



Coming Soon! Available Q4, 2025
High-Profile Office Space
within **Park Place Center**
7795 N. Palm Avenue | Fresno, CA

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Property Details

Address	7795 N. Palm Avenue, Fresno, CA
Size	Up to ±10,565 RSF
Lease Rate	\$2.50 PSF, NNN
NNN	Call Broker for details.
TI Allowance	Negotiable
Parking	Common
Available	Q4, 2025

The Opportunity

Colliers International | Fresno is pleased to present Class "A" leasing opportunities within the Park Place Center in the Palm Bluffs Business Park to be available Q4, 2025.

This high-profile, single-story office building to be built near the corner of Palm and Nees Avenues. The area offers exceptional views of the San Joaquin River and the Bluff. Available space consists of 3,340 SF up to 10, 565 SF. Property offers efficient access to Highway 41 and Herndon Avenue.

Class... Elevated | Park Place

Eat, Work, Play



Welcome to Park Place

Park Place is ideally located in upscale North-West Fresno on the corner of N. Palm and W. Nees. The office will be equipped with the latest computer HVAC system and high-speed fiber optics for internet and phone systems.

Highlights:

- > Class "A" Single Story Building
- > Ample parking and access to a breadth of local amenities
- > Access to Unparalleled San Joaquin River & Bluff views with HWY 41 access
- > On-site security staff dedicated to the center and parking lots



Site Plan



Floor Plans

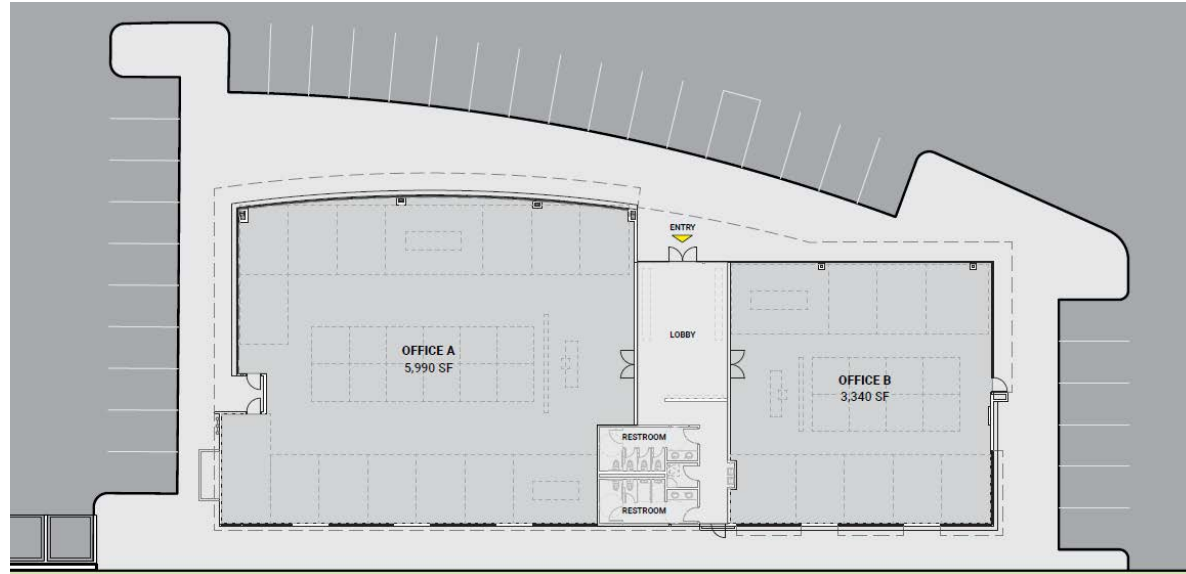
Coming Soon! Q4, 2025 | Floor Plan Options

7825 N. Palm Avenue | Fresno, California

Contact an agent regarding potential turn-key packages and other opportunities currently available for lease.

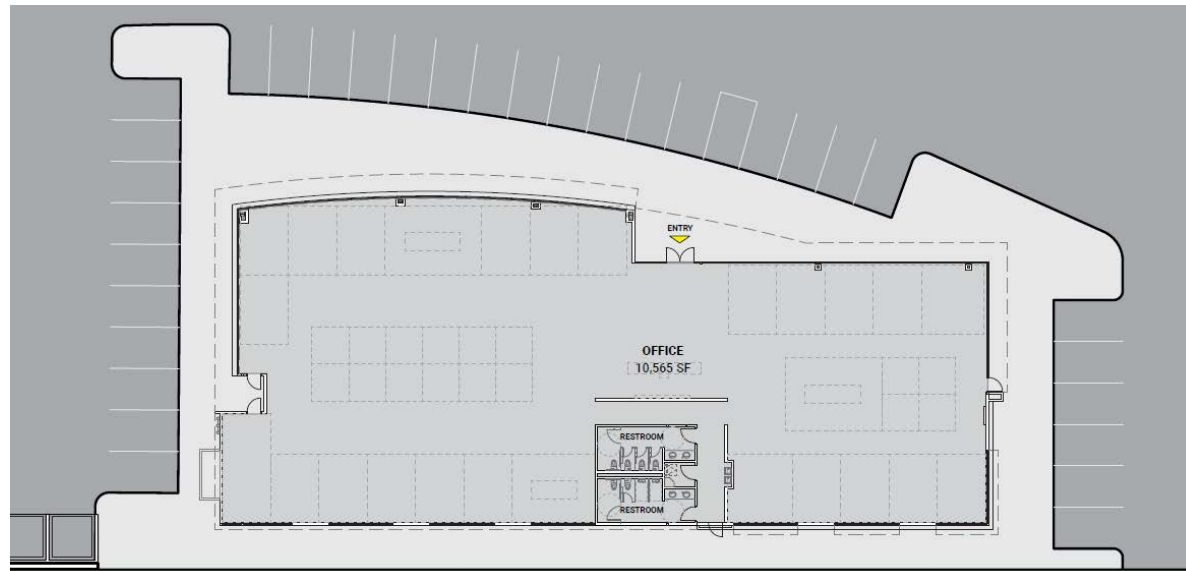
Option 1

±5,990 SF AND 3,340 SF



Option 2

±10,565 SF





Market Overview

Local Highlights & Developments

Park Place is located within the Palm Bluffs Corporate Center located in the prestigious Northwest Fresno, California submarket. In close proximity to Highway 41, Park Place provides for easy access to the new Riverstone and Tesoro Viejo Housing Developments located on the other side of the San Joaquin River in Madera County.



Local Ame-

Restaurants within Park Place

- 1 Hummus Republic
- 2 Popolo's Pizza
- 3 Deli Delicious
- 4 Kikku Kitchen
- 5 Eureka Burger
- 6 YAVA Bakery

Services

- 1 Northwest Medical Group & Urgent Care
- 2 Acura Dealership
- 3 BMW/AUDI Dealership
- 4 Mercedes Dealership
- 5 Walmart
- 6 Wells Fargo Bank
- 7 US Post Office
- 8 Villaggio Shopping Center
- 9 River Park Shopping Center
- 10 Universal Park Shopping Center



View of Childrens Hospital of Central California from Subject Building

Demographics	3 Mile	5 Mile	10 Mile
2023 Total Population	74,099	261,470	690,411
Median Age	42.4	36.0	33.5
2023 Total Households	30,820	96,928	232,040
2023 Average Household Income	\$120,504	\$108,587	\$97,745

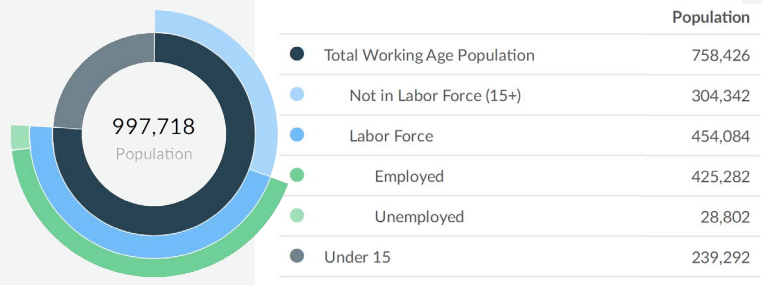
Demographics as Reported by ESRI Research Data

Local Labor Force

With over 412K employees, the Fresno market offers a hefty labor force that is well-distributed across industry types. Major downtown revitalizations and budding demographics have triggered an influx of fresh players to the area. In the last year alone, the Fresno economy has experienced over 4% income growth that is forecasted by Costar Analytics to repeat itself over the next five years.

Fresno County's agricultural industry contributes around \$8 billion annually to the California economy and remains the backbone of local employment. The metro remains one of the top producing agricultural regions in the nation.

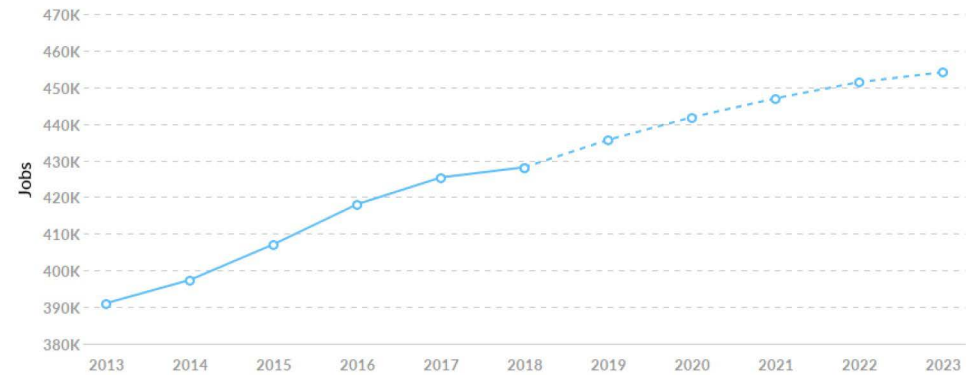
Fresno County Labor Force



Employment data as reported by Costar Analytics & Fresno Emsi Report

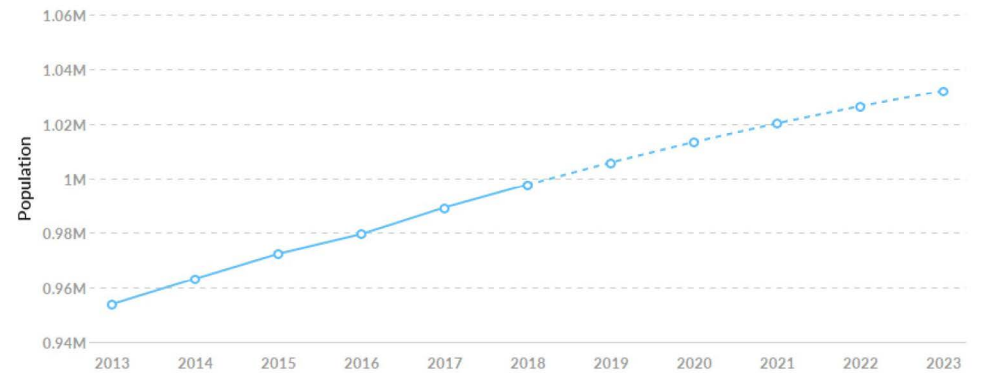
Employment Trends

From 2021 to 2023, jobs increased in Fresno County, CA from 403,192 to 436,683. Fresno County, CA had an October 2023 unemployment rate of 6.8%, increasing from 6.7% a year ago.



Population Trends

As of 2023, the region's population increased by 10.6% since 2010, growing by 99,038. Population is expected to increase by 1.6% between 2023 and 2028, adding 16,247.



Market data as reported by Costar Analytics



View of Bluffs from Subject Building

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High-Profile Office Space



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