

# For Sale

Commercial Land Pad in Fresno, California  
Parcel D: ±1.29 Acres

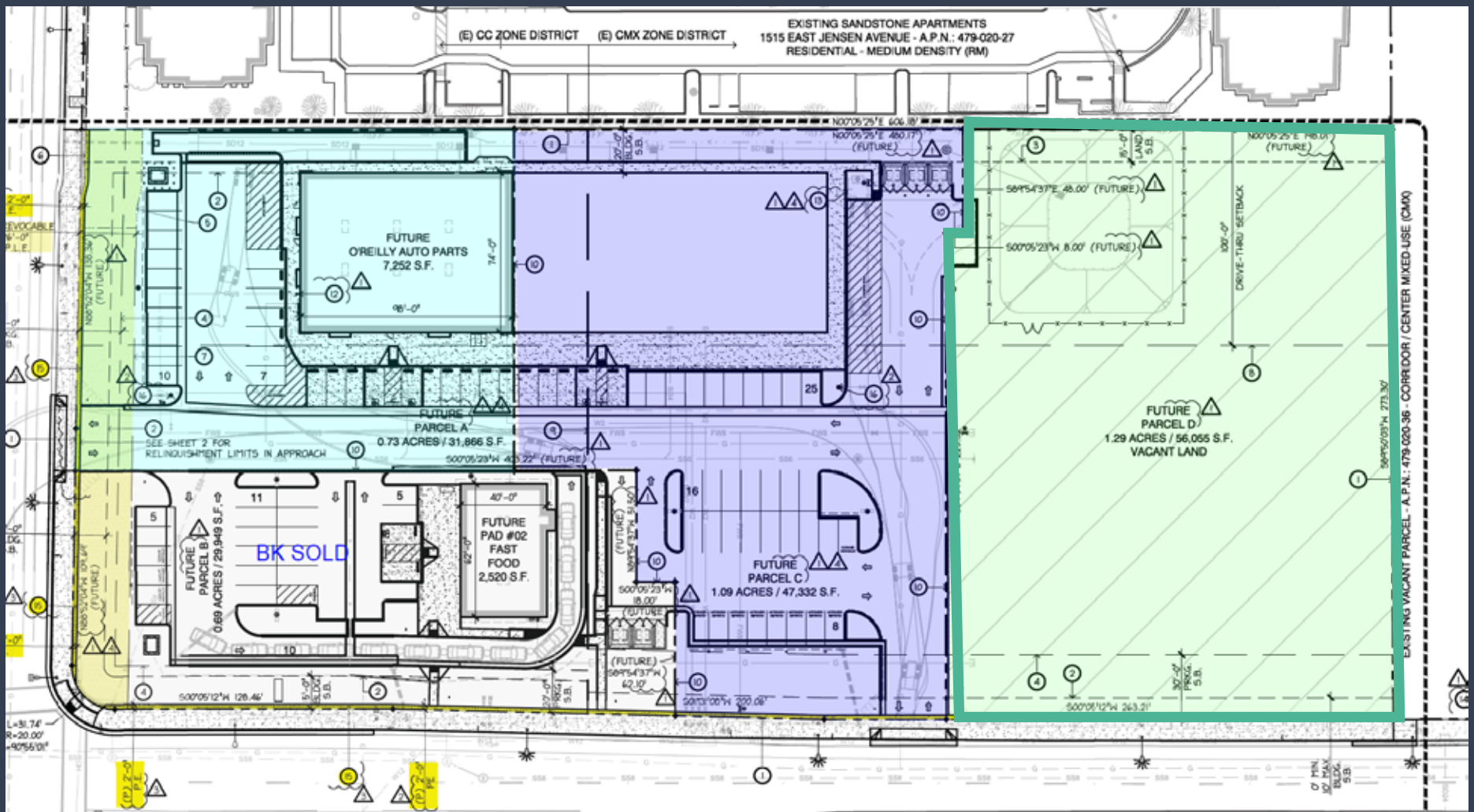


2580 South Elm Avenue  
Fresno, California

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

## Highlights

- Parcel D: ±1.29 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 D price:*  
\$425,000



*Parcel D area:*  
±56,055 SF



*Price per SF:*  
\$7.58



*Zip code:*  
93706



*Zoning:*  
RM1



*Parcel number:*  
479-020-35

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

SANDSTONE APARTMENTS



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

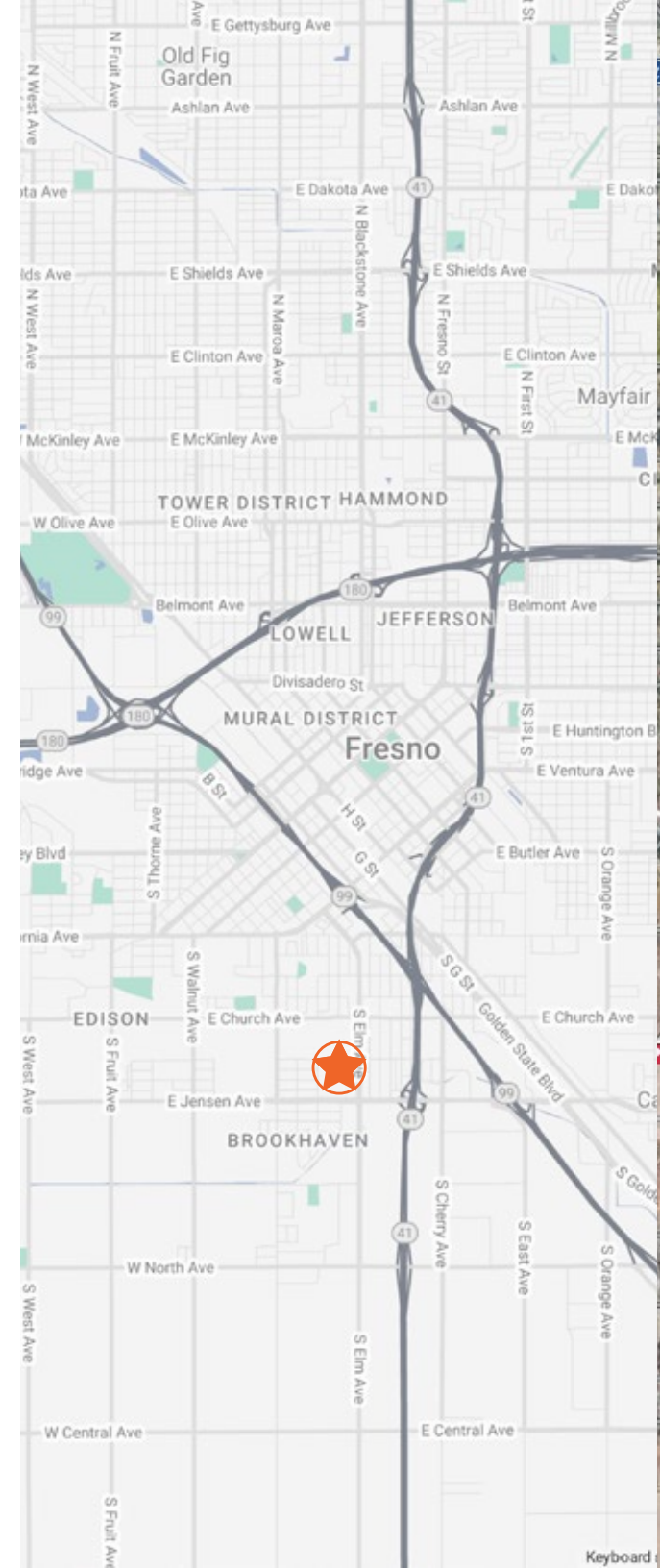
**5,540**

Businesses

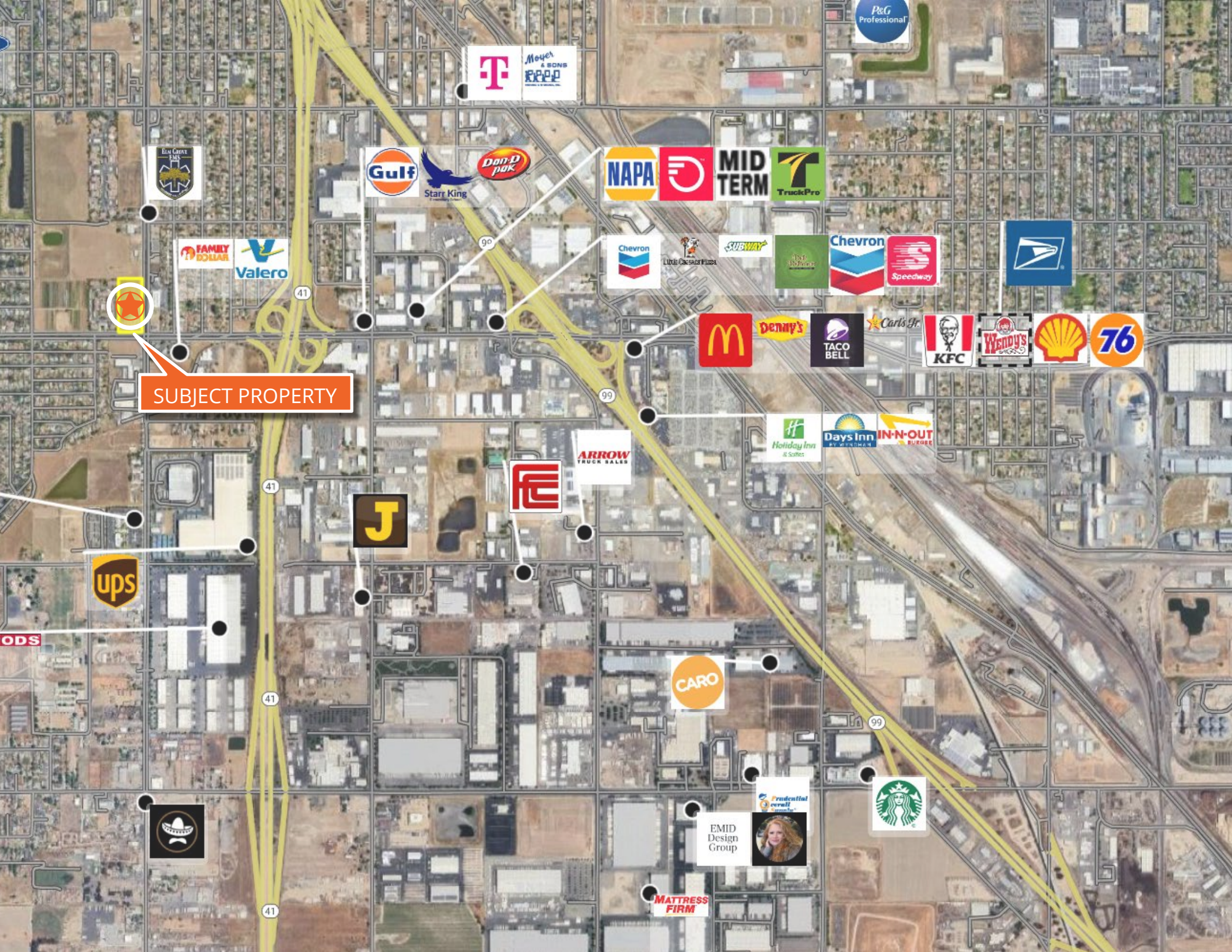
## About Fresno, California

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

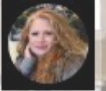
41



ODS



EMID Design Group





(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"

SEE SHEET 2 FOR  
RELINQUISHMENT LIMITS IN APPROACH

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

500'05"23"W 483.22' (FUTURE)

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.

500'05"23"W 18.00' (FUTURE)

58'9"54"37"E 62.10' (FUTURE)

50'10"100"W 200.00' (FUTURE)

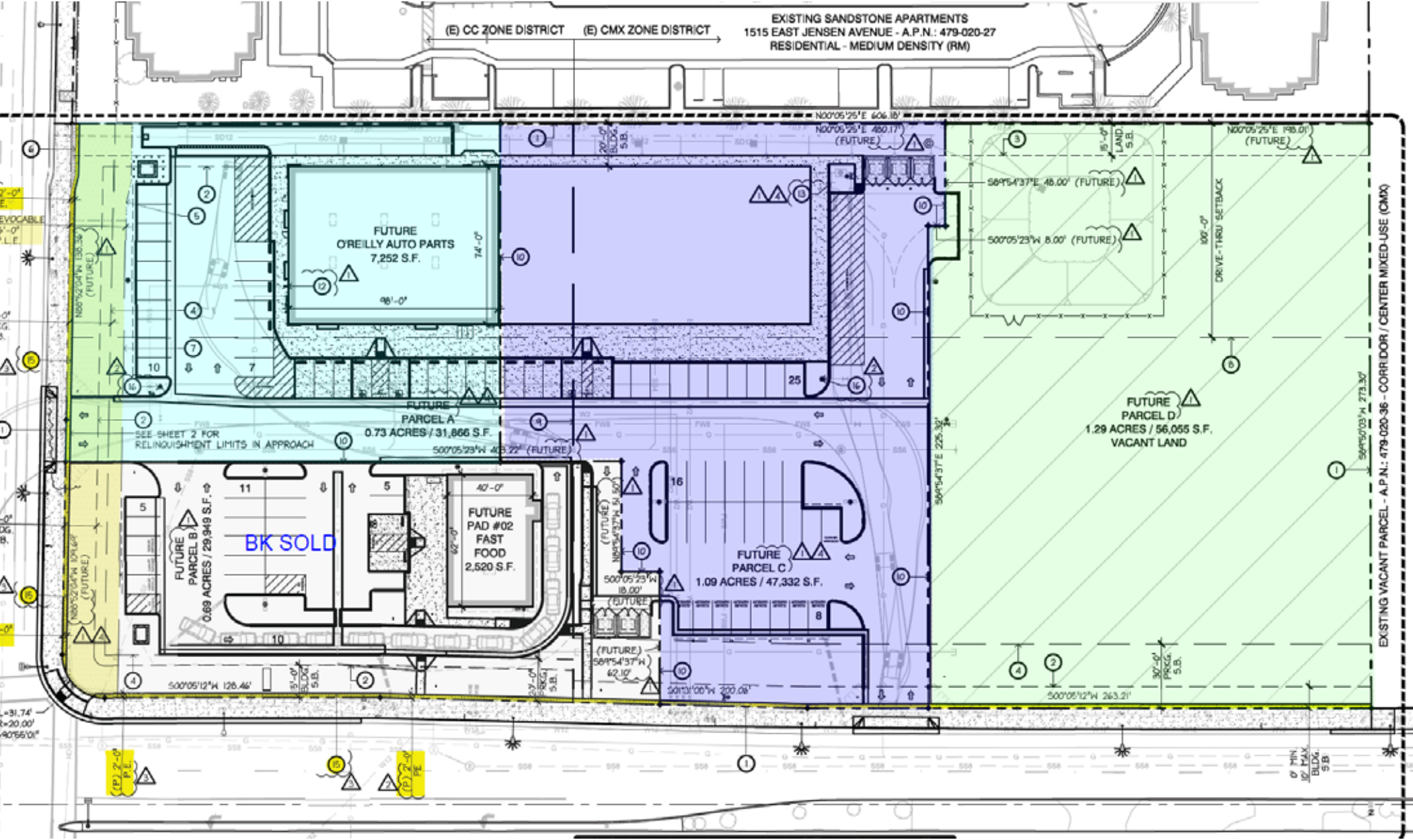
FUTURE  
PARCEL D  
1.29 ACRES / 56,055 S.F.  
VACANT LAND

58'9"54"37"E 48.00' (FUTURE)

500'05"23"W 8.00' (FUTURE)

100'-0" DRIVE-THRU SETBACK

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



EVOCABLE  
5'-0" P.L.E.

18'-0" P.L.E.

31'-74"  
1'-20.00"  
40'55"01"

(P) 2'-0" P.L.E.

(P) 2'-0" P.L.E.

0' MIN  
10' MAX  
BLDG.  
S.B.

# 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.

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**LENDER  
OWNED**

