

OFFICE FOR LEASE

RENOVATED PROFESSIONAL / GENERAL OFFICE SPACES AVAILABLE

5151 N Palm Ave, Fresno, CA 93704



AVAILABLE SF: 1,200 SF

LEASE RATE: \$1.40 SF/Month (\$0.55 Per SF Per Month Of CAM/Utilities)

LOT SIZE: 4.07 Acres

BUILDING SIZE: 41,010 SF

ZONING: CMX

MARKET: Shaw Westgate Center

SUB MARKET: West Shaw Submarket

CROSS STREETS: W Shaw Ave

PARKING RATIO: 4.24/1,000 SF (174 Total)

PROPERTY FEATURES

- ±1,200 SF Available | Move-In Ready Condition
- \$20 Per SF Tenant Improvement Allowance Available
- Prime Location Across the Street from Fig Garden Village
- New Paint & Flooring | Multiple Configurations Available
- Well-Known Freestanding Office Building + Parking
- Private Offices, Open Rooms, Multiple Entrance Points
- Parking On All Sides Of Building on ±4.07 Acres
- Convenient Location Between CA-99, CA-41, and CA-180
- Excellent Presence Surrounded with Quality Tenants
- ±4.07 Acres of Manicured Grounds and Lush Landscape
- Ample Private Parking Lot on all sides of the Building + Street Parking
- Excellent Shaw/Palm Presence Surrounded with Quality Tenants

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)
Suite 400		\$1.40 SF/MONTH	\$0.55 per SF per month of CAM/Utilities	450 SF
Suite 820	Office Building	\$1.40 SF/MONTH	\$0.55 per SF per month of CAM/Utilities	767 SF
Suite 900	Office Building	\$1.40 SF/MONTH	\$0.55 per SF per month of CAM/Utilities	1,200 SF

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PROPERTY OVERVIEW

±1,200 SF of professional office space available in a ±41,010 SF Office Building located off Shaw and Palm. There is currently one space available and all units have access to nice restrooms, signage, and abundant parking. Excellent northwest location directly across from Fig Garden Village, abundant parking lot conveniently located at the back of the building with additional street parking.

Unit #900 consists of a reception area, 4 private offices and a breakroom with a restroom and storage.

LOCATION OVERVIEW

Attractive freestanding office building located within the ±4.07 Acres of manicured grounds and lush landscape. North Palm Office Complex is just north of the northwest corner of Shaw and Palm Avenues, south of W Barstow Ave, east of N Fruit Ave, west of N Maroa Ave. Prime location across the street from Fig Garden Village, a retail icon within Fresno for more than 50 years. Fig Garden features an appealing mix of national, regional and local retailers, like Williams-Sonoma, Anthropologie, Soma Intimates, Lululemon, Banana Republic, Arait, Bath & Body Works, Brow Beauty, Bella Vino Cellars, Chico's, Chipotle, Cigars Limited, Cold Stone Creamery, Eddie Bauer, Deli Delicious, CVS Pharmacy, Elbow Room, GNC Live Well, The Habit Burger Grill, Hungry Bear Cookies, and Jamba Juice to name a few. Fig Garden also serves as host for many key community events.

Fresno is a city in and the county seat of Fresno County, California, United States. It covers about 112 square miles in the center of the San Joaquin Valley, the southern portion of California's Central Valley. The population of Fresno grew from 134,000 in 1960 to 428,000 in 2000. With a census-estimated 2018 population of 530,093, Fresno is the fifth-most populous city in California, the most populous inland city in California, and the 34th-most populous city in the nation. Fresno is near the geographical center of California. It lies approximately 220 miles north of Los Angeles, 170 miles south of the state capital, Sacramento, and 185 miles southeast of San Francisco. Yosemite National Park is about 60 miles to the north. Kings Canyon National Park is 60 miles



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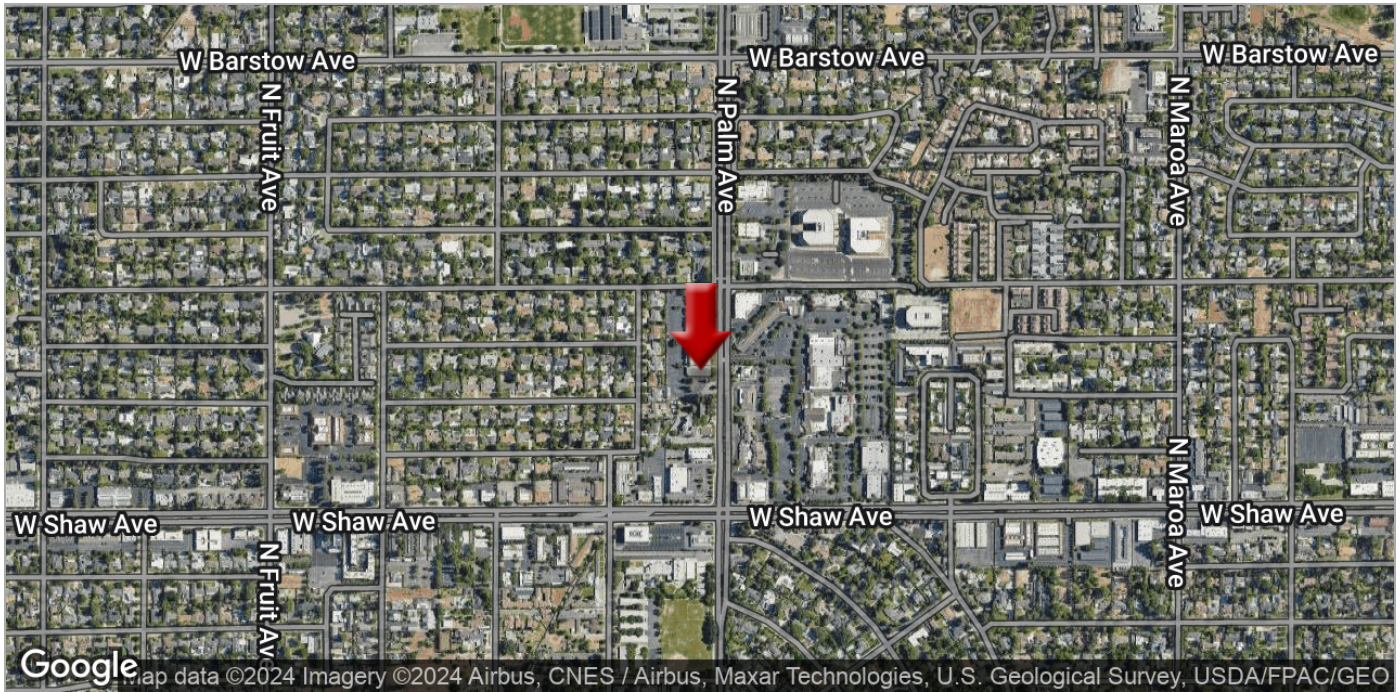
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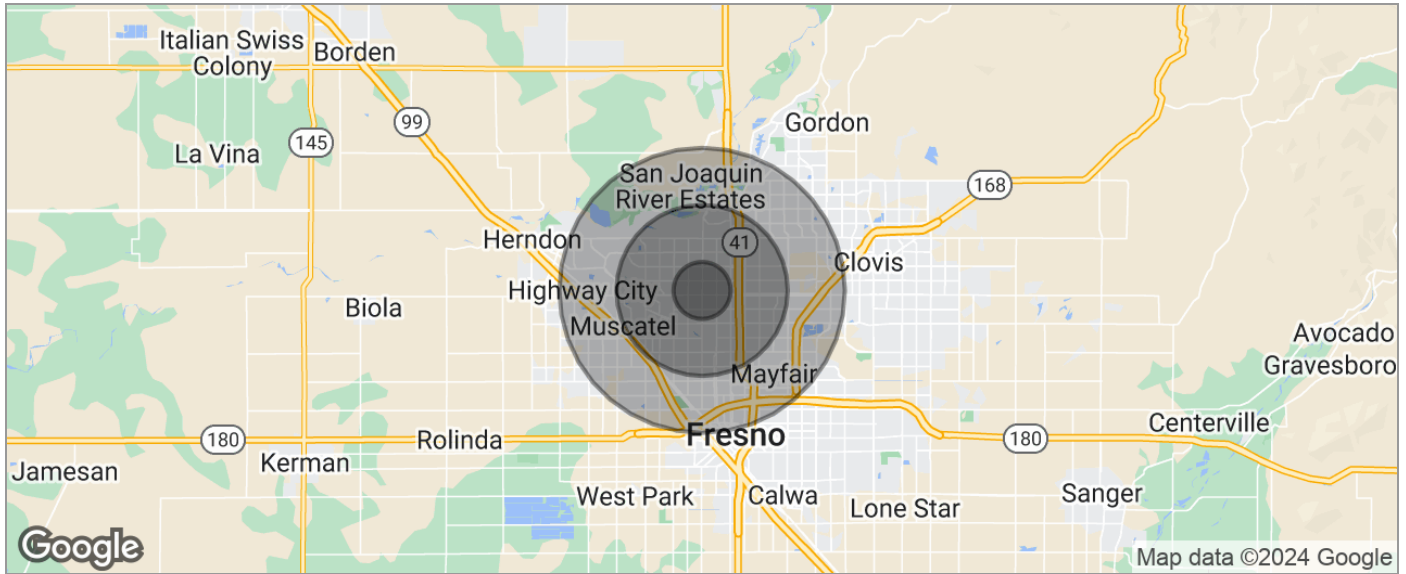
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,498	151,948	361,912
MEDIAN AGE	42.5	35.7	34.0
MEDIAN AGE (MALE)	39.0	35.0	33.1
MEDIAN AGE (FEMALE)	47.3	37.3	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,728	58,560	134,092
# OF PERSONS PER HH	2.4	2.6	2.7
AVERAGE HH INCOME	\$111,022	\$71,352	\$69,762
AVERAGE HOUSE VALUE	\$329,784	\$229,598	\$228,141
RACE	1 MILE	3 MILES	5 MILES
% WHITE	73.0%	62.5%	58.9%
% BLACK	3.7%	7.2%	6.9%
% ASIAN	7.9%	8.1%	10.3%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	1.1%	1.2%	1.2%
% OTHER	6.6%	11.9%	13.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	26.3%	45.2%	47.9%

* Demographic data derived from 2020 ACS - US Census

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