

AVAILABLE FOR LEASE

3,500± & 1,410± RSF SUITES AT FRESNO COMMONS

FRESNO COMMONS

7075 & 7077 N. WEST AVENUE | FRESNO, CA

AVAILABLE
1,410± RSF

Baum 5 Star
HEALTHCARE

Bella
RAGAZZA
couture

For information, please contact:

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NEWMARK
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newmarkpearson.com
retailcalifornia.com

Independently Owned and Operated | **FRESNO OFFICE:** 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200

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FRESNO COMMONS

FRESNO, CA

PROPERTY

INFORMATION

Availability:	7075 N. West Avenue — 1,410± RSF 7077 N. West Avenue — 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.

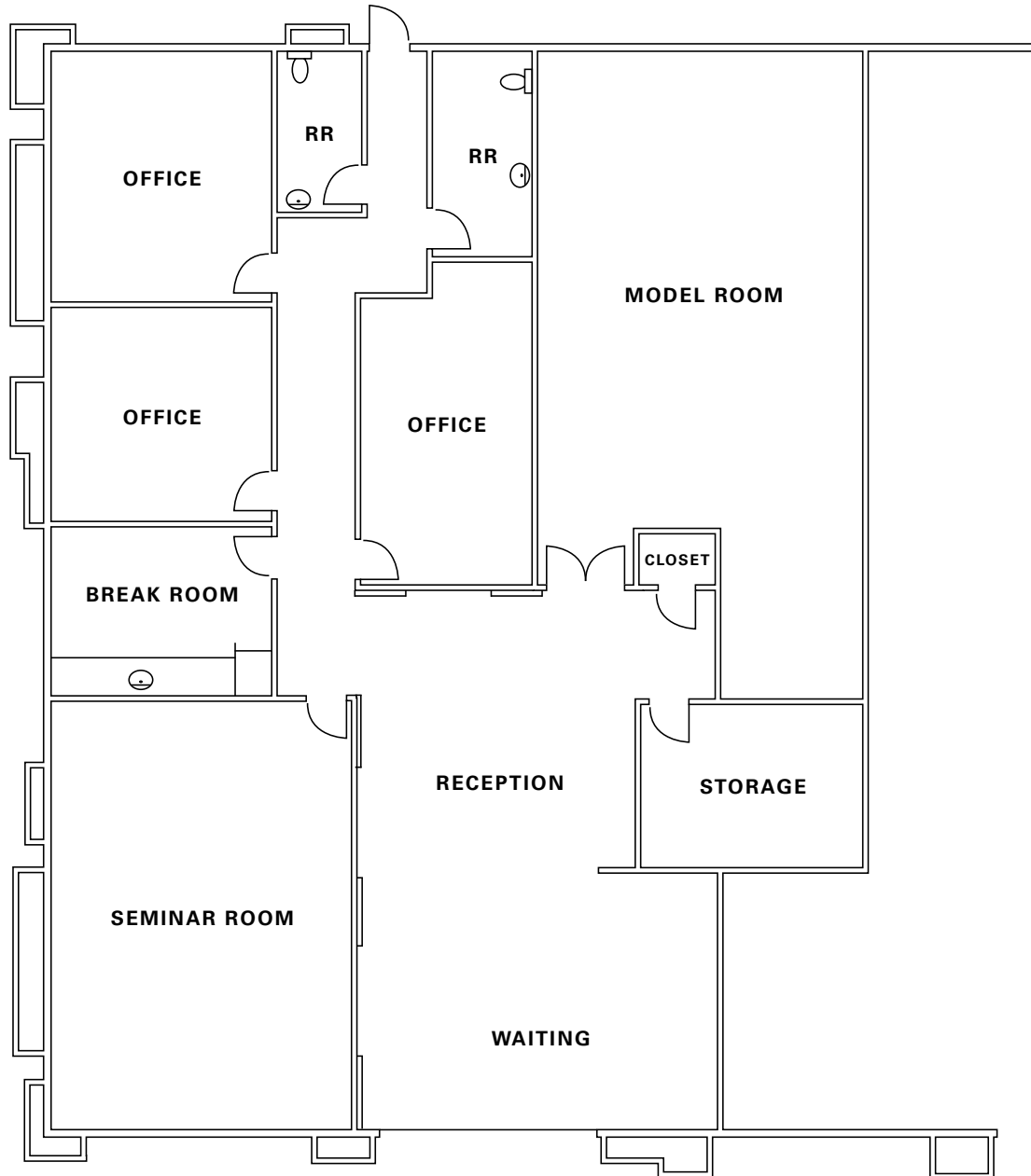
HIGHLIGHTS

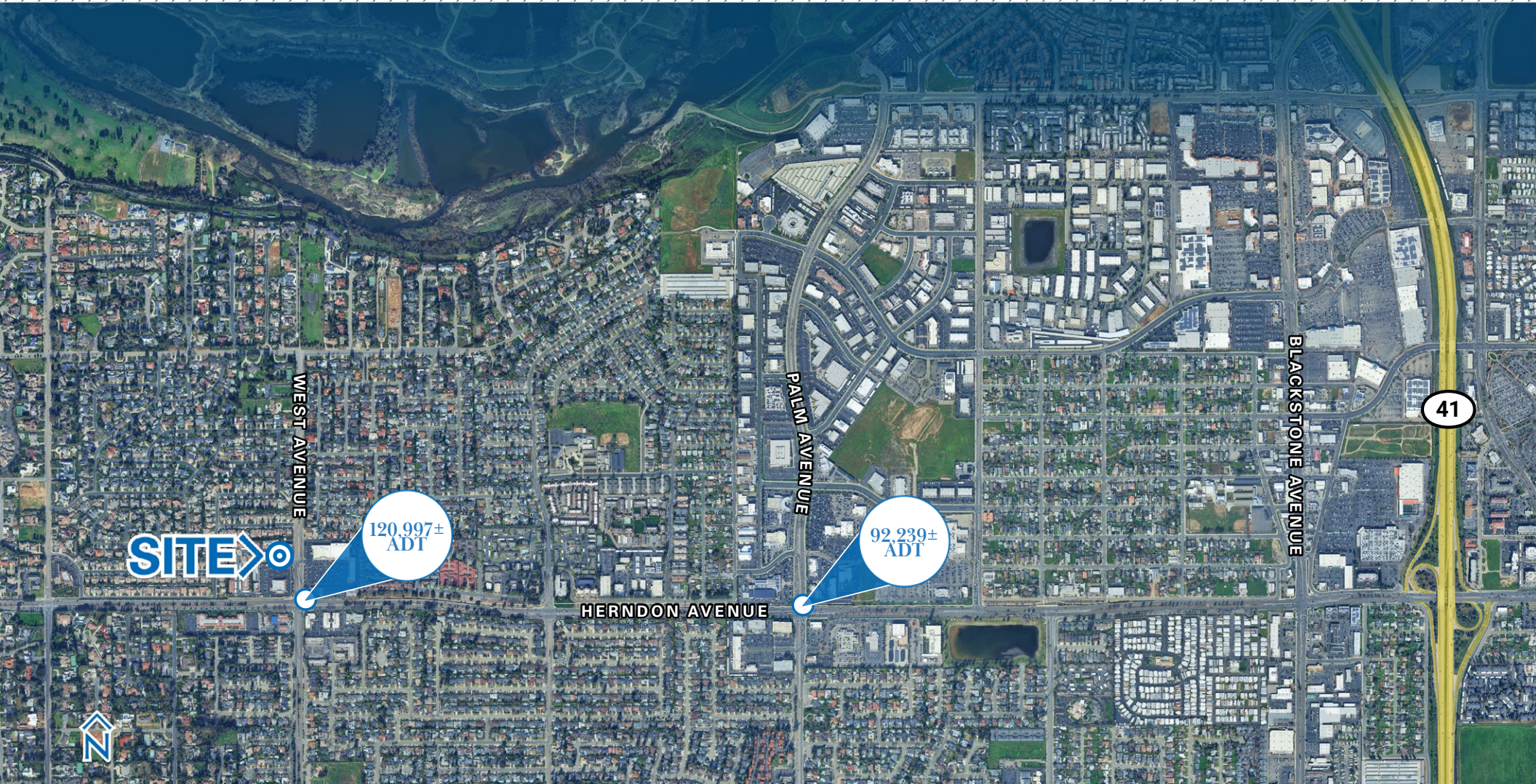
- Wellness Centered Office Complex
- Neighboring Tenants are in the Fields of Personal Health and Self Improvement
- Ideally Located along W. Herndon Avenue
- Tenant Improvements Available
- Geographic Center of East and West Fresno



\$1.90 (PSF/Monthly)
LEASE RATE

NNN
LEASE TYPE





SITE

120,997±
ADT

92,239±
ADT

HERNDON AVENUE

WEST AVENUE

PALM AVENUE

BLACKSTONE AVENUE

41



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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