

OFFICE FOR LEASE

RENOVATED PROFESSIONAL / GENERAL OFFICE SPACES AVAILABLE

5151 N Palm Ave, Fresno, CA 93704



AVAILABLE SF:	767 - 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

- ±767-1,200 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
- 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

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PROPERTY OVERVIEW

±767 SF - ±1,200 SF of professional office space available in a ±41,010 SF Office Building located off Shaw and Palm. There are 4 spaces 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.

Suite #820 consist of ±767 SF offers a move-in ready space with high-end finishes originally designed for an attorney office. Space is brand new and has not been occupied since the 2020 remodel; the first-class recent remodel includes brand-new hard-surface flooring throughout, private restrooms, crown molding throughout, LED can lighting, fresh interior paint, and lush landscaping. Open front reception/waiting area, private conference room, and a large rear private office.

Suite #30 consist of ±876 SF offers an open waiting area, two private offices, breakroom/storage area and storage closet.

Suite #70 is a former Dentist Office that consist of ±1,150 SF offers an open waiting area, private reception, 1 large private office, 2 storage/cleaning rooms, open middle area, 2 rear operatory rooms (total of 18' wide), and a private restroom. \$23,000 (\$20/SF) Tenant Improvement allowance for any improvements a tenant desires (floor, paint, walls, etc).

Suite #900 consist of ±1,200 SF offers 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, Aritz, Bath & Body Works,



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 70	Office Building	\$1.40 SF/MONTH	\$0.55 per SF per month of CAM/Utilities	1,150 SF	READY FOR TI'S
Suite 30	Office Building	\$1.40 SF/MONTH	\$0.55 per SF per month of CAM/Utilities	876 SF	READY FOR TI'S
Suite 820	Office Building	\$1.40 SF/MONTH	\$0.55 per SF per month of CAM/Utilities	767 SF	MOVE-IN READY
Suite 900	Office Building	\$1.40 SF/MONTH	\$0.55 per SF per month of CAM/Utilities	1,200 SF	READY FOR TI'S

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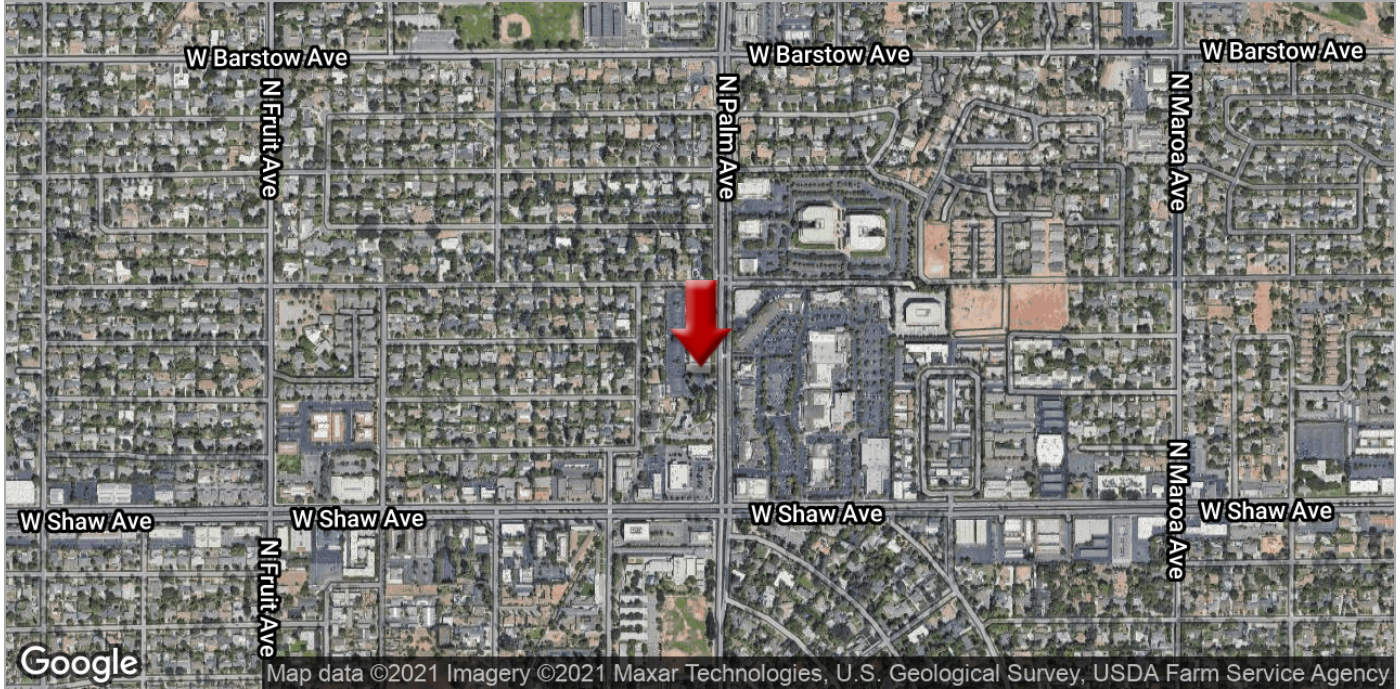
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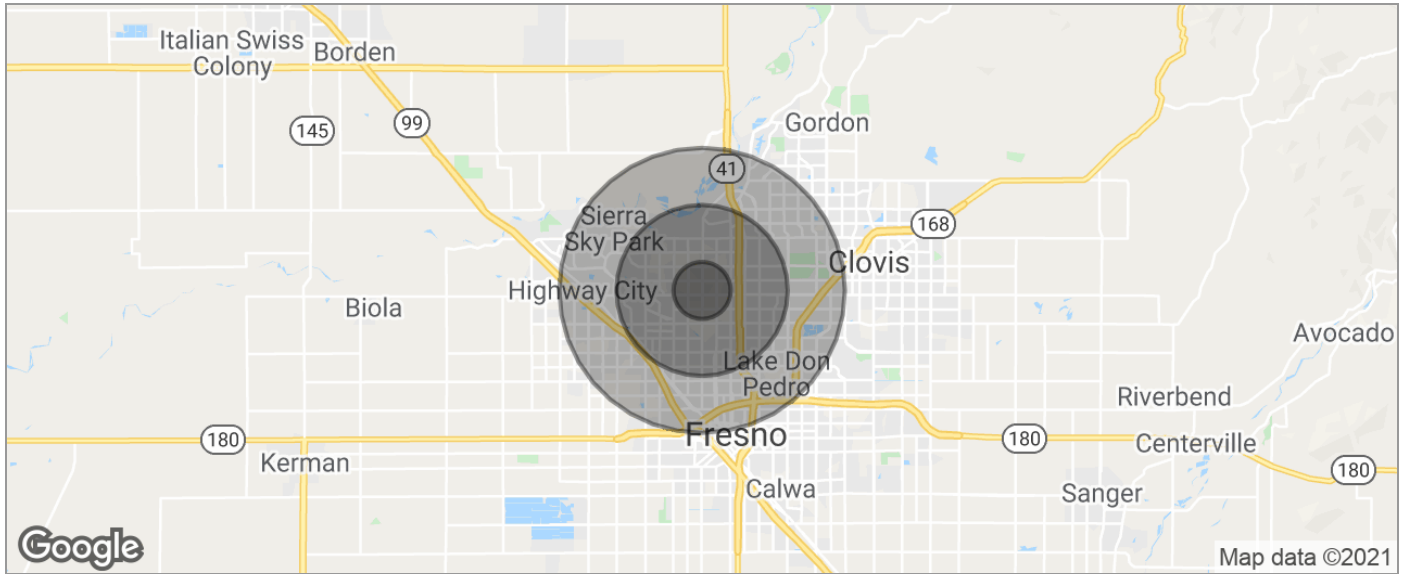
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,870	128,144	238,802
MEDIAN AGE	30.8	32.8	33.7
MEDIAN AGE (MALE)	28.5	31.2	32.4
MEDIAN AGE (FEMALE)	31.9	34.3	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,113	44,104	83,815
# OF PERSONS PER HH	2.7	2.9	2.8
AVERAGE HH INCOME	\$51,783	\$67,604	\$67,233
AVERAGE HOUSE VALUE	\$273,876	\$294,438	\$290,976
RACE	1 MILE	3 MILES	5 MILES
% WHITE	58.9%	63.0%	64.4%
% BLACK	11.6%	8.6%	7.1%
% ASIAN	6.8%	8.9%	8.8%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.5%	0.8%	0.8%
% OTHER	14.9%	14.0%	14.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	41.1%	41.4%	41.8%

* Demographic data derived from 2010 US Census

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