

AVAILABLE FOR LEASE
PALM PLAZA

7010 N. PALM AVENUE
FRESNO, CA

NEWMARK
PEARSON COMMERCIAL

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Independently Owned and Operated | Corporate License #00020875 | newmarkpearson.com

FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200 | **VISALIA OFFICE:** 3447 S. Demaree St., Visalia, CA 93277, t 559-732-7300

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FRESNO, CA

PROPERTY

INFORMATION



Availability:	4,442± SF
Lease Rate:	\$2.10 PSF, NNN
Lease Term:	Minimum 5 Years <i>(Dependent on TI costs)</i>
Parking:	Ample; Ratio: 6.5 to 1

LOCATION DESCRIPTION

Within blocks from Woodward Park and the River Park Shopping Center, Palm Plaza is located between the two most affluent neighborhoods in Fresno. The center's location is highly desirable due to its excellent accessibility, located within close proximity to Herndon Avenue, Freeway 41 and Fresno's major intrastate Highway 99. With its superior visibility from Palm and Herndon Avenues, in addition to the significant daytime population within the surrounding business parks, Palm Plaza is ideal for retail and office users.

HIGHLIGHTS

- Former First American location
- Great visibility at one of the busiest signalized intersections in northwest Fresno
- Plentiful parking distributed around the building
- Constructed in 2007
- Total project size is 34,398± SF

\$2.10 PSF/Monthly
LEASE RATE

NNN
LEASE TYPE

7010 N. PALM AVENUE
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AREA
OVERVIEW

52,272± ADT

Herndon Avenue
(East & Westbound)

34,827± ADT

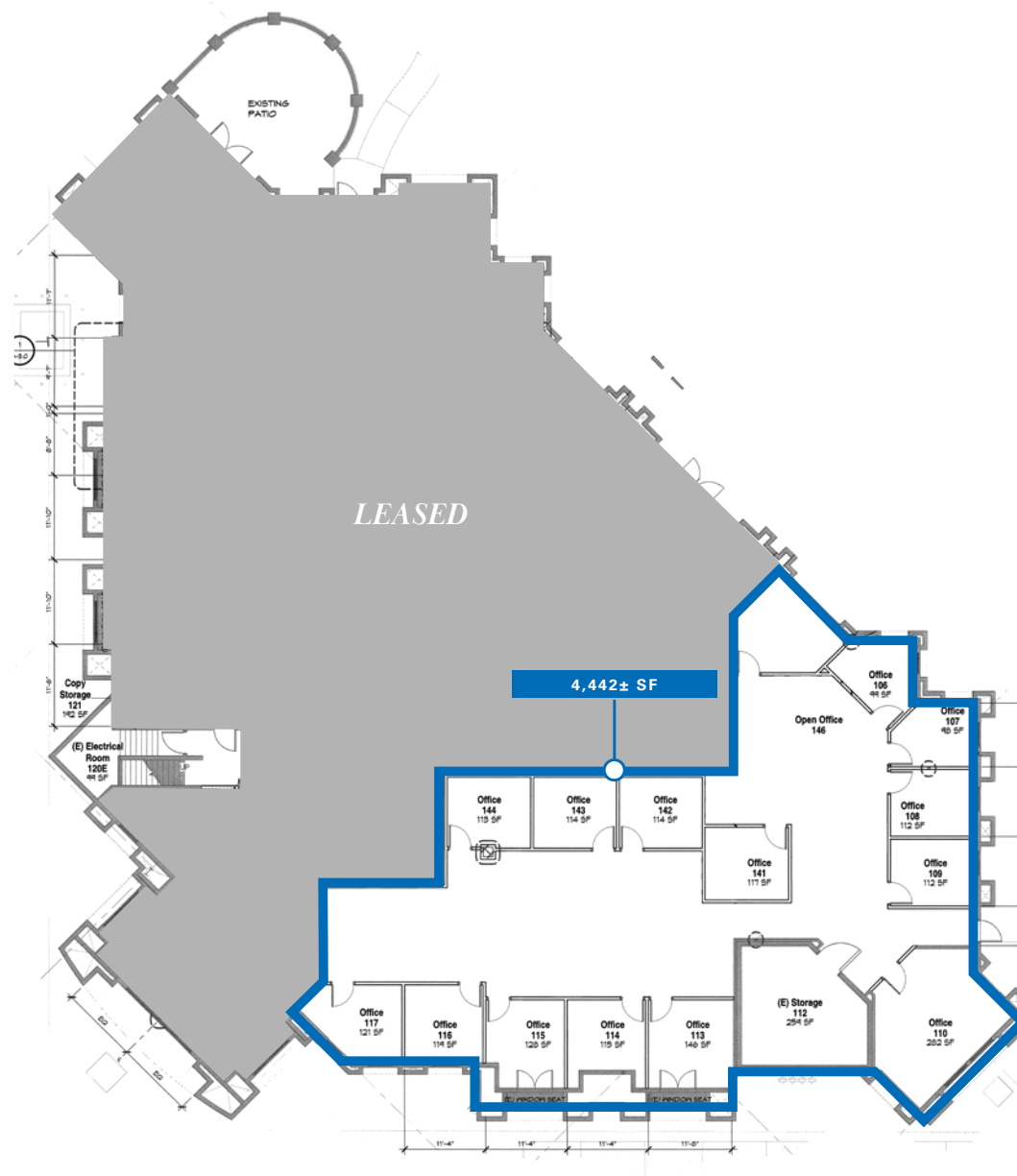
Palm Avenue
(North & Southbound)

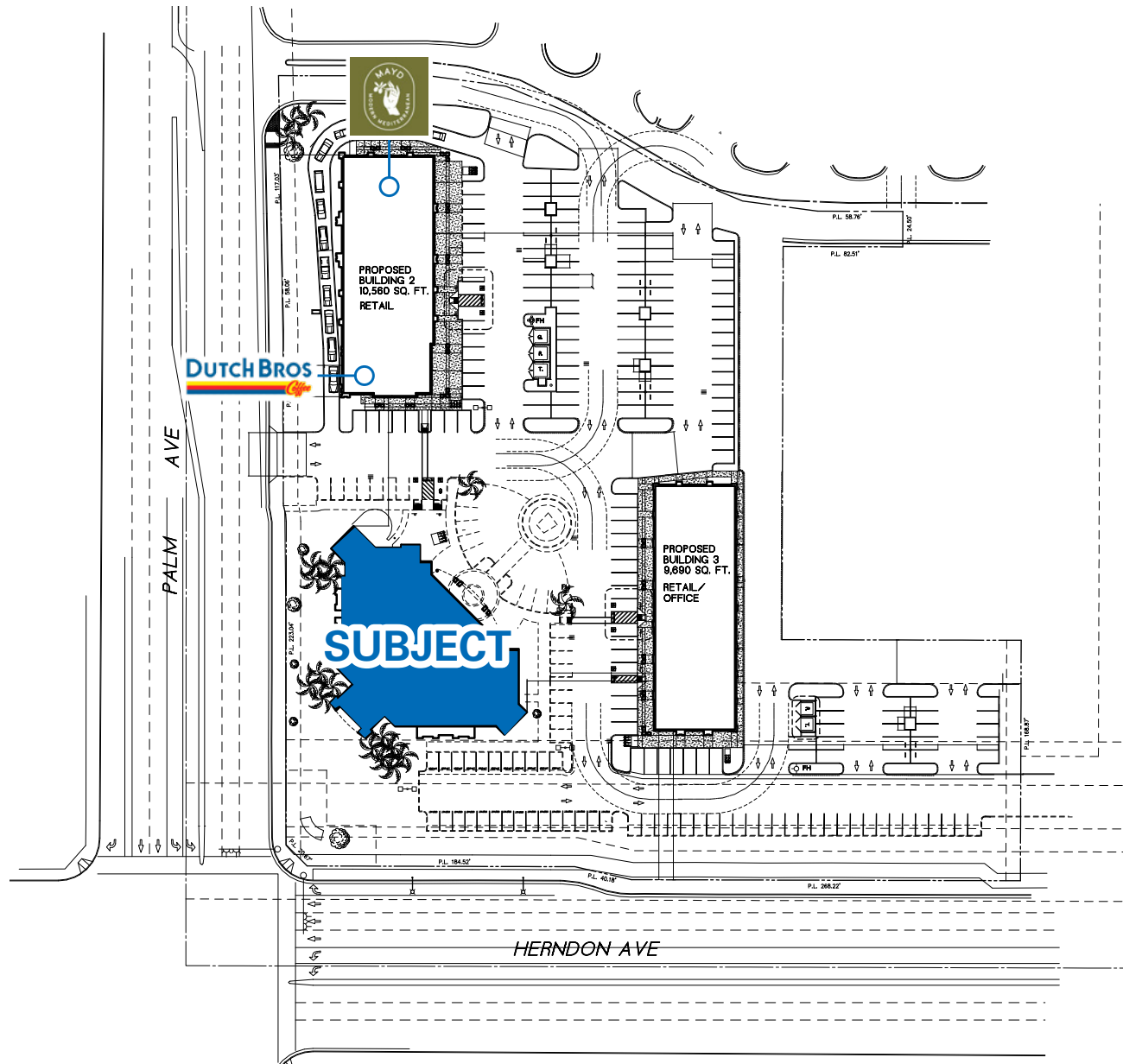
Source: Kalibrate TrafficMetrix 2024



FLOOR

PLAN





7010 N. PALM AVENUE
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INTERIOR
IMAGES



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LOCATION
MAP



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