



SUBJECT LINE(S) ARE APPROXIMATE

BELMONT AVENUE & ARMSTRONG AVENUE

Fancher Creek Business Park

Fresno, California

Nick Audino, SIOR | Senior Vice President - Industrial Division | t 559-447-6270 | naudino@pearsonrealty.com | CA Re Lic. #01231272

For information, please contact:

Kyle Riddering | Vice President - Industrial Division | t 559-447-6246 | kriddering@pearsonrealty.com | CA Re Lic. #02094434

Joey Audino | Sales Associate - Industrial Division | t 559-447-6292 | jaudino@pearsonrealty.com | CA Re Lic. #02186774

NEWMARK
PEARSON COMMERCIAL

Independently Owned and Operated
Corporate License #00020875
newmarkpearson.com

FRESNO OFFICE
7480 N. Palm Ave. #101
Fresno, CA 93711
t 559-432-6200

VISALIA OFFICE
3447 S. Demaree St.
Visalia, CA 93277
t 559-732-7300

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

FANCHER CREEK BUSINESS PARK

The 76-acre Business Park is zoned IL (*Light Industrial*), a flexible zoning allowing for a wide range of uses from light manufacturing and warehouse to business incubators, back offices, or traditional offices. The park offers an upscale business environment including upgraded street lighting and sensible CC&Rs designed to maintain the cutting-edge architecture and construction quality.

HIGHLIGHTS

- Class A Business Park
- Excellent Freeway Access
- National & Credit Occupiers



NEWMARK
PEARSON COMMERCIAL

Nick Audino, SIOR
Senior Vice President - Industrial Division
t 559-447-6270
naudino@pearsonrealty.com
CA RE Lic. #01231272

Kyle Riddering
Vice President - Industrial Division
t 559-447-6246
kridding@pearsonrealty.com
CA RE Lic. #02094434

Joey Audino
Sales Associate - Industrial Division
t 559-447-6292
jaudino@pearsonrealty.com
CA RE Lic. #02186774

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

BELMONT AVENUE & ARMSTRONG AVENUE

Fancher Creek Master Planned Community

Fancher Creek is a true regional destination – a residential/commercial mixed-use community where residents can live, work, and play without ever needing to leave the neighborhood.

Fancher Creek is the area's premier urban center and master-planned community.

At full build-out, the project will include:

- Over 1,000 residential units
- Towne Center (*95-acre regional commercial shopping center*)
- Village Center (*29-acre mixed-use commercial, retail, residential and service center*)
- Business Park (*127-acre office, industrial, and flex space*)
- A one-and-a-half mile linear park/trail linking the development together



SUBJECT LINE(S) ARE APPROXIMATE

NEWMARK
PEARSON COMMERCIAL

Nick Audino, SIOR
Senior Vice President - Industrial Division
t 559-447-6270
naudino@pearsonrealty.com
CA RE Lic. #01231272

Kyle Riddering
Vice President - Industrial Division
t 559-447-6246
kriddering@pearsonrealty.com
CA RE Lic. #02094434

Joey Audino
Sales Associate - Industrial Division
t 559-447-6292
jaudino@pearsonrealty.com
CA RE Lic. #02186774

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

FANCHER CREEK BUSINESS PARK - FRESNO, CA

Upcoming Projects



PHASE 1

Phase I of the 76± acre Fancher Creek Business Park is part of the Fancher Creek Master Planned Community currently under construction in the rapidly expanding southeast Fresno growth area.

PHASE II

Phase II consists of 33± acres located on the northeast corner of N. Armstrong Avenue and E. Belmont Avenue. It will accommodate large industrial and back office uses on a continuation of the mixed-use concept of Phase I.

PHASE III

Phase III consists of 18± acres located on N. Armstrong Avenue between Olive Avenue and N. Armstrong Avenue.

Tenants

- | | | |
|----------------------------------|---------------------------|--|
| 1. Pana Pacific | 5. BSK Engineering | 9. Costless Plumbing |
| 2. Ferguson | 6. Vivint, Tesla | 10. Better Flooring |
| 3. Independent Electric | 7. Fresno Rack & Shelving | 11. Fresno County Sheriff's Department |
| 4. Department of Water Resources | 8. Central Valley Labels | |

NEWMARK
PEARSON COMMERCIAL

Nick Audino, SIOR
Senior Vice President - Industrial Division
t 559-447-6270
naudino@pearsonrealty.com
CA RE Lic. #01231272

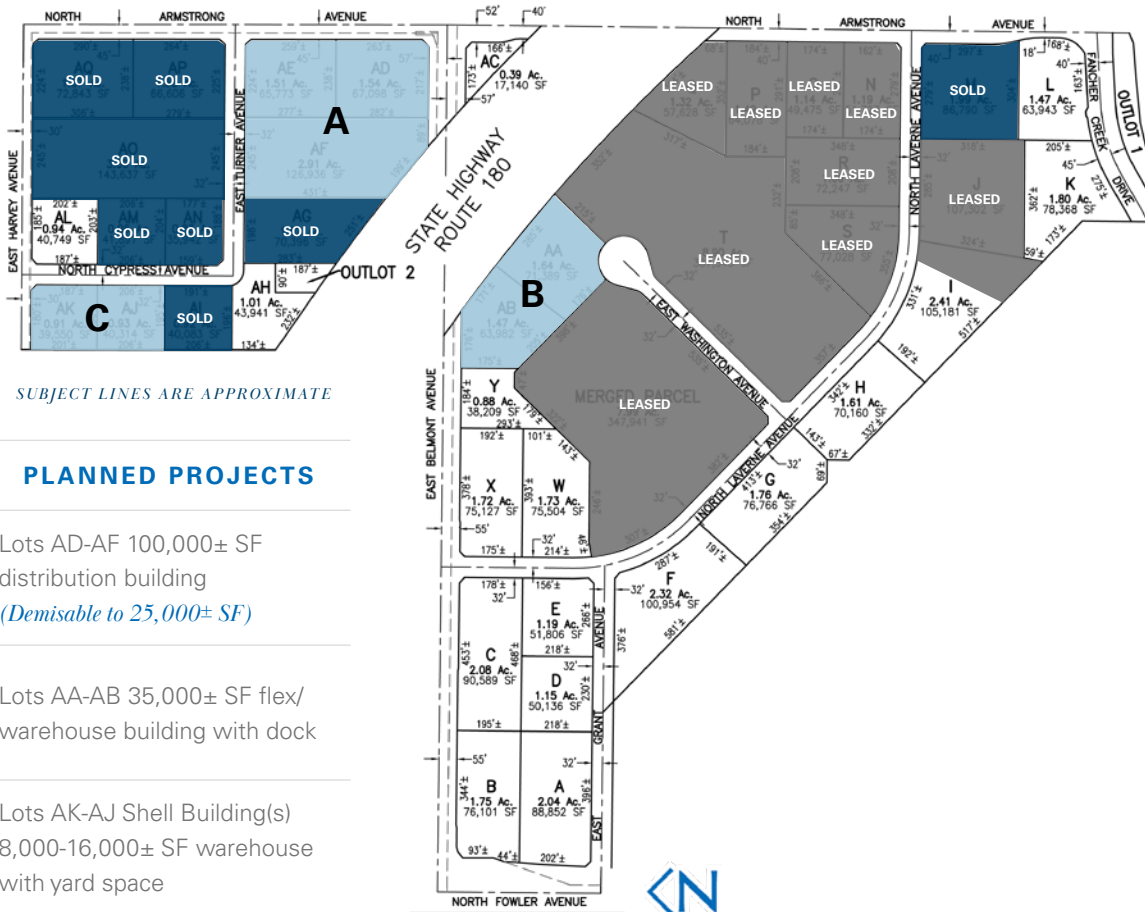
Kyle Riddering
Vice President - Industrial Division
t 559-447-6246
kriddering@pearsonrealty.com
CA RE Lic. #02094434

Joey Audino
Sales Associate - Industrial Division
t 559-447-6292
jaudino@pearsonrealty.com
CA RE Lic. #02186774

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

FANCHER CREEK BUSINESS PARK - FRESNO, CA

Parcel Map



SUBJECT LINES ARE APPROXIMATE

PLANNED PROJECTS

- A:** Lots AD-AF 100,000± SF distribution building
(Demisable to 25,000± SF)
- B:** Lots AA-AB 35,000± SF flex/warehouse building with dock
- C:** Lots AK-AJ Shell Building(s)
8,000-16,000± SF warehouse with yard space



NEWMARK
PEARSON COMMERCIAL

Nick Audino, SIOR
Senior Vice President - Industrial Division
t 559-447-6270
naudino@pearsonrealty.com
CA RE Lic. #01231272

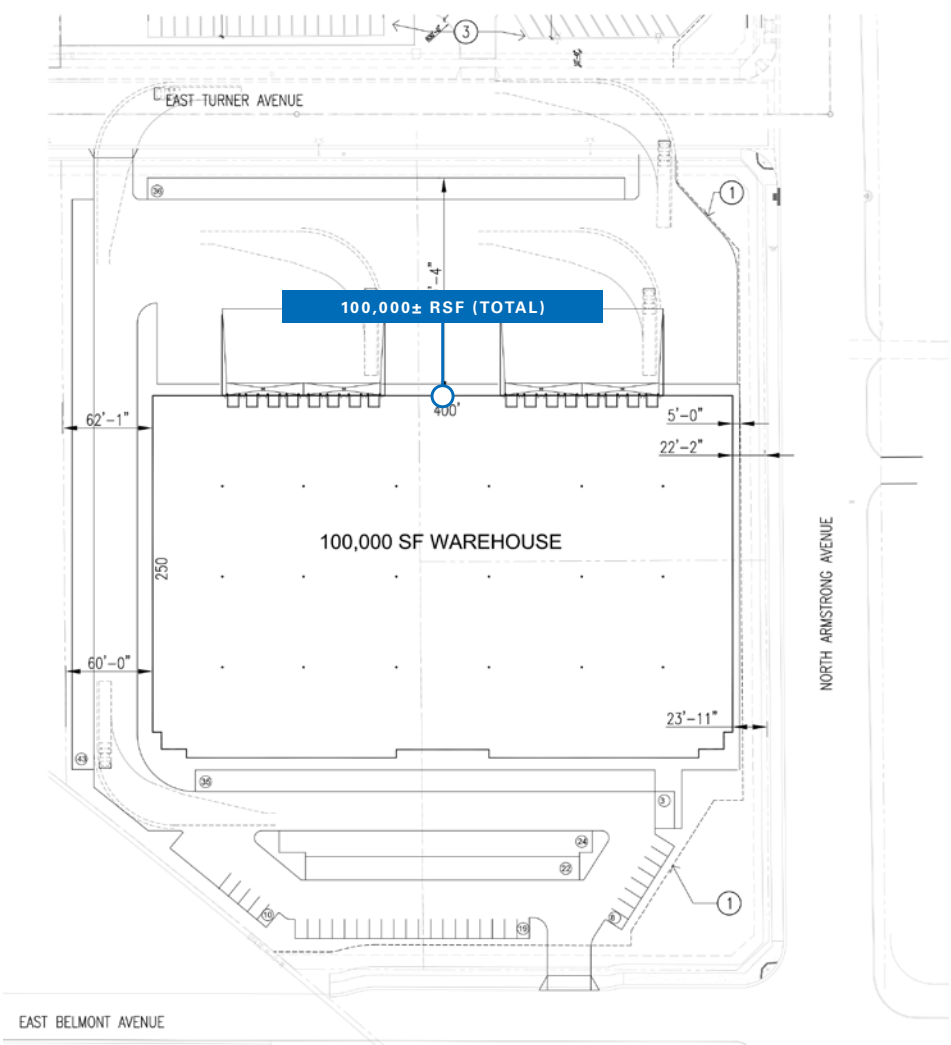
Kyle Riddering
Vice President - Industrial Division
t 559-447-6246
kriddering@pearsonrealty.com
CA RE Lic. #02094434

Joey Audino
Sales Associate - Industrial Division
t 559-447-6292
jaudino@pearsonrealty.com
CA RE Lic. #02186774

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

FANCHER CREEK BUSINESS PARK - FRESNO, CA

Lots AD Thru AF Planned *(Not to Scale)*



BUILDING INFORMATION:

Lots AD-AF
 100,000± SF Distribution Building *(Demisable to 25,000± SF)*

Building SF:	100,000± RSF <i>(Demisable to 25,000± RSF)</i>
Lot:	6± Acres
Coverage:	38.5%
Clear Height:	24'
Dock Doors:	16
Grade Level:	4
Column Spacing:	50' x 64'
Parking:	144 Auto <i>(1.4/1,000)</i>



Nick Audino, SIOR
 Senior Vice President - Industrial Division
 t 559-447-6270
 naudino@pearsonrealty.com
 CA RE Lic. #01231272

Kyle Riddering
 Vice President - Industrial Division
 t 559-447-6246
 kriddering@pearsonrealty.com
 CA RE Lic. #02094434

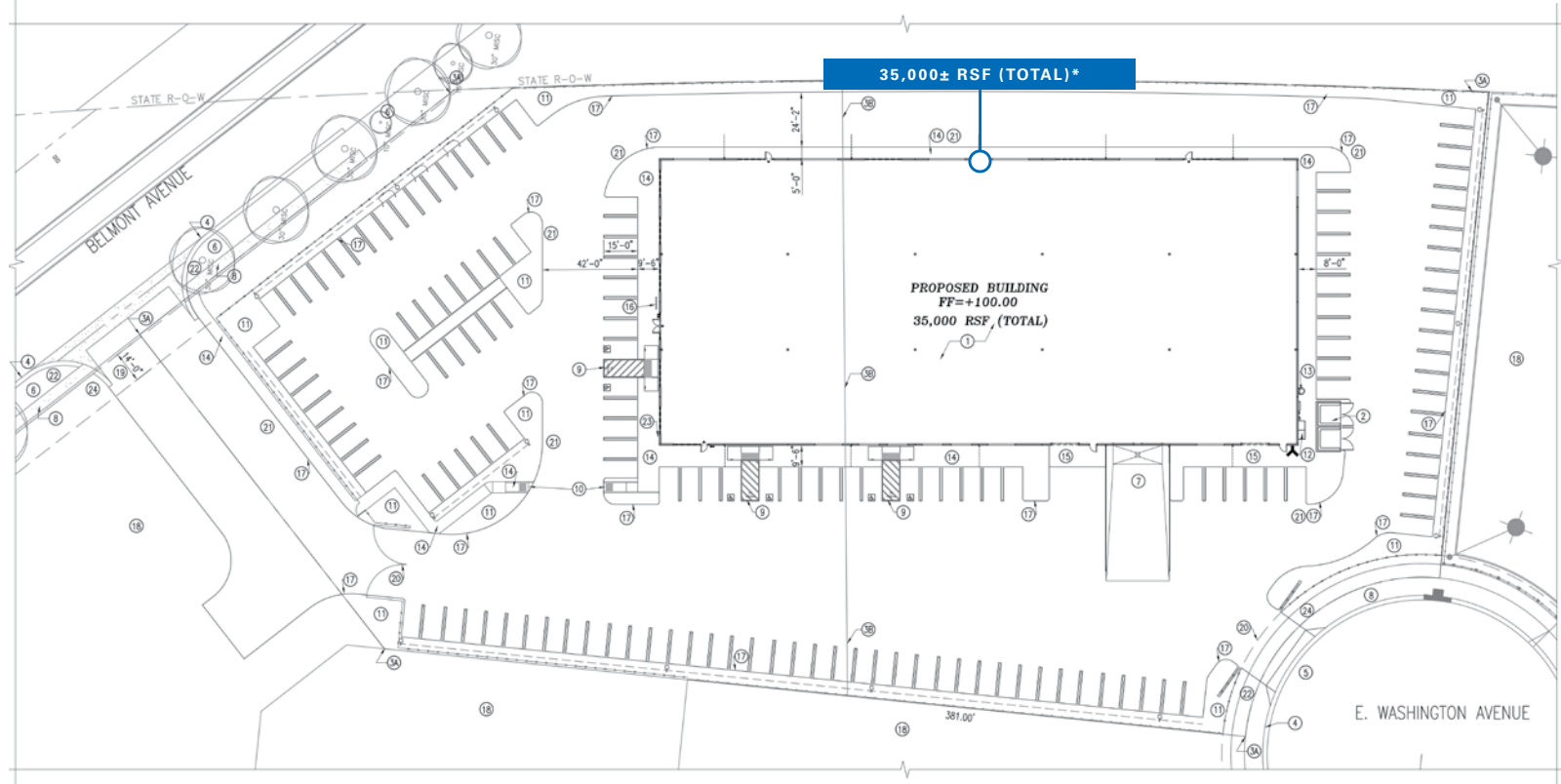
Joey Audino
 Sales Associate - Industrial Division
 t 559-447-6292
 jaudino@pearsonrealty.com
 CA RE Lic. #02186774

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

FANCHER CREEK BUSINESS PARK - FRESNO, CA

Site Plan - Lots AA-AB Planned Building *(Not to Scale)*

**(Proposed for Sale or Lease)*



BUILDING INFORMATION:

Lots AA-AB 35,000± SF
Flex/warehouse building with dock

Building SF:	35,000 RSF	Dock Doors:	1
Lot:	3.1± Acres	Grade Level:	2 Possible
Coverage:	25.9%	Column Spacing:	42' x 56'
Clear Height:	24'	Parking:	145 Auto

NEWMARK
PEARSON COMMERCIAL

Nick Audino, SIOR
Senior Vice President - Industrial Division
t 559-447-6270
naudino@pearsonrealty.com
CA RE Lic. #01231272

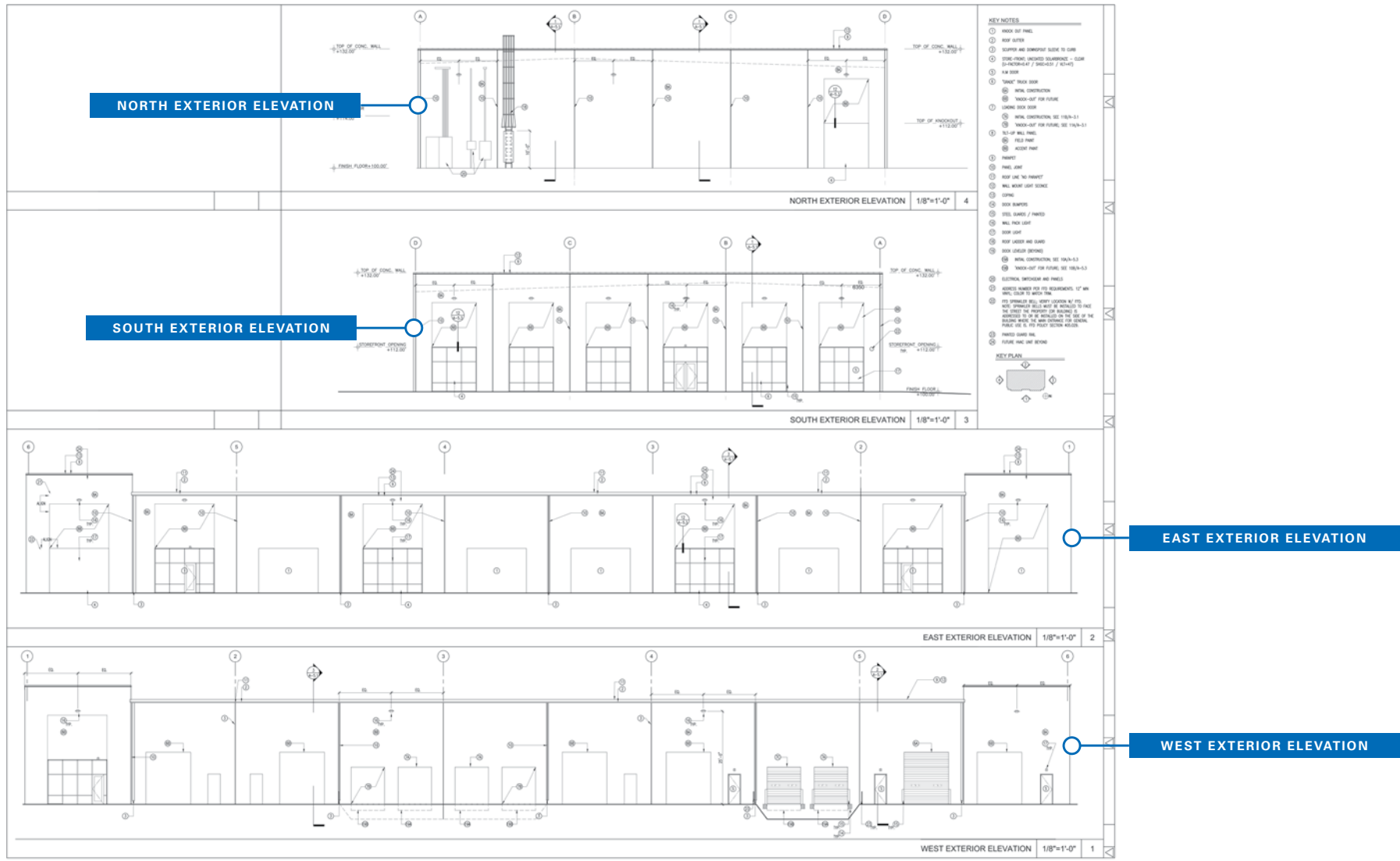
Kyle Riddering
Vice President - Industrial Division
t 559-447-6246
kriddering@pearsonrealty.com
CA RE Lic. #02094434

Joey Audino
Sales Associate - Industrial Division
t 559-447-6292
jaudino@pearsonrealty.com
CA RE Lic. #02186774

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

FANCHER CREEK BUSINESS PARK - FRESNO, CA

Exterior Elevations - Lots AA-AB Planned Building (Not to Scale)



FANCHER CREEK BUSINESS PARK - FRESNO, CA

Lots AK-AJ Shell Buildings

BUILDING INFORMATION:

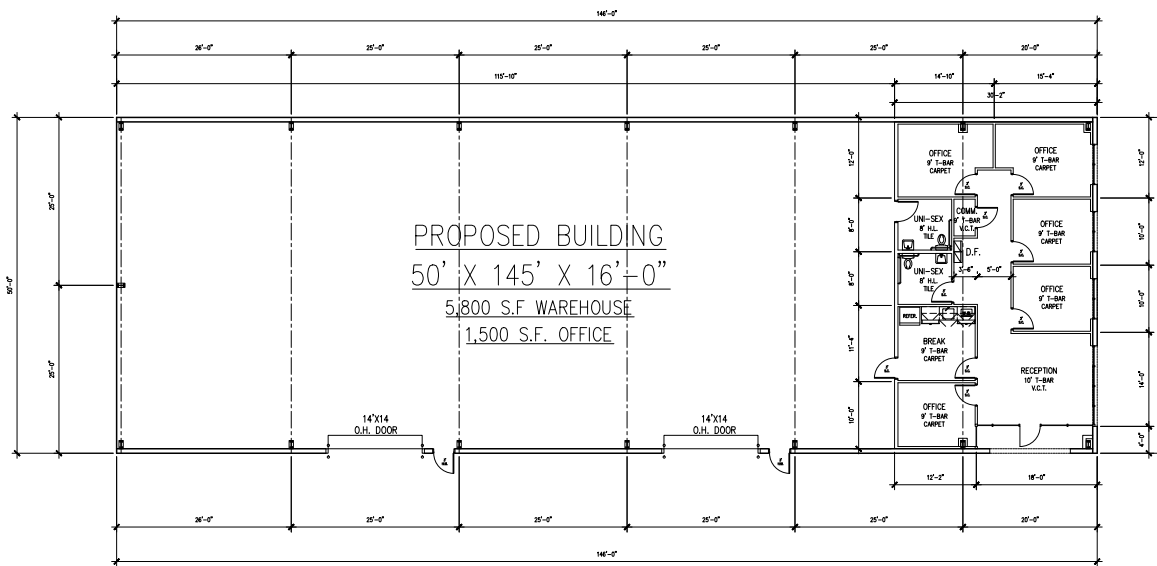
Lots AK-AJ Shell Building
8,000-16,000± SF Warehouse With Yard Space

Building SF:	8,000 - 16,000± RSF
Lot:	1.2± Acres
Clear Height:	16'
Grade Level:	2
Column Spacing:	Clear Span
Yard:	Yes
Construction:	Metal warehouse w/ CTU panels and storefront glazing for office space fronting N. Cypress Avenue.



FANCHER CREEK BUSINESS PARK - FRESNO, CA

Site Plan - Lots AK-AJ Shell Building(s) (Not to Scale)



NEWMARK
PEARSON COMMERCIAL

Nick Audino, SIOR
Senior Vice President - Industrial Division
t 559-447-6270
naudino@pearsonrealty.com
CA RE Lic. #01231272

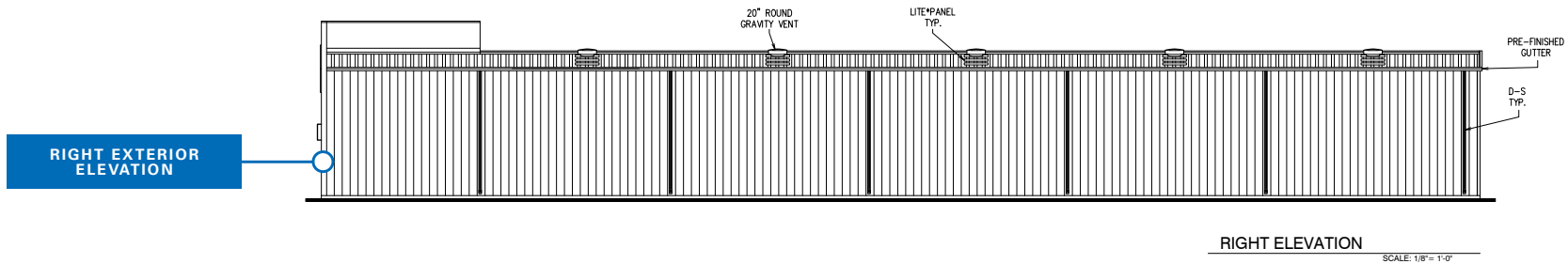
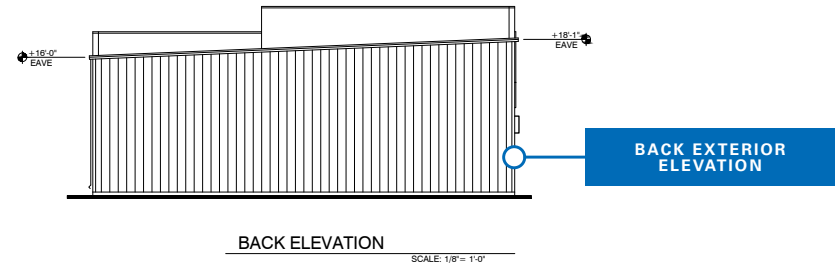
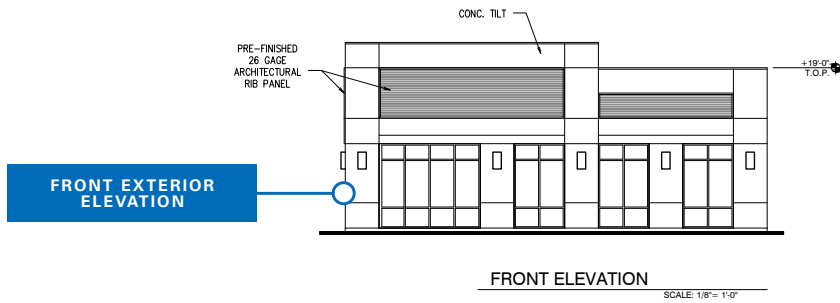
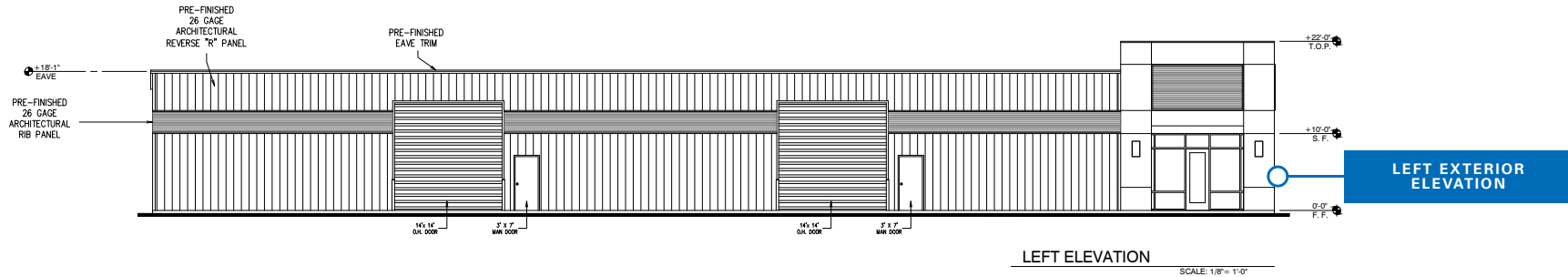
Kyle Riddering
Vice President - Industrial Division
t 559-447-6246
kriddering@pearsonrealty.com
CA RE Lic. #02094434

Joey Audino
Sales Associate - Industrial Division
t 559-447-6292
jaudino@pearsonrealty.com
CA RE Lic. #02186774

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

FANCHER CREEK BUSINESS PARK - FRESNO, CA

Exterior Elevations - Lots AK-AJ Shell Building(s)



FANCHER CREEK BUSINESS PARK - FRESNO, CA



CVL
Central Valley Labels, Inc.



COSTLESS
PLUMBING
HEATING/AC/DRY CONSULTING

BETTER FLOORING INC.



NEWMARK
PEARSON COMMERCIAL

Nick Audino, SIOR
Senior Vice President - Industrial Division
t 559-447-6270
naudino@pearsonrealty.com
CA RE Lic. #01231272

Kyle Riddering
Vice President - Industrial Division
t 559-447-6246
kriddering@pearsonrealty.com
CA RE Lic. #02094434

Joey Audino
Sales Associate - Industrial Division
t 559-447-6292
jaudino@pearsonrealty.com
CA RE Lic. #02186774

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

FANCHER CREEK BUSINESS PARK - FRESNO, CA

180

180

PANA-PACIFIC

FERGUSON

INDEPENDENT electric
A Sonepar Company

ESK ASSOCIATES

APRIA

CALIFORNIA DEPARTMENT OF WATER RESOURCES

NEWMARK
PEARSON COMMERCIAL

Nick Audino, SIOR
Senior Vice President - Industrial Division
t 559-447-6270
naudino@pearsonrealty.com
CA RE Lic. #01231272

Kyle Riddering
Vice President - Industrial Division
t 559-447-6246
kriddering@pearsonrealty.com
CA RE Lic. #02094434

Joey Audino
Sales Associate - Industrial Division
t 559-447-6292
jaudino@pearsonrealty.com
CA RE Lic. #02186774

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

FANCHER CREEK BUSINESS PARK - FRESNO, CA

Demographics

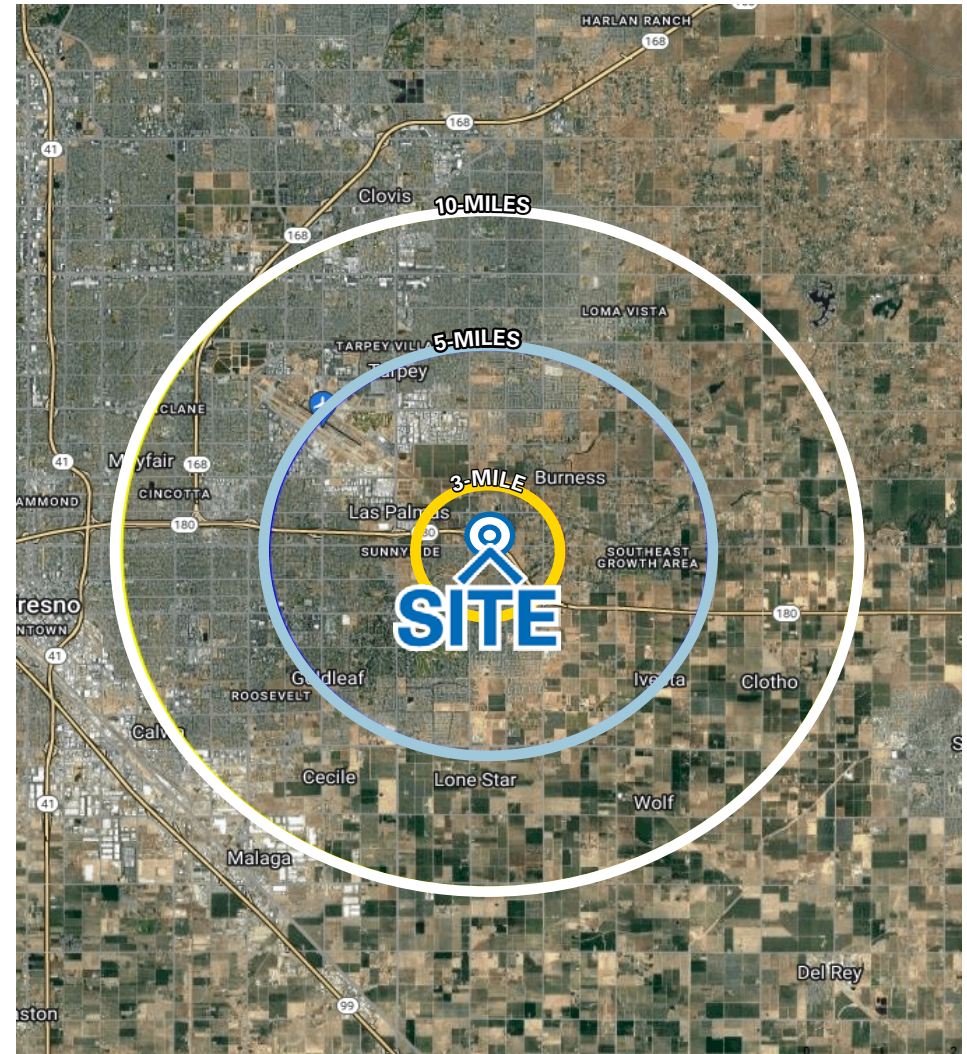
	1 Mile:	3 Miles:	5 Miles:
<i>Population Trend</i>			
2027 Projection:	7,121	72,634	225,171
2022 Estimate:	6,796	69,892	219,174
<i>Population Growth</i>			
Growth 2022-2027:	4.79%	3.92%	2.74%
Growth 2010-2022:	22.69%	18.02%	11.61%
<i>Households</i>			
2027 Projection:	2,046	20,977	66,133
2022 Estimate:	1,958	20,266	64,544
<i>Household Growth</i>			
Growth 2022-2027:	4.48%	3.51%	2.46%
Growth 2010-2022:	21.83%	16.20%	10.75%
<i>2022 Est. Avg. Household Income:</i>	\$100,819	\$94,843	\$80,463

Source: Claritas 2023

Traffic Counts

Belmont Avenue @ Fowler Avenue (<i>Westbound</i>):	12,168± ADT
Belmont Avenue @ Fowler Avenue (<i>Eastbound</i>):	14,661± ADT
Armstrong Avenue @ Belmont Avenue (<i>Southbound</i>):	1,533± ADT
Armstrong Avenue @ Belmont Avenue (<i>Northbound</i>):	2,921± ADT
Fowler Avenue @ Belmont Avenue (<i>Northbound</i>):	11,156± ADT
Fowler Avenue @ McKenzie Avenue (<i>Southbound</i>):	9,185± ADT
HWY 180:	42,588± ADT

Source: Kalibrate TrafficMetrix 2023



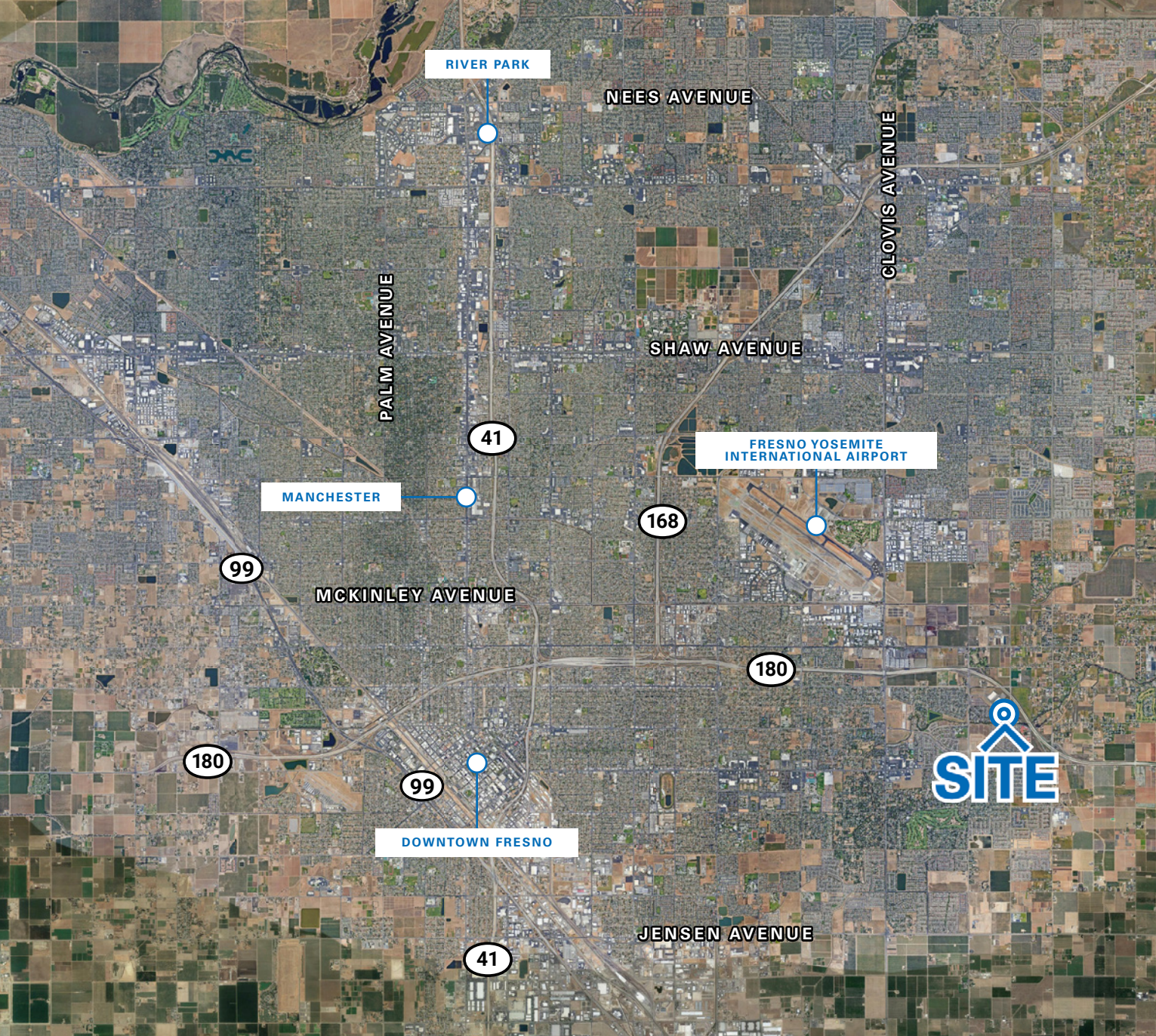
NEWMARK
PEARSON COMMERCIAL

Nick Audino, SIOR
Senior Vice President - Industrial Division
t 559-447-6270
naudino@pearsonrealty.com
CA RE Lic. #01231272

Kyle Riddering
Vice President - Industrial Division
t 559-447-6246
kriddering@pearsonrealty.com
CA RE Lic. #02094434

Joey Audino
Sales Associate - Industrial Division
t 559-447-6292
jaudino@pearsonrealty.com
CA RE Lic. #02186774

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



For information, please contact:

Nick Audino, SIOR

Senior Vice President - Industrial Division

t 559-447-6270

naudino@pearsonrealty.com

CA RE Lic. #01231272

Kyle Riddering

Vice President - Industrial Division

t 559-447-6246

kriddering@pearsonrealty.com

CA RE Lic. #02094434

Joey Audino

Sales Associate - Industrial Division

t 559-447-6292

jaudino@pearsonrealty.com

CA RE Lic. #02186774

NEWMARK
PEARSON COMMERCIAL

Independently Owned and Operated
Corporate License #00020875
newmarkpearson.com

FRESNO OFFICE
7480 N. Palm Ave. #101
Fresno, CA 93711
t 559-432-6200

VISALIA OFFICE
3447 S. Demaree St.
Visalia, CA 93277
t 559-732-7300

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Prepared By:

Nick Audino, SIOR

Senior Vice President - Industrial Division

t 559-447-6270

naudino@pearsonrealty.com

CA RE Lic. #01231272

Kyle Riddering

Vice President - Industrial Division

t 559-447-6246

kriddering@pearsonrealty.com

CA RE Lic. #02094434

Joey Audino

Sales Associate - Industrial Division

t 559-447-6292

jaudino@pearsonrealty.com

CA RE Lic. #02186774

For more information:

Fresno Office

7480 N Palm Avenue, Suite 101

Fresno, CA 93711

t 559-432-6200

newmarkpearson.com

NEWMARK
PEARSON COMMERCIAL