

AVAILABLE FOR LEASE
3,500± & 3,900± RSF SUITES AT FRESNO COMMONS

7075 & 7077 N. WEST AVENUE

FRESNO, CA



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7075 N. WEST AVENUE

FRESNO, CA

PROPERTY

INFORMATION

Availability:	7075 N. West Avenue Suites 103 & 104* 3,900± RSF <i>*(Suites can be demised)</i> 7077 N. West Ave Suite 101 3,500± RSF
Tenant Improvements:	Negotiable
Year Built:	2007
Parking Type:	Surface, Free, and Unassigned
Zoning:	O (<i>Office</i>) CC (<i>Commercial Community</i>)

PROPERTY DESCRIPTION

The project is a well-designed and constructed office complex, suitable for a wide array of tenancy. The floor plan configuration provides excellent natural lighting throughout. Parking is adjacent to each building and provides convenient access. The project is popular with tenants due to the close proximity to Fresno's main arteries - Herndon Avenue, Freeway 41, and numerous ancillary services such as pharmacies, banking, grocery stores, and restaurants.

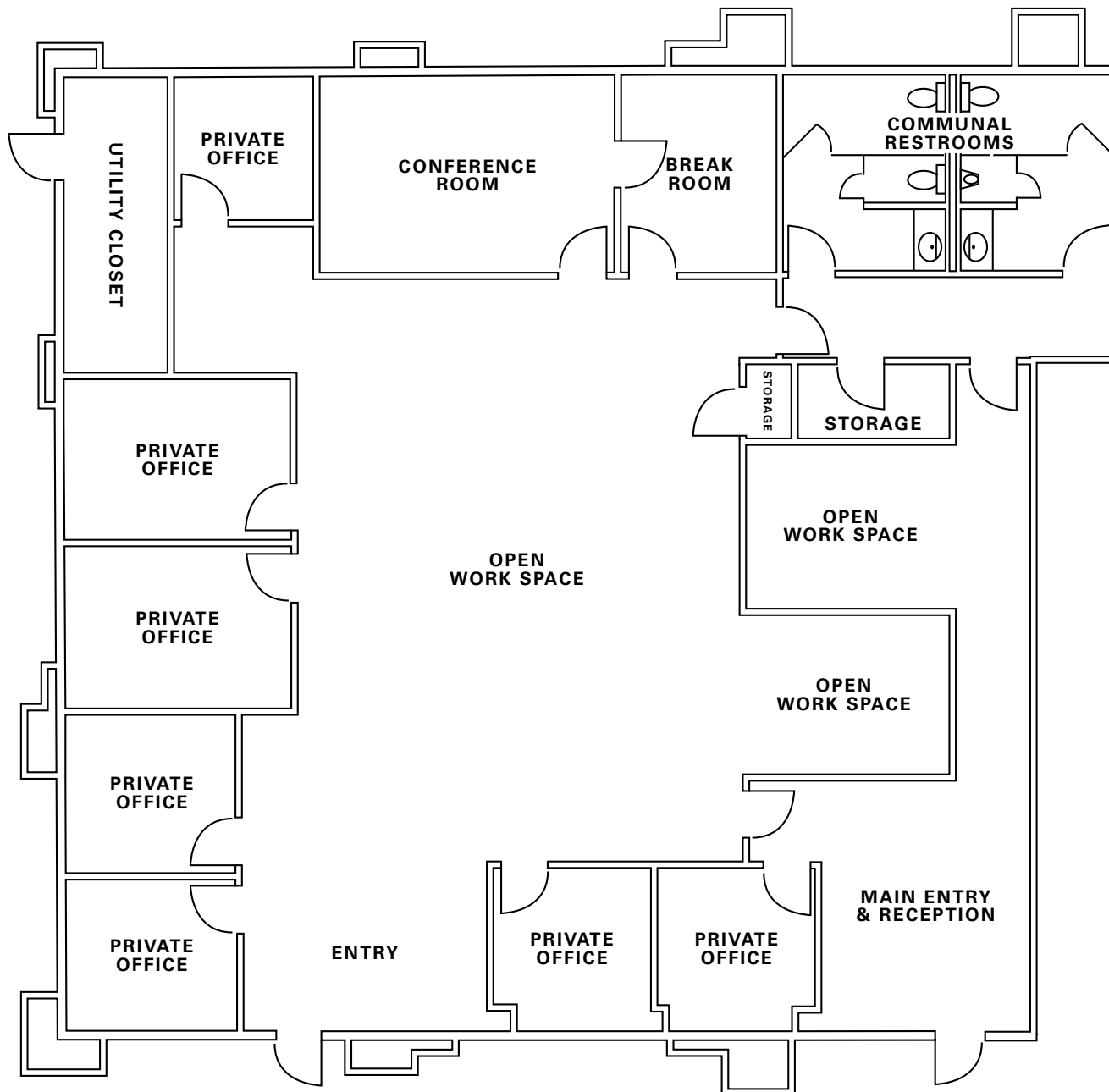
HIGHLIGHTS

- Wellness Centered Office Complex
- Neighboring Tenants are in the Fields of Personal Health and Self Improvement
- Ideally Located along W. Herndon Avenue
- Tenant Improvements Available
- Geographic Center of East and West Fresno



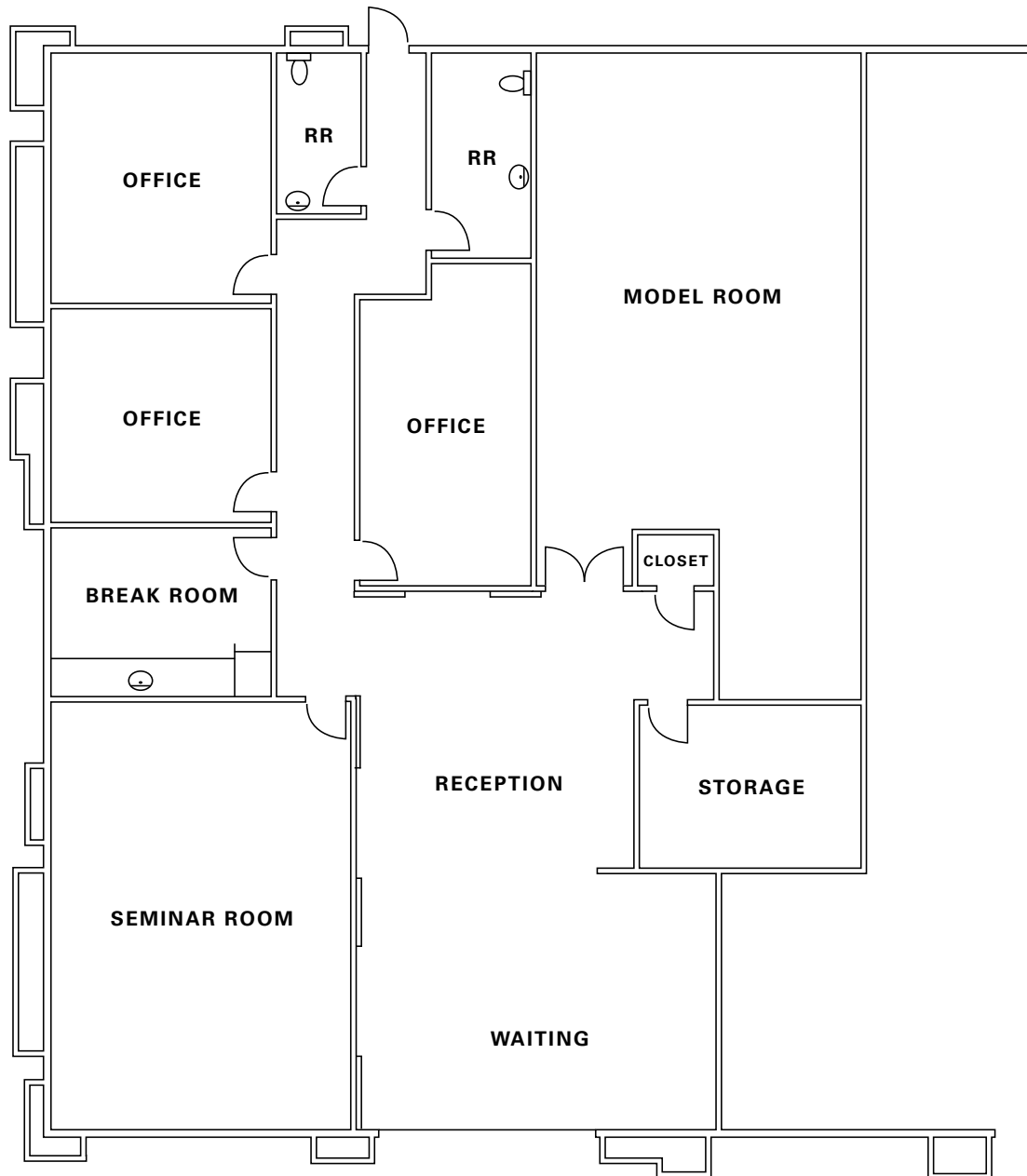
\$1.90 (PSF/Monthly)
LEASE RATE

NNN
LEASE TYPE



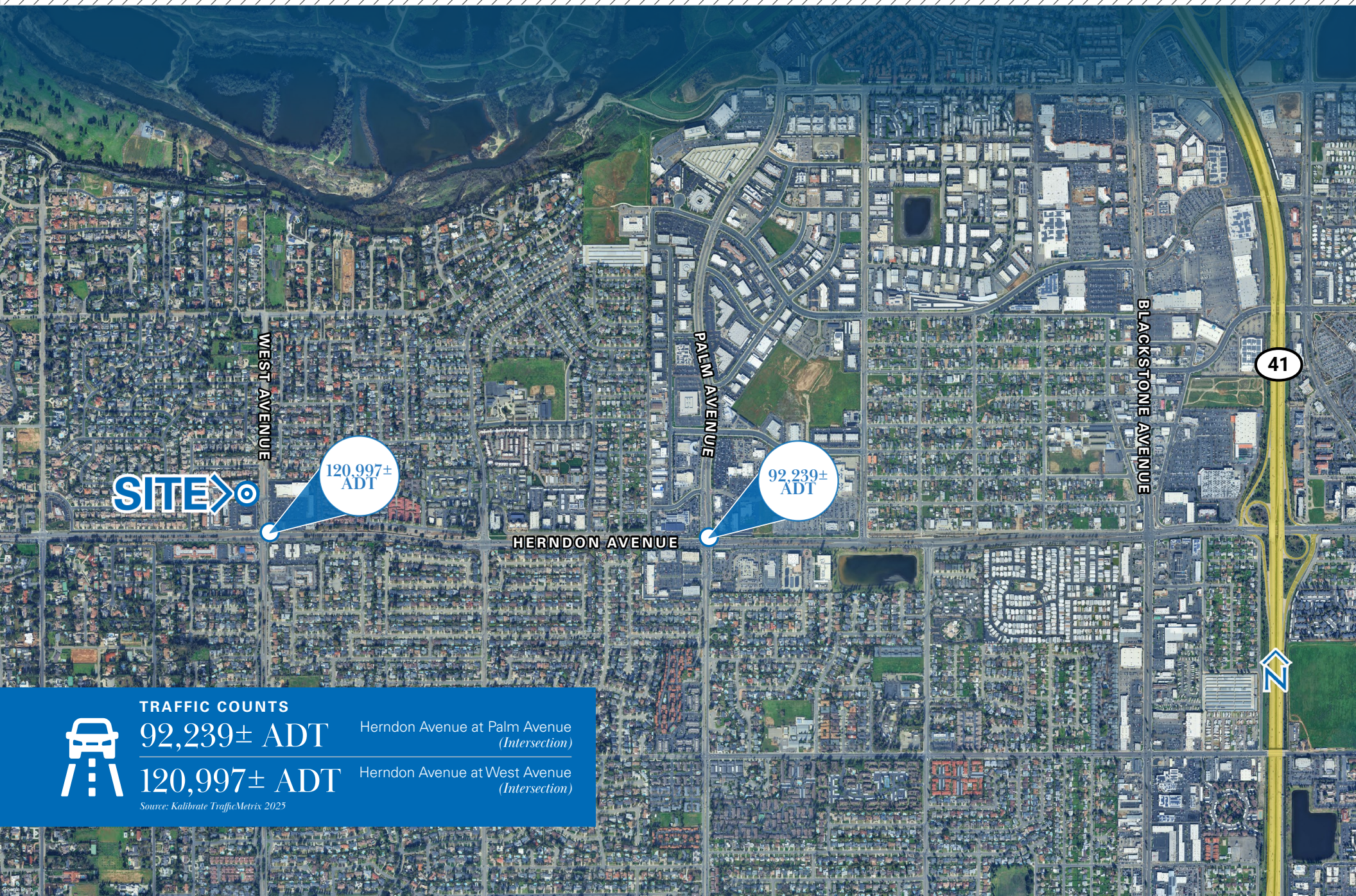
**Can be demised*





7075 N. WEST AVENUE
FRESNO, CA

AERIAL
MAP



TRAFFIC COUNTS

92,239± ADT

Herndon Avenue at Palm Avenue
(Intersection)

120,997± ADT

Herndon Avenue at West Avenue
(Intersection)

Source: Kalibrate TrafficMetrix 2025

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