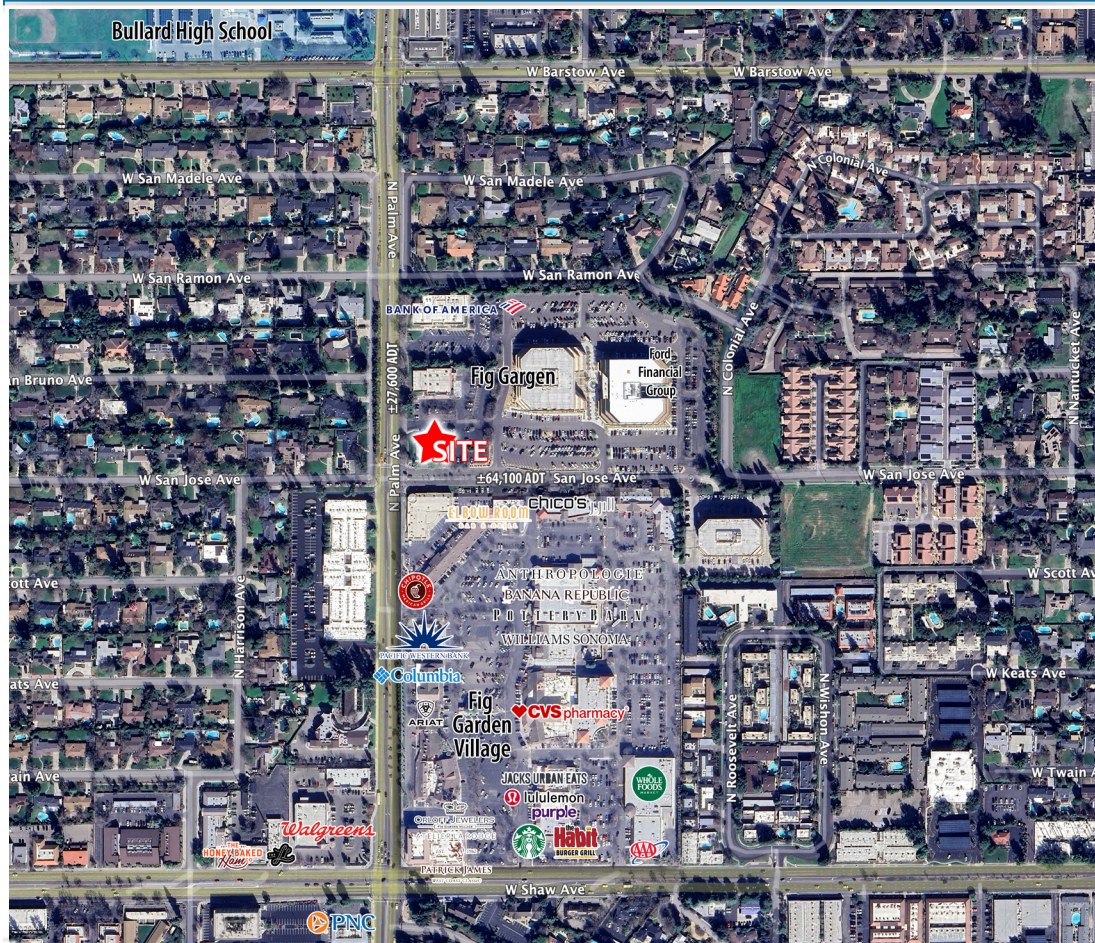


FOR LEASE | SINGLE TENANT | FRESNO, CA



Location: NEC Palm and San Jose Ave., Fresno, CA

Address: 5210 N. Palm Ave

Availability: ±6,019 Square Feet

Demographics:	<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2020 Census Pop.	10,801	61,487	153,574	366,460
2024 Est. Pop.	11,330	62,587	156,356	371,609
2029 Proj. Pop.	11,267	61,656	155,340	370,341
Avg HH Income	\$146,305	\$111,232	\$100,484	\$100,712
Median Age	43.2	36.7	34.9	33.5

Traffic Counts:

Palm Ave.	± 27,600 ADT
Shaw Ave.	± 64,100 ADT
Total:	± 91,700 ADT

Source: REgisOnline

Property Features:

- 6,019 SF Single Tenant Building
- Immediately available
- Positioned between CA-99 and CA-41
- Ample parking field (+/-47 stalls)
- Neighboring tenants include: Whole Foods, CVS, Bank of America, Pottery Barn, William Sonoma, Banana Republic, Columbia, Anthropologie, and many more.
- Within Fig Garden Financial Center



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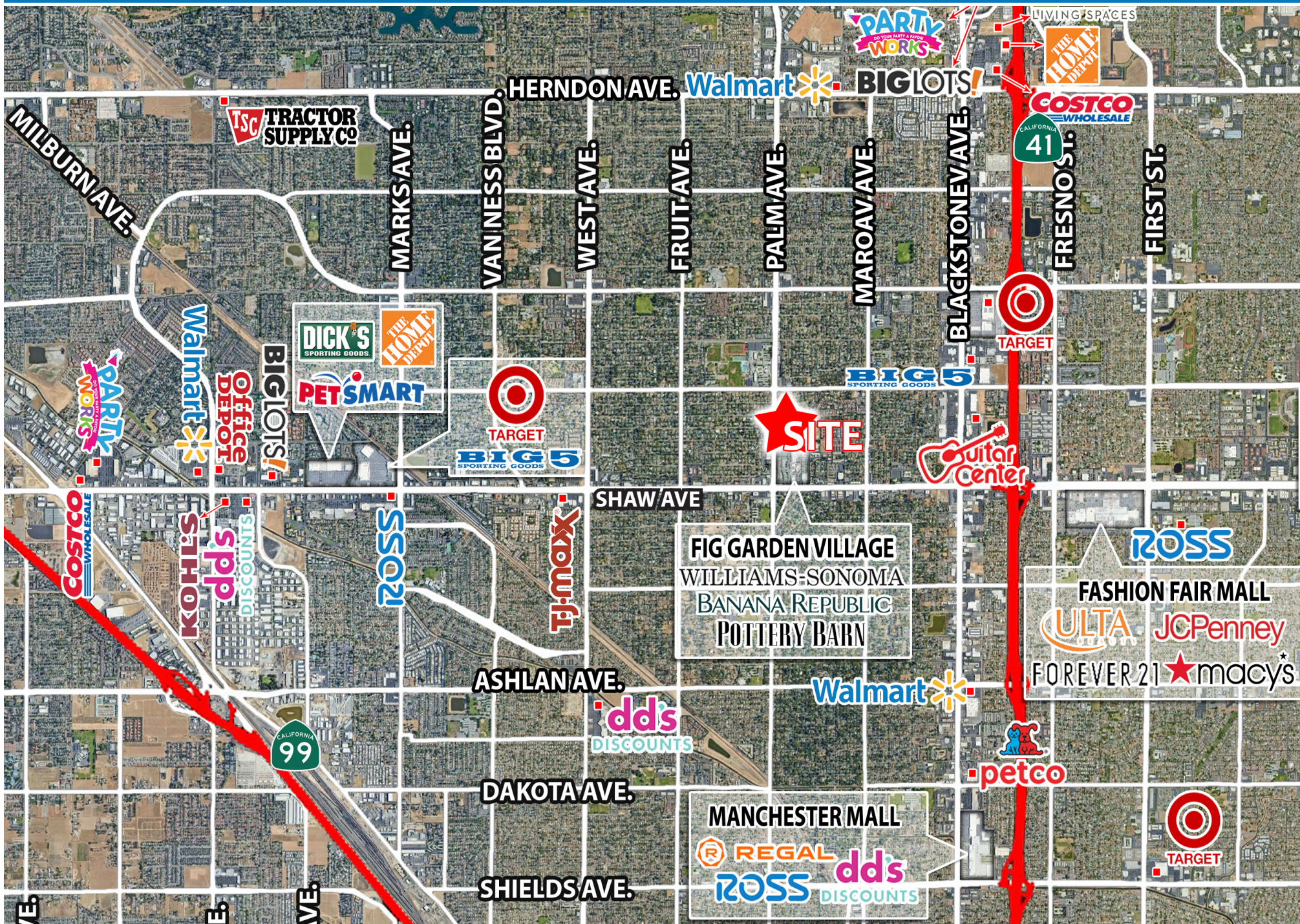


FOR LEASE | SINGLE TENANT | FRESNO, CA

3-4 Story Office Buildings
± 350,000 SF



FOR LEASE | SINGLE TENANT | FRESNO, CA



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