- Regal Cinemas
- Fresno Art Museum
- The Tower Theatre
- Warners Theatre
- Saroyan Theatre
- History of Mystery
- Bulldog Stadium
- Chukchansi Park
- Maya Cinemas Fresno
- The 500 Club Casino
- Politi Branch Library
- Planet Fitness
- The Shanty
- Fitness Evolution
- Chuck E. Cheese's
- Fresno Convention Center
- CrossFit
- Visitors Bureau
- Elliot Bar

HOTELS

- Best Western Plus
- Courtyard by Marriott
- Residence Inn by Marriott
- Hampton Inn & Suites
- Comfort Suites
- Double Tree by Hilton
- La Quinta Inn
- Radisson Hotel
- Holiday Inn

Marketplace at River Park

SHOPS

Bath & Body Works
Best Buy
Cost
H & M
Macy's
Marshalls
Old Navy
Payless ShoeSource
R.E.I.
Target
Victoria's Secret

RESTAURANTS

Applebee's
Carls Jr.
Chik-fil-A
Chipotle
Dave & Busters
In-N-Out Burger
Jamba Juice
Panera Bread
Ruth's Chris Steak house
Yogurtland

Fashion Fair Mall

SHOPS

Ambercrombie & Fitch
Aldo Shoes
Disney Store
Forever 21
GameStop
Hollister Co
Macy's
Michael Kors
PacSun
Ross Dress for Less
Spencers
Torrid
Victoria's Secret & Pink

RESTAURANTS

BJ's Restaurant & Brewhouse
Burger King
Cheesecake Factory
Chik-fil-A
Chipotle
Fleming's Prime Steakhouse
Panda Express

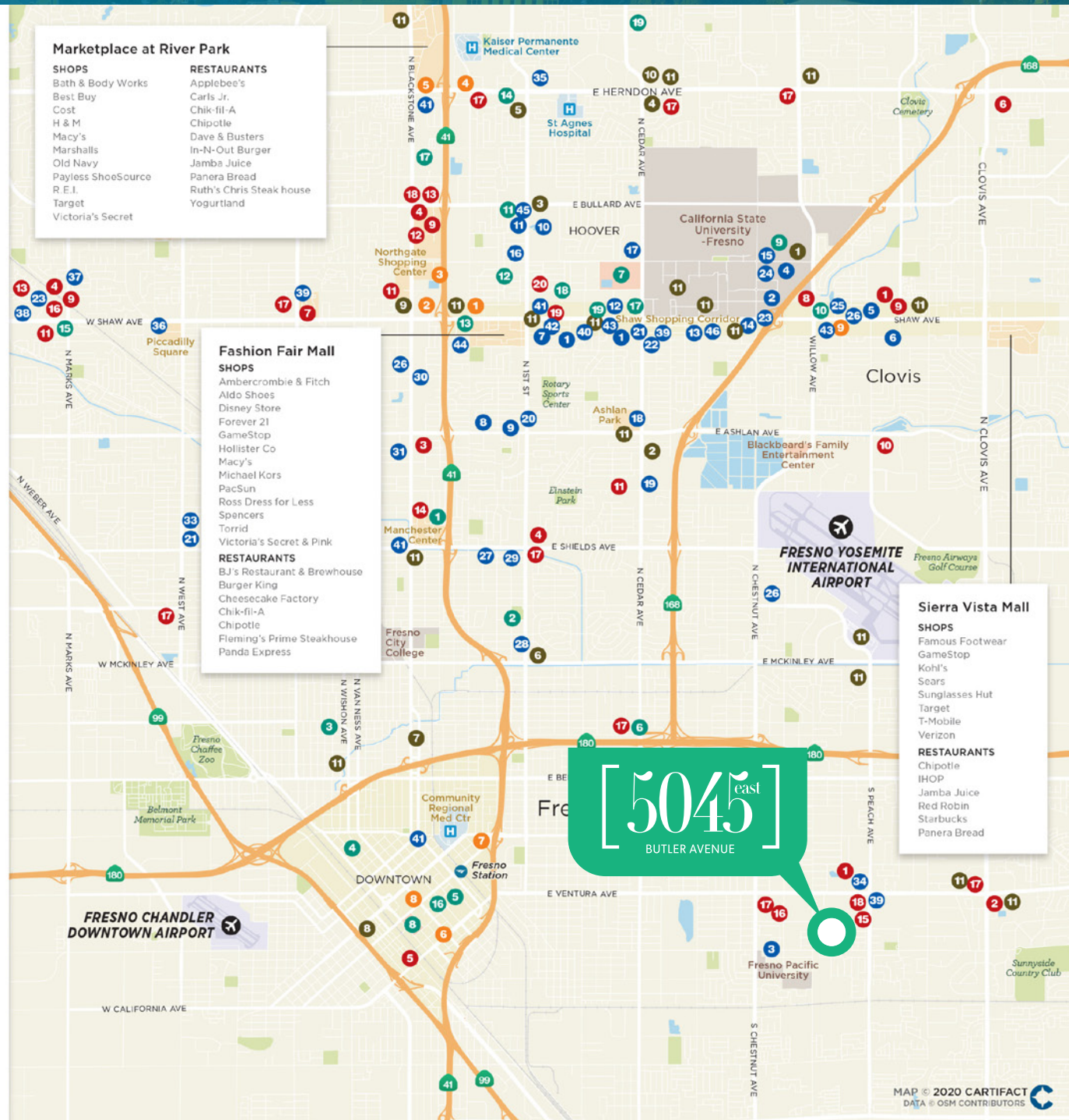
Sierra Vista Mall

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

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