

The Central Valley's Iconic
PALATINE BUILDING



Gina Jelladian-Boyajian, Realtor
559.905.9502 | gina@CalCoRealty.com
DRE #01964347

SPACE AVAILABLE FOR LEASE

Class A, Retail/Office Space
NW Corner of Fresno & Alluvial
Highway 41 Frontage, Between Herndon/Friant Exits

The Palatine Building Suites

AVAILABLE:

7455 North Fresno Street

1,000 ± SF

3,500 ± SF

GROSS LEASABLE BUILDING SIZE:

25,000 ± SF

TOTAL BUILDING LAND SIZE:

30,056 ± SF

YEAR BUILT:

2004

LEASE RATE:

Contact Agent

BUILDING AMENITIES

On-Site Concierge/Security During
Business Hours

Common Area Break Room

Private Conference Room

Underground Parking

Underground Storage

PARKING

Underground 20 Spaces

Main Level 46 Spaces

LOCATION DESCRIPTION

The Palatine Building is a well established, *niche luxury location* featuring *high-end retail with salons and is anchored by notable private medical practices.*

This unique mix of retail and medical in a private location has a strong demographic of clients who have high income & educated households.



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Palatine Tenants

In Class-A Premium Location
On the East Side of Highway 41
With Freeway Visibility

3-Story Office Building with Underground Parking
Please do not disturb tenants



LEVEL ONE

Gianni Fine Jewelers
RSVP Style
Stems Florist

LEVEL TWO

Zoroaster Medical Spa
Salon 201
Dr. Armen Bedrosian
Lifepoint Wellness Center

LEVEL THREE

Alchemy Salon
Valley Sleep Diagnostics
J. Roper, MD & K. Rauf, MD

TRAFFIC COUNTS

Highway 41: 135,460 ADT
Fresno Street: 39,651 ADT
Alluvial Avenue: 27,503 ADT

DEMOGRAPHICS

Median Household Income NE Fresno,
Approx \$138,000.
This NE Fresno area sits well above the city
average in terms of household income

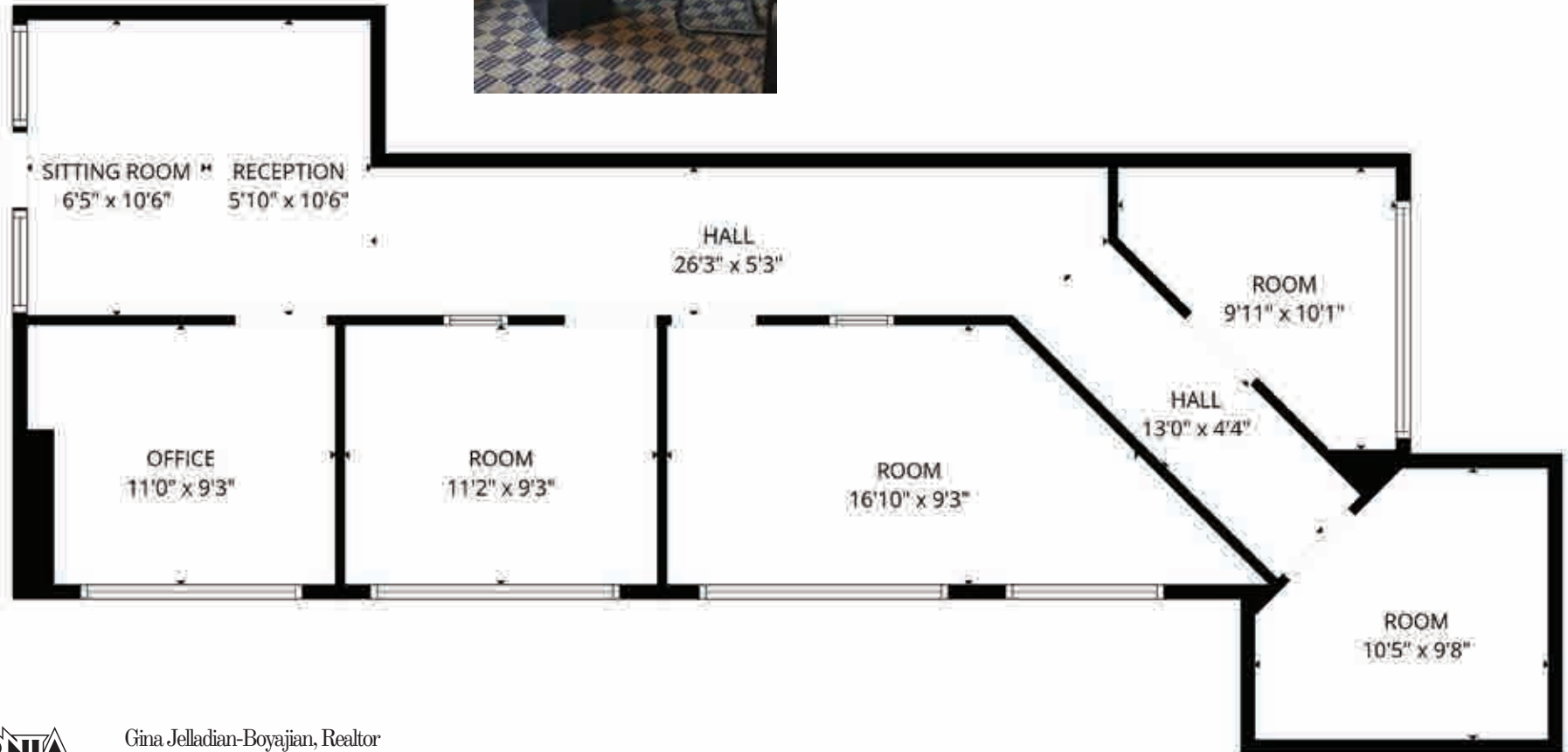
Existing tenants at this location bring a
prominent local demographic from
throughout the Central Valley.



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Space Available

Office or Medical Use
1,000 sqft
Second Floor Atrium



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Space Available

Premium Location with Mix of Medical and Luxury Retail
High income demographic with Recurring Customers for
over 20 Years.

3,500 Square Feet

Tenant Improvement Allowance to build to suit
Your showroom/office requirements.



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