

# SAITO COMPANY

OFFERING MEMORANDUM

Burns & Wilcox Center

Two Class A Office Spaces  
**2,019-5,671 RSF Available**



## Patrick Monreal

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DRE 02007579

7575 N. Palm Avenue  
Fresno, CA 93711

**For Lease**

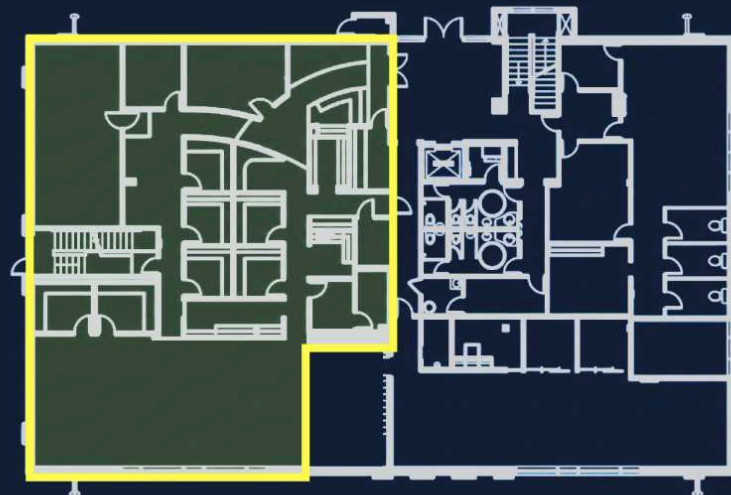
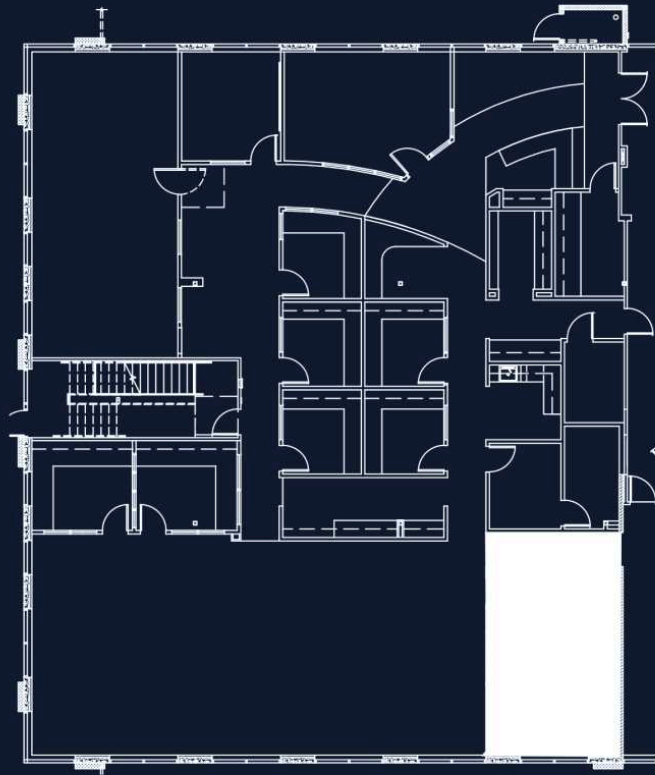
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## Floorplan

**AVAILABLE**

SUITE 101

**5,671 RSF | 4,931 USF**



First Floor

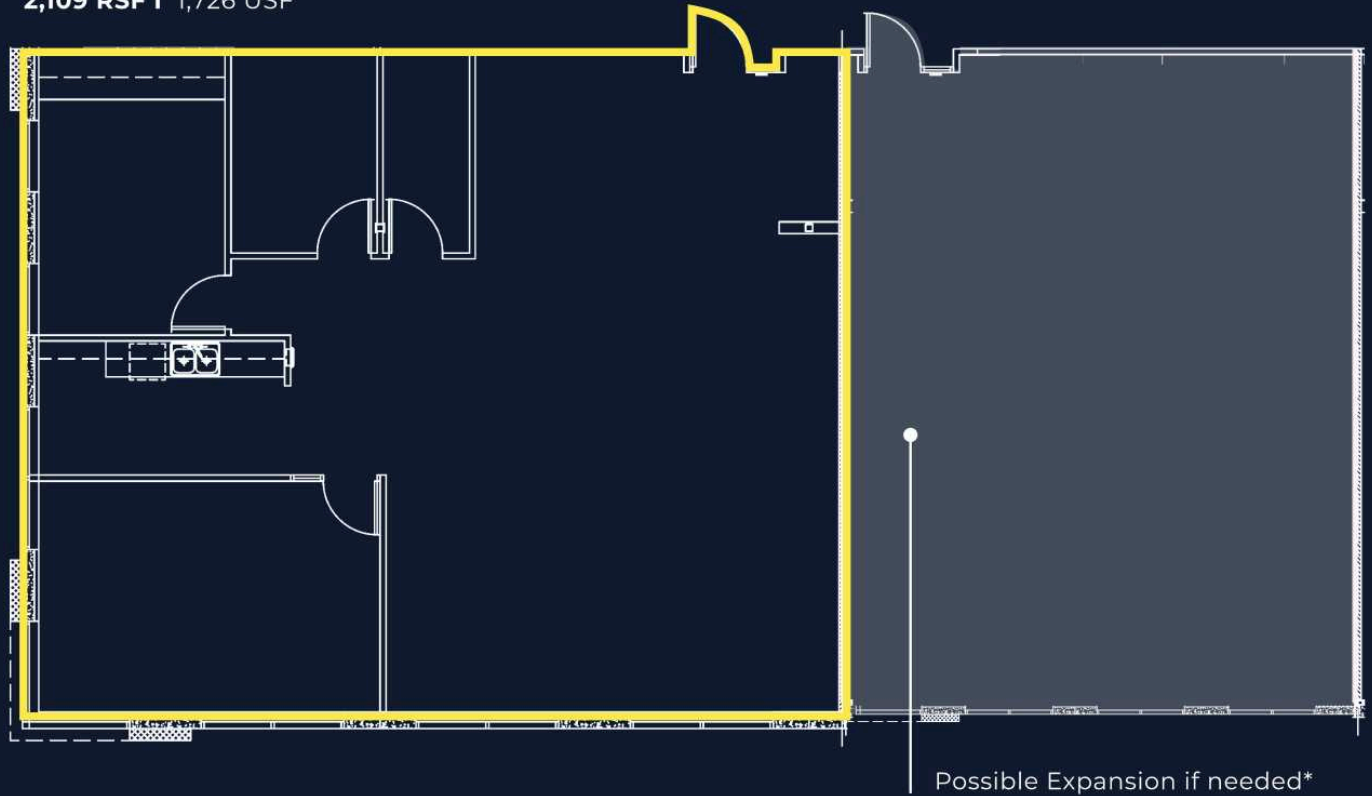
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## Floorplan

**AVAILABLE**

SUITE 214

**2,109 RSF | 1,726 USF**



Second Floor

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# PROPERTY OVERVIEW

7575 N. PALM AVE.

## Property Overview

## Lease Offering

7575 N. Palm Ave. is a two-story Class A office building located within the Palm Bluffs Corporate Center, one of northwest Fresno's most established and professional business corridors. The building spans approximately ±22,000 SF of well-appointed office space with energy-efficient construction, high-speed connectivity, and quality interior finishes throughout, including full-height doors, vertical blinds, and Second Look ceiling tiles. Two suites are currently available, offering an excellent opportunity to join a premier building. Tenants benefit from secure after-hours card key access, ample on-site parking, and monument signage available to qualified tenants.

The building is occupied by established tenants, including Burns & Wilcox, Western Growers, First American Title Insurance, and Gordon Saito & Company CPAs, along with a mix of surrounding regional firms and Fortune 500 occupiers. This co-tenancy reinforces Palm Bluffs Corporate Center's reputation as a trusted destination for professional and corporate users, lending immediate credibility and exposure.

Situated in the heart of northwest Fresno's most active office corridor, the property offers excellent convenience for both employees and clients. Nearby retail and dining amenities include River Park, Villaggio Shopping Center, and Park Place Center, while direct access to CA-41 on/off ramps supports efficient regional travel throughout the Central Valley.

[Schedule a Tour Now](#)

RATE:	Contact for Details
SIZE:	Suite 214   2,019± RSF Suite 101   5,671± RSF
PARKING:	185± shared parking stalls
TYPE:	Office
ZONING:	CM
COUNTY:	Fresno

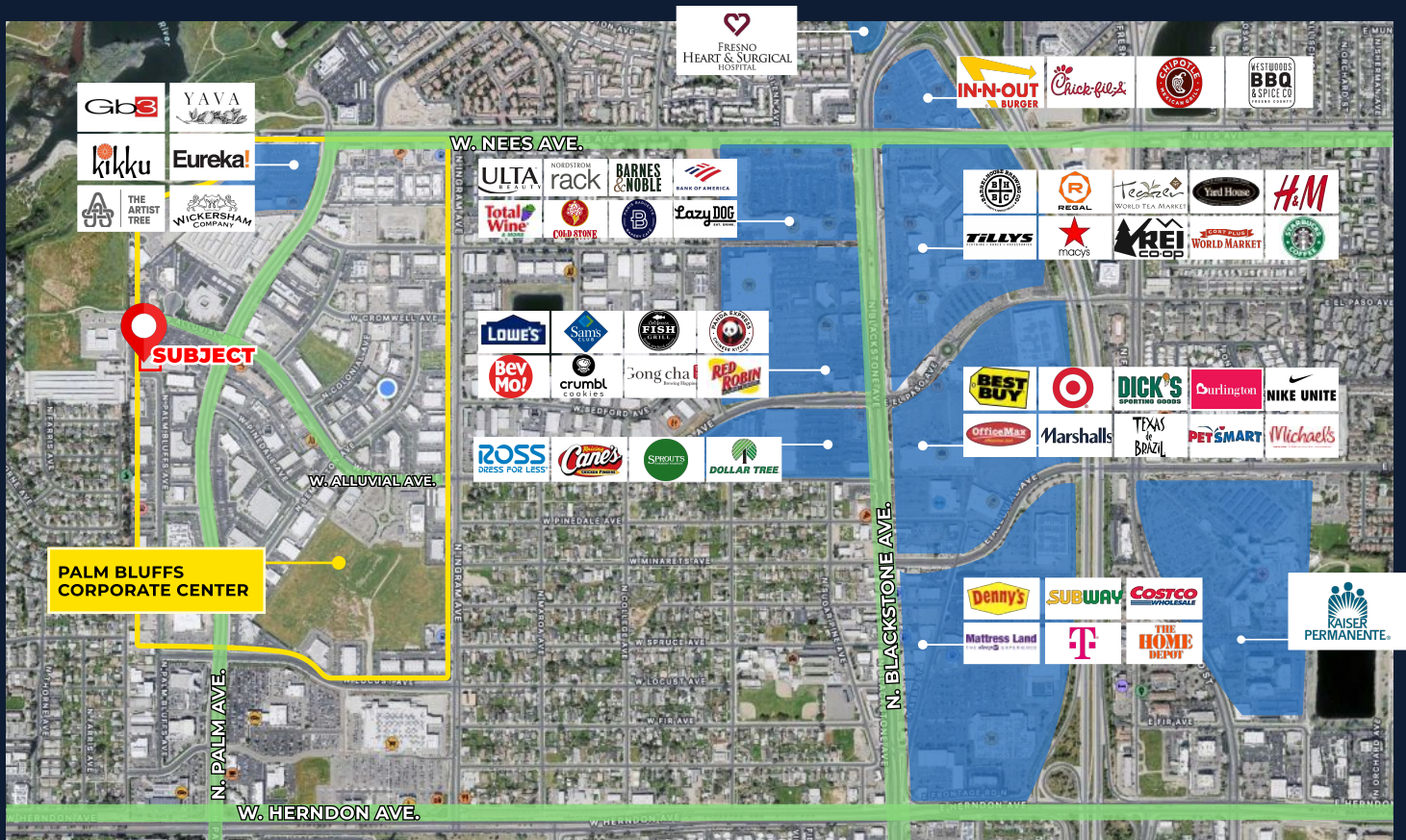


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# VICINITY MAP

7575 N. PALM AVE.

## Vicinity Map



### TRAFFIC COUNTS:

Palm Ave. Northbound	30,060± VPD
Alluvial Ave. Westbound	9,687± VPD
Total	39,747± VPD

### SURROUNDING MAJOR RETAILERS:

Kaiser Permanente Fresno Medical Center	2.2MI
Fresno Heart & Surgical Hospital	2.2MI
Saint Agnes Medical Center	2.2MI
California State University, Fresno	6.1MI
Fresno Yosemite Airport	13MI



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# LOCATION OVERVIEW

Fresno, CA.

SAITO  
COMPANY

## Property Overview

## Map

### Fresno, CA.

As the sixth-largest city in California, Fresno is a key center for commercial and industrial activity in the Central Valley. Its central location provides strong connectivity to major markets including Los Angeles and San Francisco, making it a strategic hub for businesses serving the broader regions.

Fresno's growing population and expanding economic base continue to drive demand across the retail, industrial, and professional service sectors. One of North Fresno's most established and sought-after office and mixed-use corridors is Palm Bluffs Corporate Center. 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.

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

*The surrounding corridors provide direct access to consumer services and retail, reinforcing Palm Bluffs' role as an amenity-rich professional district while ensuring convenient connectivity for tenants, clients, and visitors alike.*



## Additional Photos



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