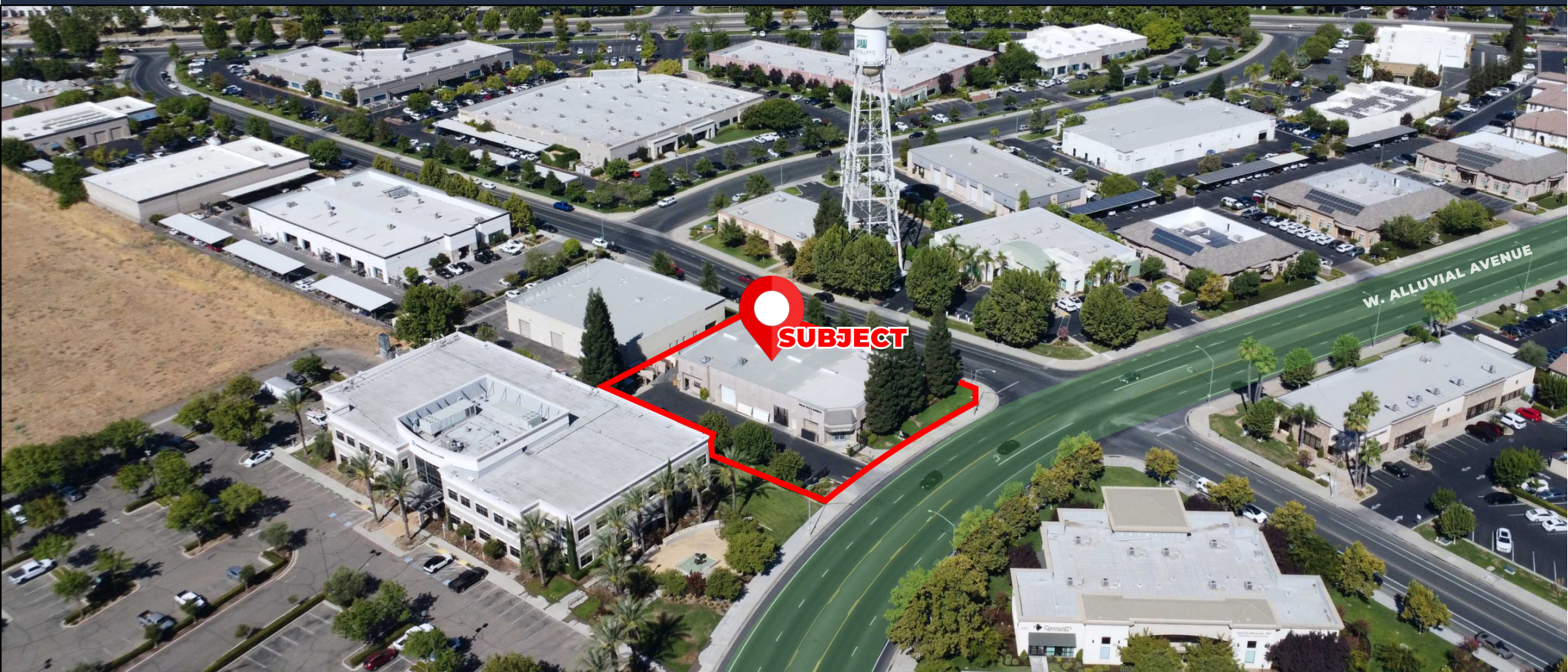


# *Office/Flex Opportunity on prime corner lot*

10,298± SF Available | 655 W. Alluvial Ave. Fresno, CA 93711

FOR SALE

\$ 3,000,000.00



## **PATRICK MONREAL**

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## Executive Summary

This prime standalone building offers an exceptional opportunity to establish or expand your business in prestigious North Fresno. Strategically positioned on a high-visibility corner lot at Alluvial and Remington Avenues, the property features direct frontage on Alluvial Avenue with seamless access to CA-41 on/off ramps. The surrounding district boasts building footprints up to 50,000 square feet, including Class A office developments, professional service centers, light industrial operators, and Fortune 500 companies. This collaborative business environment places an owner-user in an established setting with opportunities to build strong, lasting relationships. Dense residential neighborhoods, affluent demographics, and a skilled professional workforce help sustain long-term growth.

Located across from the Palm Bluffs water tower, the building's highly adaptive layout enables a rare combination of administrative offices, client services, and back-end operations under one roof. This office/flex space spans 10,298± sq. ft. and supports a wide range of uses, including customer-facing businesses, light manufacturing, and distribution. Features include dual curb cuts, drive-in access with roll-up doors, large display windows, perimeter fencing, roll-in gates, and lush landscaping. The building is well maintained with modern finishes throughout.

*This prime location ensures effortless circulation between residential communities and commercial centers—benefiting tenants, clients, and visitors alike. It represents a rare acquisition within the Central Valley's most coveted professional corridor, offering outstanding potential for brand visibility, operational synergy, and investment returns.*



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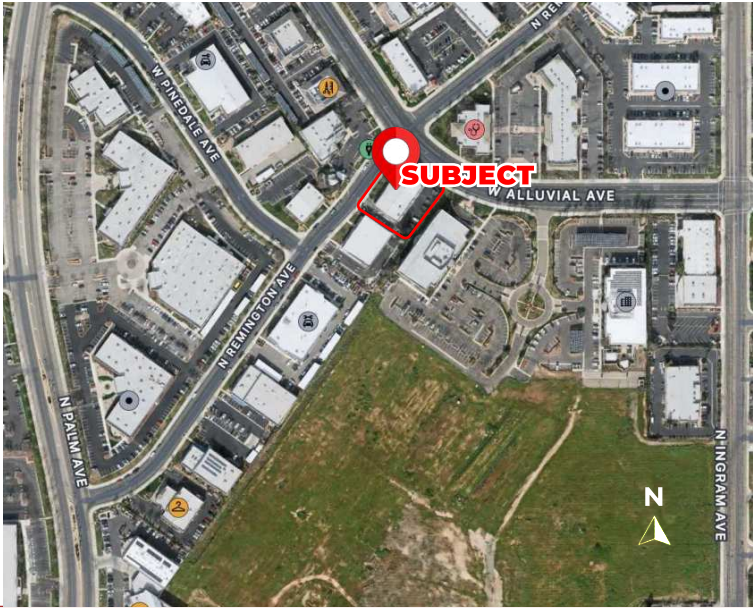
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# Property Summary

Address	655 West Alluvial Ave. Fresno, CA 93711
APN	405-548-01
Price	\$3,000,000.00
Building Size	10,298± sq. ft.
Lot Size	0.67± AC
Property Type	Office
Property Subtype	Flex
Tenancy	Single
Zoning	IL (Light Industrial)
Parking	10± parking stalls
County	Fresno County
Site Access	Call Broker for Details



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## *Palm Bluffs Corporate Center*

Palm Bluffs Corporate Center anchors North Fresno's most established and sought-after office and mixed-use corridors. This district features a curated mix of traditional, executive, and flexible Class A office spaces, with building footprints reaching up to ±50,000 square feet.

Surrounded by over 200 restaurants and retailers—including national brands and local establishments—the area offers unmatched convenience for both tenants and clients. According to the 2024 Fresno Office Market Snapshot, the West Herndon/Palm Bluffs submarket maintains a low vacancy rate of just 7–10%, reflecting strong demand, limited availability of premium office space, and steady, modest rent growth.

Palm Bluffs benefits from a consistent daytime population and a concentration of professional users, including regional firms and Fortune 500 tenants. This premier northwest Fresno business hub offers walkable amenities and superior accessibility, positioning it as a strategic location for owner-users, service firms, and corporate occupiers seeking long-term stability and credibility.

### **Surrounding Neighborhoods & Community Connectivity**

The Palm Bluffs area is bordered by well-established neighborhoods and these communities report an average household income near \$103,800 and a median income of approximately \$77,300. This concentration of affluence and professional employment in the surrounding area helps sustain a strong local workforce and client base.

*These key corridors provide direct access to consumer services and retail, enhancing the daily experience and reinforcing Palm Bluffs' role as an amenity-rich professional district. The area's seamless circulation between residential neighborhoods, and major centers ensures ongoing flow and convenience for tenants, clients, and visitors alike.*



**Corporate Office Building**  
7600 N. Palm Ave



**River Bluff Building**  
8080 N. Palm Ave

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## Fresno's Retail Hub

North Fresno represents one of the Central Valley's most strategically positioned commercial districts, functioning as a fully integrated retail network that connects Fresno's urban core with surrounding markets such as Clovis, Madera, and Visalia. Anchored by major routes—including Blackstone, Herndon, and Shaw Avenues—all defined as the region's most concentrated commercial corridors. Surrounded by dense residential neighborhoods and affluent demographics, this area boasts an average household income of \$85,000± within a 3-mile radius, supporting strong daytime and evening consumer traffic.

The corridor features approximately 2 million± square feet of commercial real estate across multiple asset types, including destination retail centers, neighborhood-serving strip centers, and freestanding pad buildings. Key retail destinations include **Park Place Center**, with established tenants such as GB3 and the newly developed Wickersham Company, **The Villaggio Shopping Center** that includes Barnes and Noble and Nordstrom Rack, along with the nearby **River Park Shopping Center**, home to more than 80 tenants including national brands such as H&M, Regal Edwards Cinemas, Yard House, and a range of local boutiques and eateries.

Zoned for both Community Mixed-Use (CMX) and Regional Mixed-Use (RMX), the area supports higher-density, transit-oriented development—encouraging ground-floor commercial with upper-level residential and professional office components. These flexible zoning classifications promote adaptive reuse and future-forward development models aligned with shifting consumer, investor, and community preferences.

*With its convergence of high visibility, regional transportation access, institutional anchors, modern zoning policies, and a broad base of commercial inventory, North Fresno presents a premier opportunity for sophisticated CRE stakeholders pursuing capital appreciation, long-term income stability, and strategic market positioning in California's growing Central Valley economy.*



**River Park Shopping Center**  
71 E Via la Plata



**Villaggio Shopping Center**  
7959 N. Blackstone Ave

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# Demographics



## LOCATION OVERVIEW

Fresno, CA is a growing hub located in the heart of California's Central Valley. With a population exceeding 540,000 and a regional draw that spans neighboring cities, Fresno supports a broad mix of national retailers, regional chains, and independent businesses. Its strategic position along key transportation corridors—including Highway 99, Interstate 5, and State Route 41—provides efficient connectivity to major markets such as San Francisco, Los Angeles. High-traffic intersections and established retail centers continue to anchor consumer activity, attracting consistent foot traffic and regional shoppers. The city's strong economic foundation supports the demand for diverse services, making Fresno an ideal environment for long-term business growth.

## TOP EMPLOYMENT | 5MI RADIUS

8072	Management Business, Science, and Arts	
5009	Educational and Health services	
1925	Professional, Scientific, and Management	
1494	Retail Trade	
1393	Public Administration	
TOTAL EMPLOYEES 5MI RADIUS		± 21,000
source: <a href="https://crexi.com">crexi.com</a>		

## HH INCOME

1MI	\$77,100.00	GROWTH RATE 2019	± 10%
3MI	\$82,300.00		
5MI	\$72,400.00		

## POPULATION

1MI	±27,600	PP	GROWTH RATE 2019	± 2.0%
3MI	±156,100	PP		
5MI	±405,200	PP		

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*For over 30 years, we have established ourselves as a reliable participant in California's commercial real estate industry, with an emphasis on the Central Valley and its neighboring regions. The wealth of our expertise has resulted in the successful completion of over \$1 Billion in Transactional Sales.*

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