



TESORO
**BUSINESS
PARK**
BY TESORO INDUSTRIAL PARTNERS

CONSTRUCTION READY LOTS
AVAILABLE FOR SALE





BUSINESS PARK PHASE II

LOTS 25-29



PLANNED RESIDENTIAL

FUTURE COMMERCIAL FUEL STATION IN 2025

41

41

41



PROMENADE AVENUE

LYLES DRIVE

FUTURE PARK/OPEN SPACE

GALVIN GLADDING WAY

FUTURE HIGH-DENSITY RESIDENTIAL

COMMERCE CIRCLE

COMMERCE CIRCLE

LOTS 1-24

WATER COMPANY EXPANSION AREA

LYLES DRIVE

LEGEND: SOLD AVAILABLE

BUSINESS PARK

The Tesoro Business Park is part of the overall Tesoro Viejo Development Master Plan providing a mix of Light Industrial use with Highway 41 access. The development includes up to 5,190± homes and 3± million square feet of non-residential use.

The Tesoro Business Park is planned to be a highly successful employment center providing a mixed-use development where those employed at Tesoro Business Park and surrounding areas can live, work and play. Entitlements are underway on a 166,300± square feet Self Service Storage offering climate control units and covered RV. Over 775 homes have been occupied in the Tesoro Viejo community, with 300± additional homes to be occupied per year.

PROPERTY INFORMATION

Zoning:	IL (Light Industrial)
Street Width:	60'
Curb and Gutter:	Included
Fire Protection:	Available to Each Lot

UTILITIES/SERVICES TO LOTS

Electric:	Available to all Lots
Gas:	Available to Lots 1, 24, 15, 14 off of Lyles Drive and Lots 25-29 off of Promenade Avenue
Water:	Tesoro Viejo Master Mutual Water Co. (California Water Service)
Sewer:	Tesoro Viejo Master Mutual Water Co. (California Water Service)
Internet/Telecom:	Comcast & Ponderosa Fiber

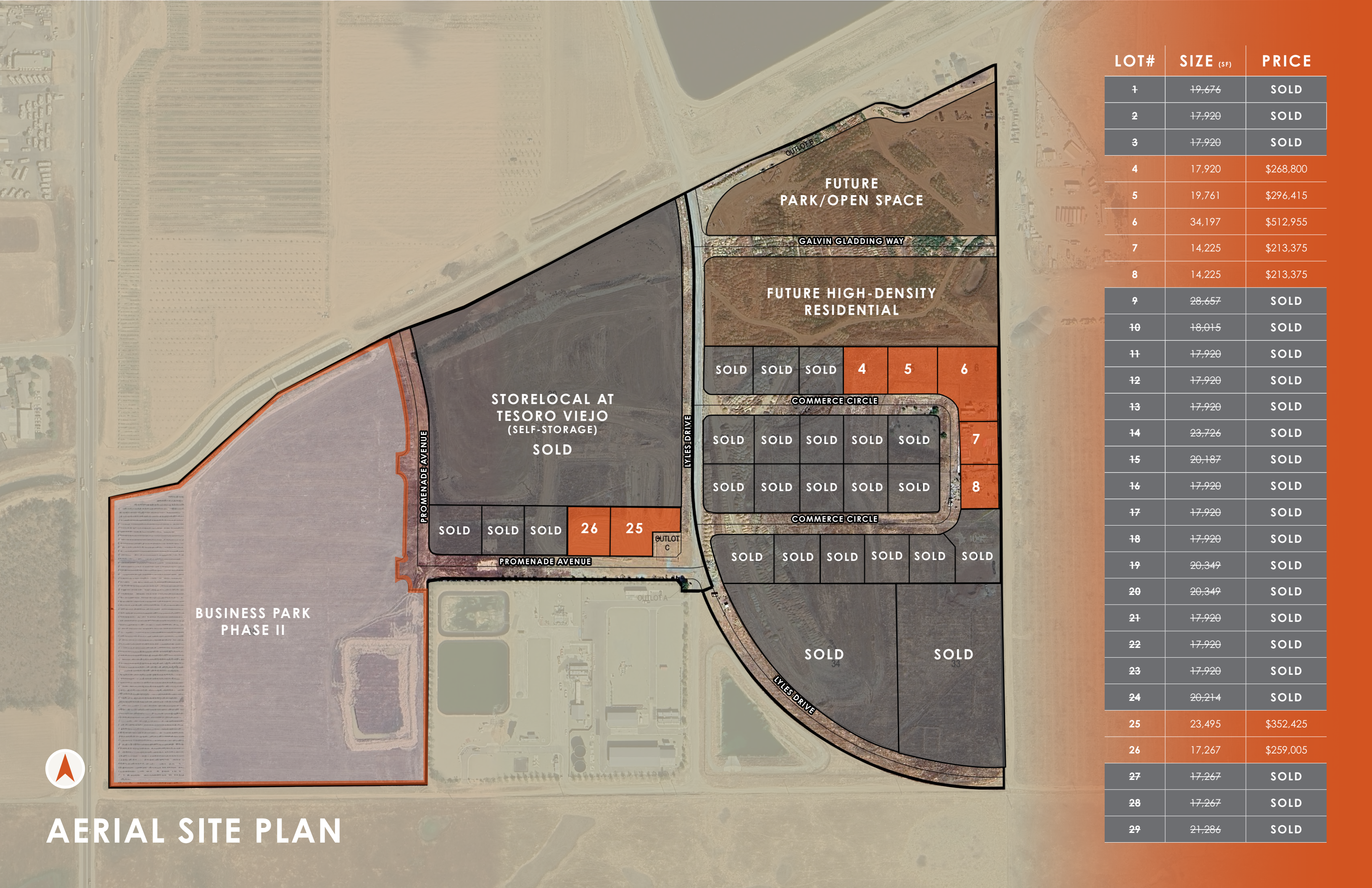


LEGEND: SOLD AVAILABLE

- Infrastructure for the Tesoro Viejo Business Park includes sewer, storm drain and water main in street stubbed to each parcel. Fire hydrants in street per County code.
- PG&E - Gas available to Lots 1, 24, 15, 14 off of Lyles Drive and Lots 25-29 off of Promenade Avenue. Telecommunications for Comcast and Ponderosa Fiber in joint trench with complete street improvement.
- State-of-the-art, on-site water and wastewater treatment facility



THE OFFERING



LOT#	SIZE (SF)	PRICE
1	19,676	SOLD
2	17,920	SOLD
3	17,920	SOLD
4	17,920	\$268,800
5	19,761	\$296,415
6	34,197	\$512,955
7	14,225	\$213,375
8	14,225	\$213,375
9	28,657	SOLD
10	18,015	SOLD
11	17,920	SOLD
12	17,920	SOLD
13	17,920	SOLD
14	23,726	SOLD
15	20,187	SOLD
16	17,920	SOLD
17	17,920	SOLD
18	17,920	SOLD
19	20,349	SOLD
20	20,349	SOLD
21	17,920	SOLD
22	17,920	SOLD
23	17,920	SOLD
24	20,214	SOLD
25	23,495	\$352,425
26	17,267	\$259,005
27	17,267	SOLD
28	17,267	SOLD
29	21,286	SOLD



AERIAL SITE PLAN

DISCOVER TESORO VIEJO

FUTURE COMMERCIAL FUEL STATION IN 2025

TESORO VIEJO BOULEVARD

CAMARENA
HEALTH

theHUB

FIRE STATION No. 7

TESORO
VIEJO



Tesoro Viejo is a master-planned community, located in Madera, California, just minutes north of Fresno. Set in the rolling hills of Central California, the community is surrounded with panoramic views of the Sierra Mountains, foothills, natural gorges, and preserved natural open space.

Here's a place where beauty surrounds you and friendly connection lifts you up. Where the places you play are connected by trails leading from your front door. Where neighbors meetup at the coffee shop in the Town Center, and kids walk or ride their bikes to school. And every weekend is celebrated at resort-style pools, parks, festivals, and concerts.

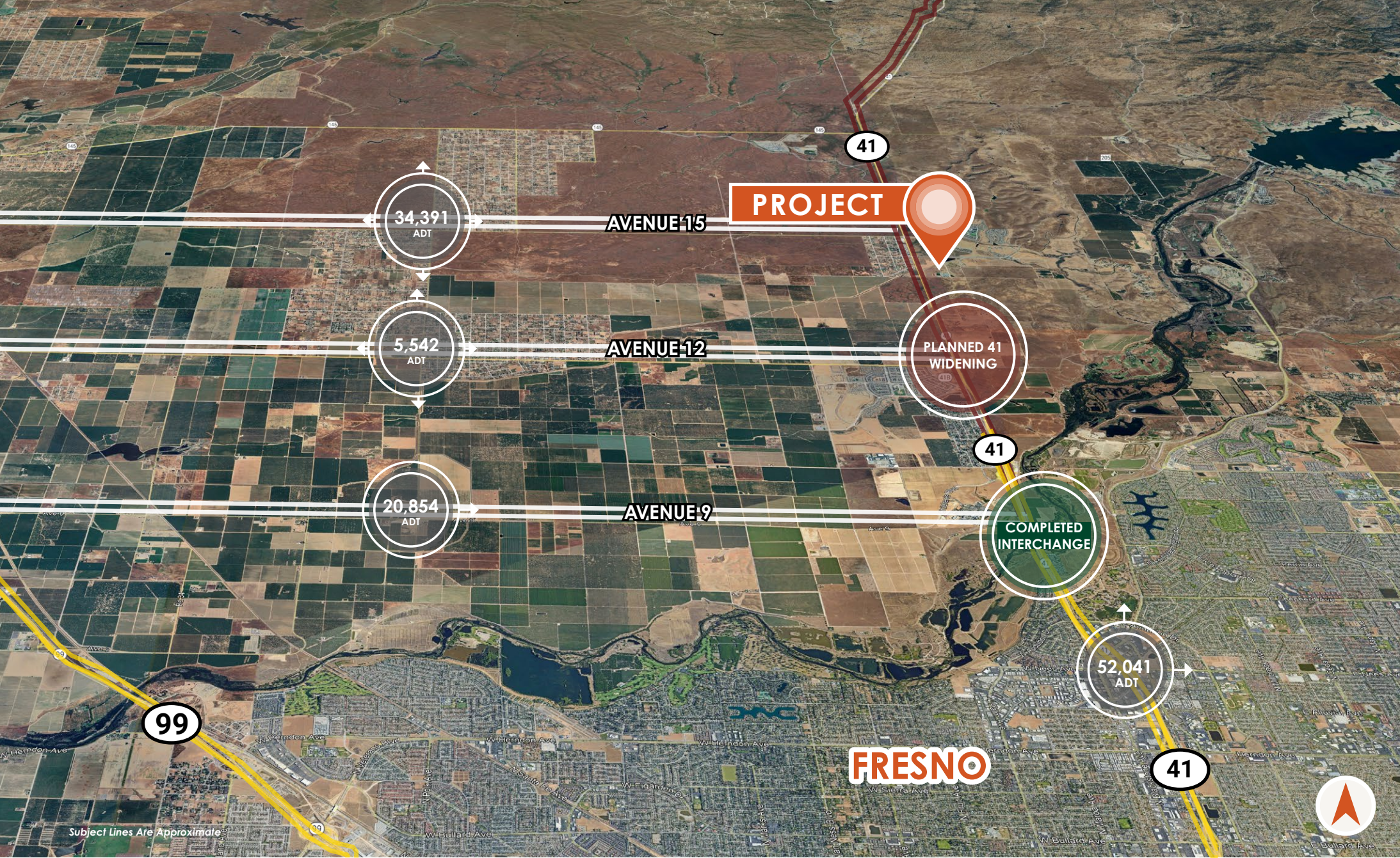
PLAY. RUN. WALK. EXPLORE.

Take nearly 200± acres of preserved natural open spaces. Then sprinkle in another 200± acres of neighborhood parks and recreational amenities. What you get are 400± beautiful acres dedicated trails to a truly exceptional lifestyle enjoyed outside.

Tesoro Viejo invites residents to experience the beauty of the unique environment that surrounds them — with vistas, arroyos, rock outcroppings, grasslands, and other natural settings just waiting to be explored.

TESORO
VIEJO





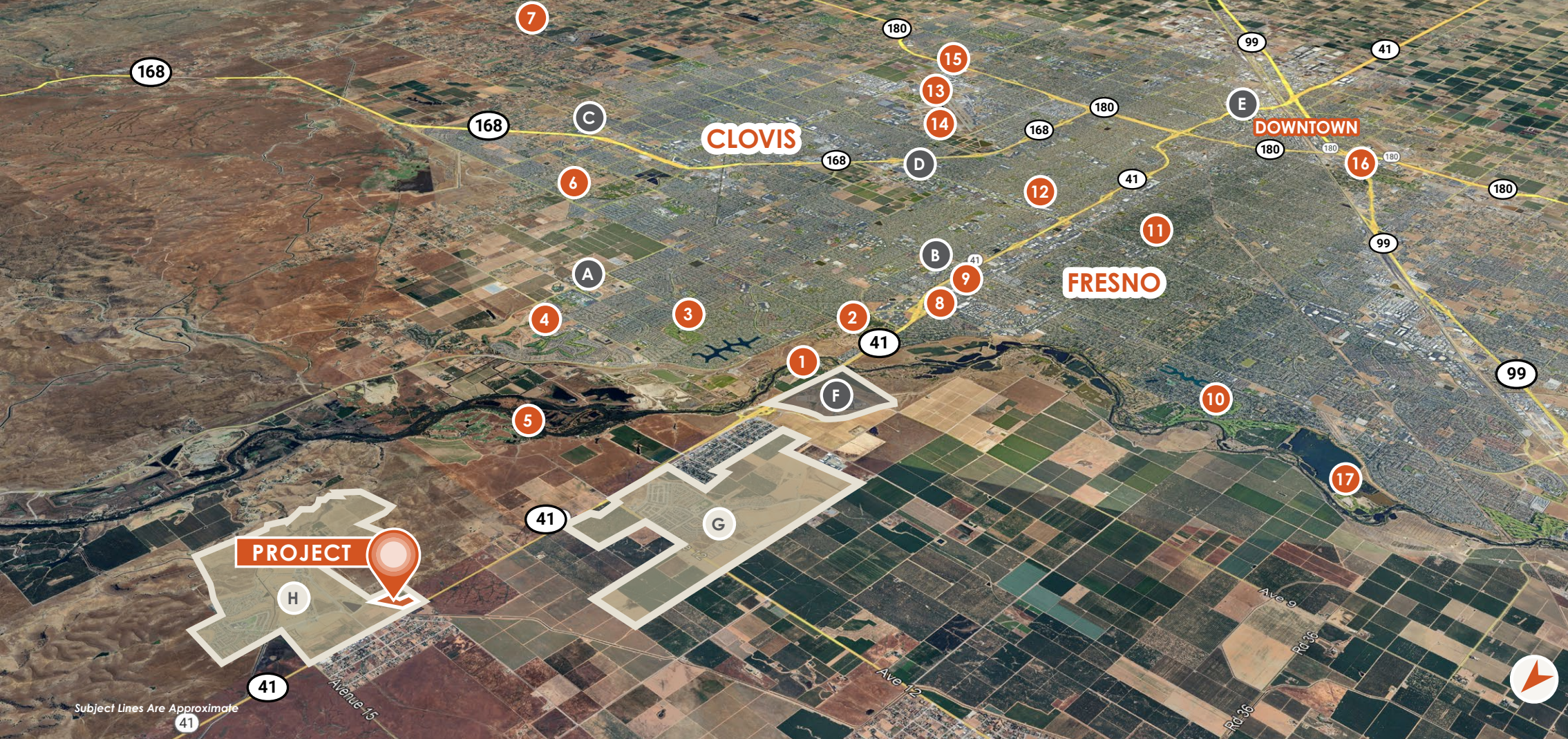
DEMOGRAPHICS

POPULATION	5 Miles	10 Miles
Total	129,895	581,073
Age 21+	98,232	404,412
Age 65+	26,329	84,735
HOUSEHOLDS	5 Mile	
Total	50,722	200,326
Average Household Income	\$123,794	\$94,895
EDUCATION	5 Mile	
Degrees (BA or Higher)	20,974	
Students (K-12)	12,000	
WORK FORCE	5 Mile	
Employed	39,826	
Employees	1K-5K (Valley Children's)	
Work Drive-time	25 Minutes	

TRAFFIC COUNTS

Children's Boulevard @ CA-41 (Eastbound) CA-41 @ Children's Boulevard (Northbound)	52,041±
Avenue 9 @ Road 36 (Eastbound)	20,854±
Avenue 12 @ Road 36 (North, South, East, Westbound)	5,542±
Avenue 15 @ Road 36 (North, South, East, Westbound)	34,391±

- Tesoro Viejo is strategically located just north of the San Joaquin River on Highway 41 as an extension area of the City of Fresno's premier residential and commercial developments.
- Adjacent to Highway 41 with 32,500± vehicular trips daily, including visitors to Yosemite National Park.
- The development is less than 10 minutes driving time to the state-of-the-art, Children's Hospital of Central California and just north of the popular River Park and Villaggio retail commercial centers.
- 15± miles of trails connecting to the San Joaquin River.



KEY RETAIL/ENTERTAINMENT

1	Valley Golf Center
2	Woodward Park
3	Fort Washington Golf & Country Club
4	Copper River Country Club
5	Dragonfly Country Club
6	Dry Creek Trailhead
7	Wild Water Adventure Park
8	Riverpark Shopping Center
9	The Villaggio Shopping Center
10	San Joaquin Country Club
11	Figarden Village Shopping Center
12	Fashion Fair Shopping Center
13	Fresno Yosemite International Airport
14	Blackbeard's Family Entertainment
15	Airways Golf Club
16	Fresno Chaffee Zoo
17	Buff Pointe Golf Course

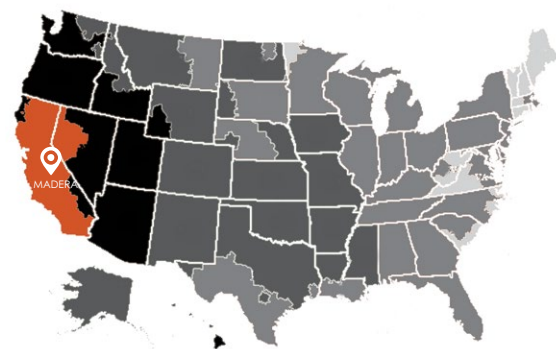
KEY MEDICAL/EDUCATION

A	Clovis Community College
B	Kaiser Permanente
C	Clovis Community Hospital
D	Fresno State University
E	Fresno Community Hospital
F	Valley Children's Hospital

KEY DEVELOPMENT

G	Riverstone Development
H	Tesoro Viejo

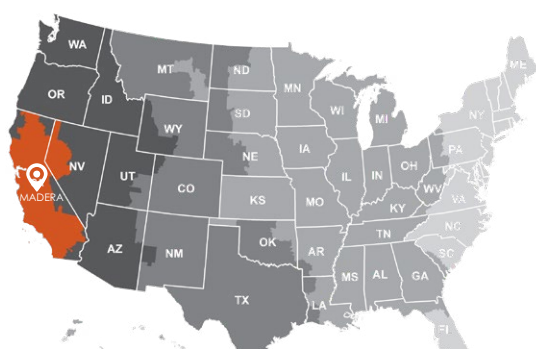
UPS GROUND MAP



TRANSIT DAYS



FEDEX GROUND MAP



TRANSIT DAYS



DISTANCE TO MAJOR MARKETS
(Miles from Madera, CA)

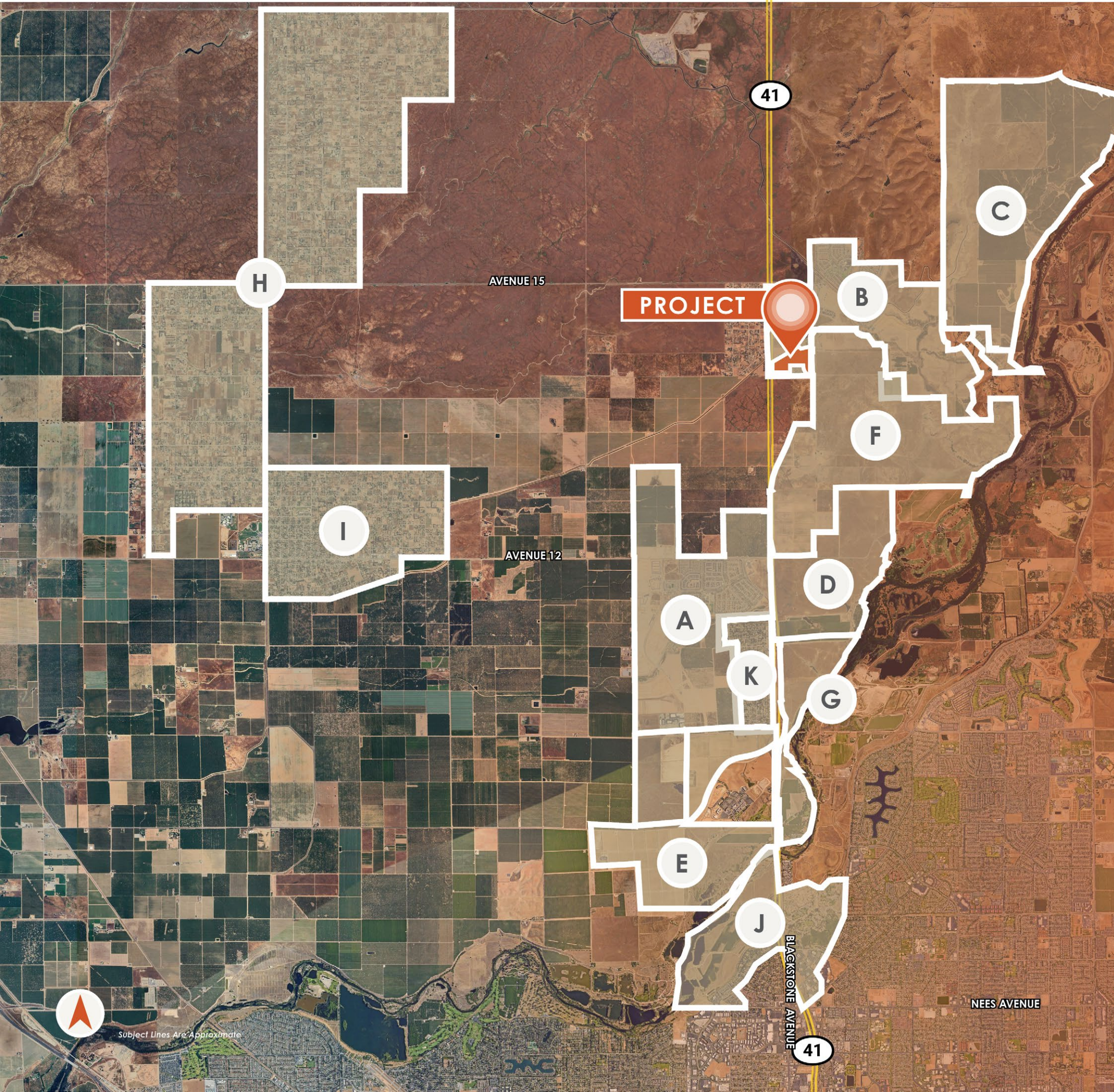
- Fresno: 23
- Visalia: 64
- Bakersfield: 130
- Silicon Valley: 139
- Sacramento: 147
- Los Angeles: 241
- Reno: 276
- San Diego: 360
- Las Vegas: 417
- Phoenix: 612
- Portland: 726
- Salt Lake City: 793
- Seattle: 899

DISTANCE TO DEEP WATER PORTS (Miles)

- Stockton: 116
- Oakland: 165
- LA / Long Beach: 241

Businesses utilizing third-party, outbound ground shipping can reach almost the entire population of California overnight. Outbound shipping services can be provided by UPS, FedEx Ground Map, OnTrac and GLS, which all have facilities in Fresno and potentially offer late afternoon pick-up times.

LOCATION BENEFITS



KEY	NAME	CURRENT UNITS	PROPOSED UNITS	PROPOSED POPULATION
A.	Riverstone	1,824	6,578	20,000
B.	Tesoro Viejo	775	5,190	17,646
C.	Freels	-	5,062	17,211
D.	Gunner Ranch East	-	4,100	8,306
E.	Gunner Ranch West	-	2,099	7,137
F.	SFPUP	-	6,847	23,280
G.	Cobb	-	600	2,040
H.	Bonadelle Ranchos	2,000	-	8,971
I.	Madera Ranchos	1,126	-	3,357
J.	The Bluffs	15,949	-	39,085
K.	Rolling Hills	687	-	2,105
TOTAL		22,361	30,476	149,138* *At Full Build Out

The information here, while not guaranteed, has been secured from sources we believe to be reliable.

 Subject Lines Are Approximate

HOUSING OVERVIEW



THIS IS TESORO VIEJO



TESORO
VIEJO



PRESENTED EXCLUSIVELY FOR
TESORO INDUSTRIAL PARTNERS

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