



**Coming Soon! Available Q2, 2026**  
High-Profile Office Space  
within **Park Place Center**  
7795 N. Palm Avenue | Fresno, CA

**Scott Buchanan**

Sr. Vice President | Principal  
Main: +1 559 256 2430  
[scott.buchanan@colliers.com](mailto:scott.buchanan@colliers.com)  
DRE# 01389446

**Beau Plumlee**

Sr. Vice President | Principal  
Main: +1 559 256 2443  
[beau.plumlee@colliers.com](mailto:beau.plumlee@colliers.com)  
DRE# 01269167

# Property Details

<b>Address</b>	7795 N. Palm Avenue, Fresno, CA
<b>Size</b>	Up to ±10,565 RSF
<b>Lease Rate</b>	\$2.50 PSF, NNN
<b>NNN</b>	Call Broker for details.
<b>TI Allowance</b>	Negotiable
<b>Parking</b>	Common
<b>Available</b>	Mid-year 2026

# The Opportunity

Colliers International | Fresno is pleased to present Class "A" leasing opportunities within the **Park Place Center** in the Palm Bluffs Business Park to be available mid-year 2026.

This **high-profile, single-story office** building to be built near the corner of Palm and Nees Avenues. The area offers exceptional views of the **San Joaquin River** and the **Bluff**. Available space consists of 3,340 SF up to 10,565 SF. Property offers **efficient access** to Highway 41 and Herndon Avenue.

Class... Elevated | Park Place

Eat, Work, Play



# Welcome to Park Place

Park Place is ideally located in upscale North-West Fresno on the corner of N. Palm and W. Nees. The office will be equipped with the latest computer HVAC system and high-speed fiber optics for internet and phone systems.

## Highlights:

- > Class "A" Single Story Building
- > Ample parking and access to a breadth of local amenities
- > Access to Unparalleled San Joaquin River & Bluff views with HWY 41 access
- > On-site security staff dedicated to the center and parking lots



# Site Plan



# Floor Plans

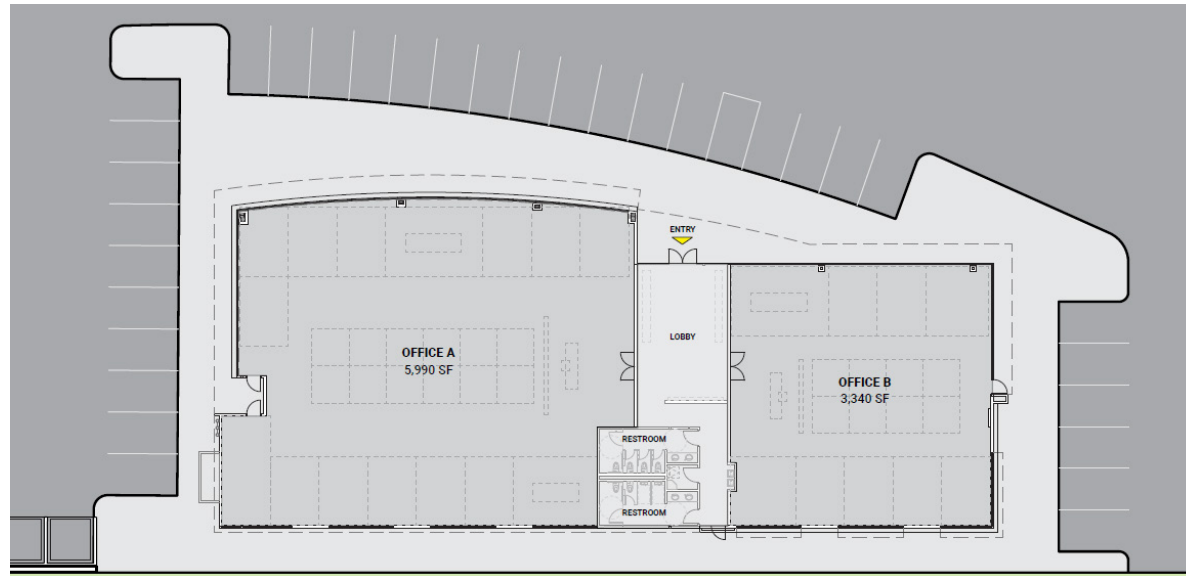
## Coming Soon! Q4, 2025 | Floor Plan Options

7825 N. Palm Avenue | Fresno, California

Contact an agent regarding potential turn-key packages and other opportunities currently available for lease.

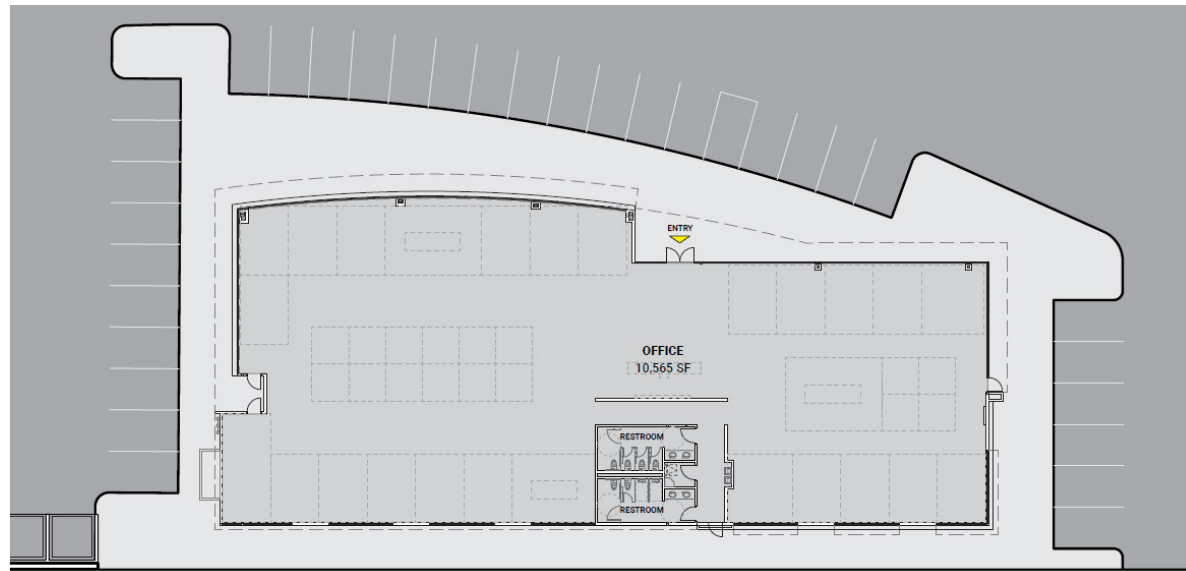
### Option 1

±5,990 SF AND 3,340 SF



### Option 2

±10,565 SF





## Market Overview

# Local Highlights & Developments

Park Place is located within the Palm Bluffs Corporate Center located in the prestigious Northwest Fresno, California submarket. In close proximity to Highway 41, Park Place provides for easy access to the new Riverstone and Tesoro Viejo Housing Developments located on the other side of the San Joaquin River in Madera County.



## Local Ame-

### Restaurants within Park Place

- 1 Hummus Republic
- 2 Popolo's Pizza
- 3 Deli Delicious
- 4 Kikku Kitchen
- 5 Eureka Burger
- 6 YAVA Bakery

### Services

- 1 Northwest Medical Group & Urgent Care
- 2 Acura Dealership
- 3 BMW/AUDI Dealership
- 4 Mercedes Dealership
- 5 Walmart
- 6 Wells Fargo Bank
- 7 US Post Office
- 8 Villaggio Shopping Center
- 9 River Park Shopping Center
- 10 Universal Park Shopping Center



View of Childrens Hospital of Central California from Subject Building

Demographics	3 Mile	5 Mile	10 Mile
2023 Total Population	74,099	261,470	690,411
Median Age	42.4	36.0	33.5
2023 Total Households	30,820	96,928	232,040
2023 Average Household Income	\$120,504	\$108,587	\$97,745

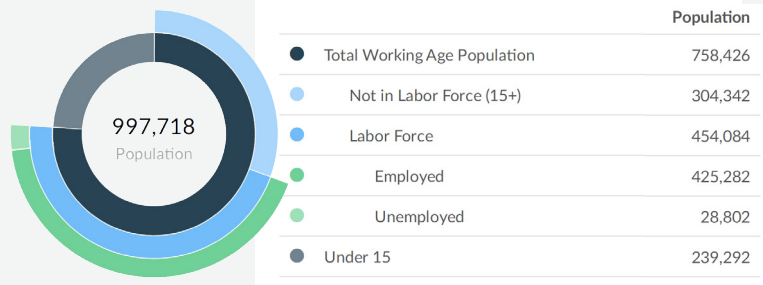
Demographics as Reported by ESRI Research Data

### Local Labor Force

With over 412K employees, the Fresno market offers a hefty labor force that is well-distributed across industry types. Major downtown revitalizations and budding demographics have triggered an influx of fresh players to the area. In the last year alone, the Fresno economy has experienced over 4% income growth that is forecasted by Costar Analytics to repeat itself over the next five years.

Fresno County's agricultural industry contributes around \$8 billion annually to the California economy and remains the backbone of local employment. The metro remains one of the top producing agricultural regions in the nation.

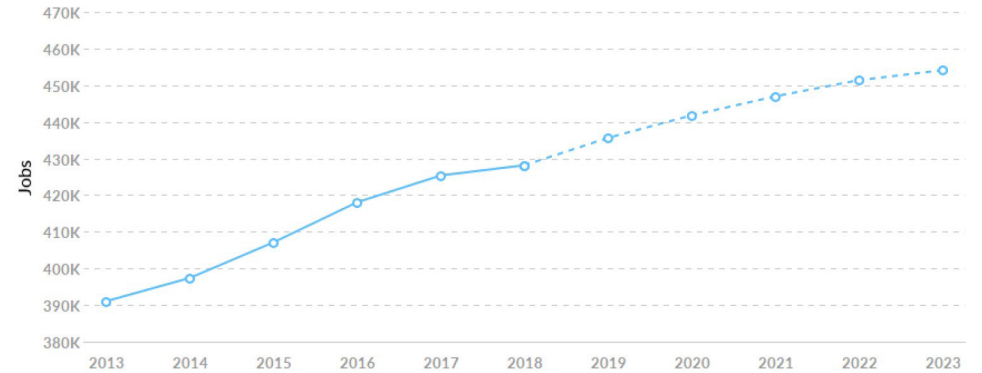
#### Fresno County Labor Force



Employment data as reported by Costar Analytics & Fresno Emsi Report

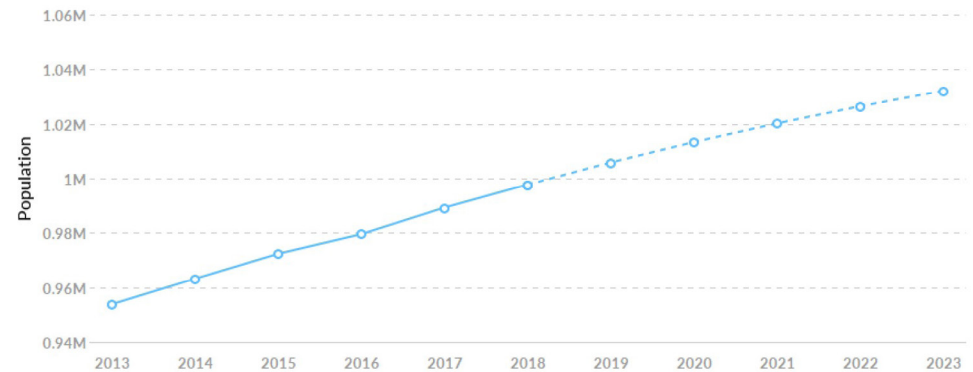
### Employment Trends

From 2021 to 2023, jobs increased in Fresno County, CA from 403,192 to 436,683. Fresno County, CA had an October 2023 unemployment rate of 6.8%, increasing from 6.7% a year ago.

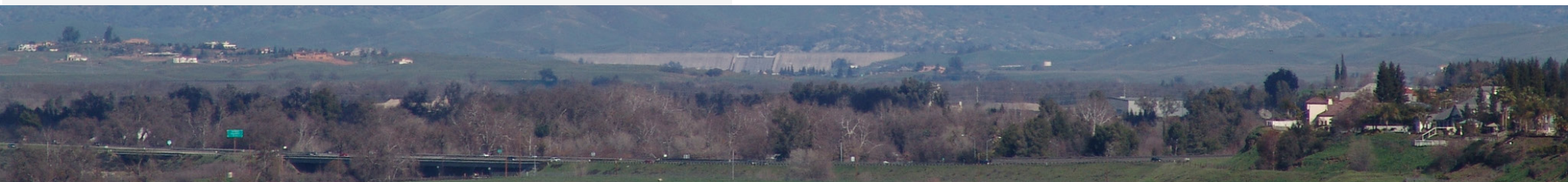


### Population Trends

As of 2023, the region's population increased by 10.6% since 2010, growing by 99,038. Population is expected to increase by 1.6% between 2023 and 2028, adding 16,247.



Market data as reported by Costar Analytics



View of Bluffs from Subject Building

Coming Soon!  
Q4, 2025

## Park Place Center

7795 N. Palm Avenue | Fresno, CA

Contact:

### Scott Buchanan

Sr. Vice President | Principal

Main: +1 559 256 2430

Mob: +1 559 289 7962

DRE# 01389446

### Beau Plumlee

Sr. Vice President | Principal

Main: +1 1 559 256 2443

Mob: +1 559 287 4801

DRE# 01269167

### Colliers International

7485 N Palm Ave, Suite 110

Fresno, CA 93711

P: +1 559 221 1271

[colliers.com/fresno](https://colliers.com/fresno)

# High-Profile Office Space



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.