



High-Profile Office Space within Park Place Center

7815 N. Palm Avenue | Fresno, CA
Office Space Available For Lease

CONTACT US

Scott Buchanan

Main: +1 559 256 2430

scott.buchanan@colliers.com

DRE# 01389446

Beau Plumlee

Main: +1 559 256 2443

beau.plumlee@colliers.com

DRE# 01269167

Property Details

Address	7815 N. Palm Avenue, Fresno, CA
Lease Rate	\$2.25 PSF, NNN
NNN	Call Broker for details. Said cost includes Leased Premise Utilities (gas and electricity) and Janitorial.
Janitorial Service	Included in the CAM's
Parking	1 subterranean space included per 1,500 SF of rented space subject to a monthly rate. Surface parking approximately 5:1,000 SF.
TI Allowance for Shell	Negotiable based on terms of the lease
Building Access Card	Number of cards included based on SF, additional can be purchased (\$15.00 each)
Fobs-Parking Garage Access	Number of fobs included based on SF, additional can be purchased (\$25.00 each)
Building Hours	Monday - Friday, 7:00am - 6:00pm
Data Service Provider	Comcast and AT&T

The Opportunity

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

This **high-profile, class above office** location is on the corner of Palm and Nees Avenues and offers exceptional views of the **San Joaquin River** and the **Bluff**. A state of the art, 4-story, steel frame **Class "A"** office building, common area restrooms on all floors, three high speed elevators, two fourth floor balconies and 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. This highly sought after office building is fully maintained and serviced by dedicated maintenance and security team members. Tenant comfort and security are paramount. The office has been equipped with the latest computer HVAC system and high-speed fiber optics for internet and phone systems.

Highlights:

- > On-site security, management & maintenance team
- > State of the art computerized HVAC system
- > Designated parking and access to a breadth of local amenities
- > Unparalleled San Joaquin River & Bluff views with HWY 41 access
- > On-site security staff dedicated to the building and parking lots



7815 N. Palm Avenue | Fresno, CA

Now Available

The following suites are now available at Park Place Center. See pages 7-9 for photos and floorplans. Contact an agent regarding turn-key packages currently available for lease.

1st Floor Suites | Leased

2nd Floor Suites | Now Leasing

Suite 240 > ±2,627 RSF (Currently Shell Condition)

Suite 250 > ±8,359 RSF

Suites can be combined for a total of ±10,986 RSF

3rd Floor Suites | Leased

4th Floor Suites | Leased



Stacking Plan

Current Tenants

1st Floor	Electronic Recyclers International, REMAX Gold, Fred Loya Insurance
2nd Floor	AM/PM Transport, Waddell Reed, Help Desk, LPL Financial
3rd Floor	FBI
4th Floor	Integrated Prescription Management, Newfont Insurance Services

Site Plan



7815 N. Palm Avenue
Fresno | California

4-Story Office Building
Now Leasing



WEST NEEB AVENUE



FITNESS CENTER
7828 N. PALM AVE.
48,000 SF

RETAIL A
7848 N. PALM AVE.
10,130 SF

RESTAURANT
7818 N. PALM AVE.
6,800 SF

RETAIL D
7818 N. PALM AVE.
12,040 SF

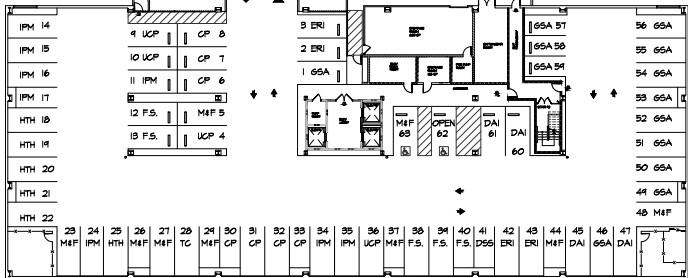
RETAIL C
7818 N. PALM AVE.
4,800 SF

BAKERY AND CAFE
YAVA
BEYOND THE BREAD

NUTRISHOP
Sports Nutrition & Weight Loss Supplements

Eureka!Burger
Gourmet Burgers & Craft Beer

Basement Parking Garage Layout



Deli Delicious

kikku
JAPANESE FOOD

California oasis
SALON AND SPA

R. DOUGLAS
CUSTOM CLOTHIER

Tasting Room

freshmonkee
TRULY HEALTHY SHAKES





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 Amenities

Restaurants within Park Place

- 1 Hummus Republic
- 2 Deli Delicious
- 3 Kikku Kitchen
- 4 Eureka Burger
- 5 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	233,040
2023 Average Household Income	\$120,504	\$108,587	\$97,745

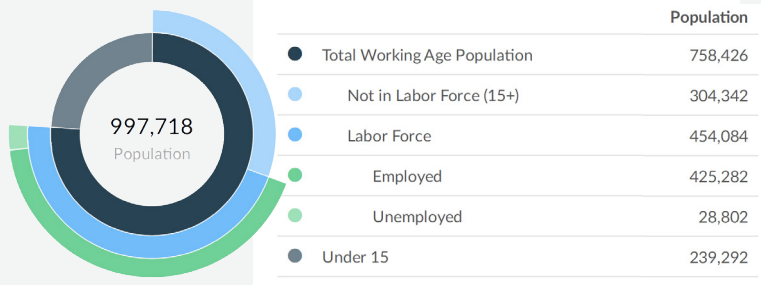
Demographics as Reported by ESRI Research Data

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.

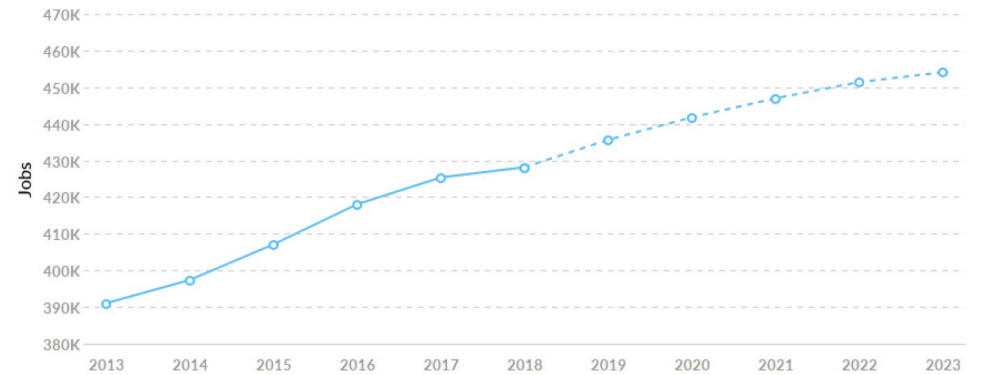
Fresno County Labor Force



Employment data as reported by Costar Analytics & Fresno Emsi Report

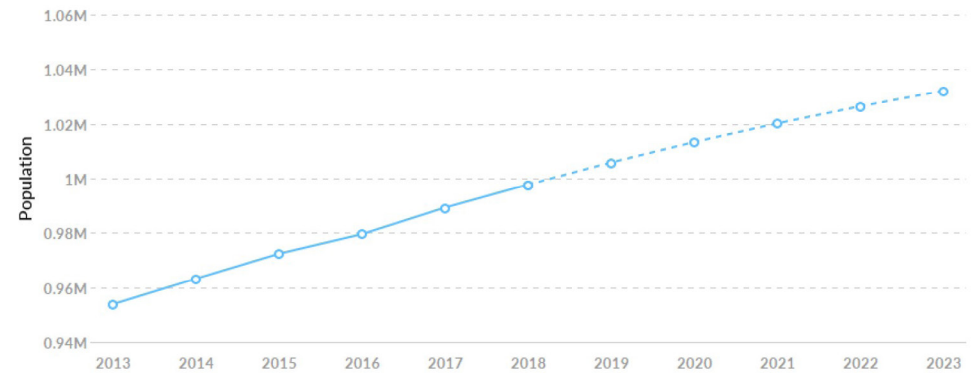
Employment Trends

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.

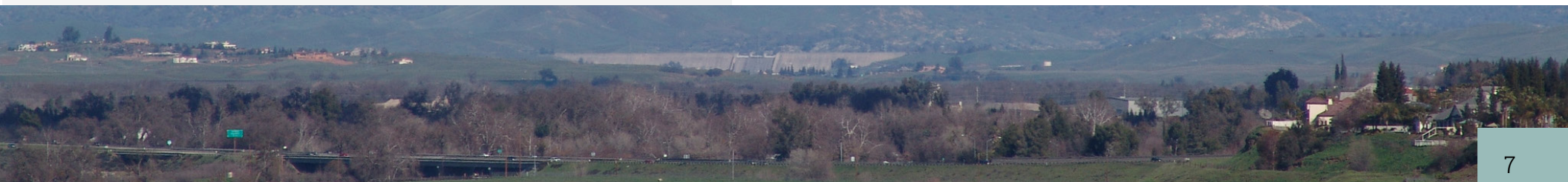


Population Trends

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



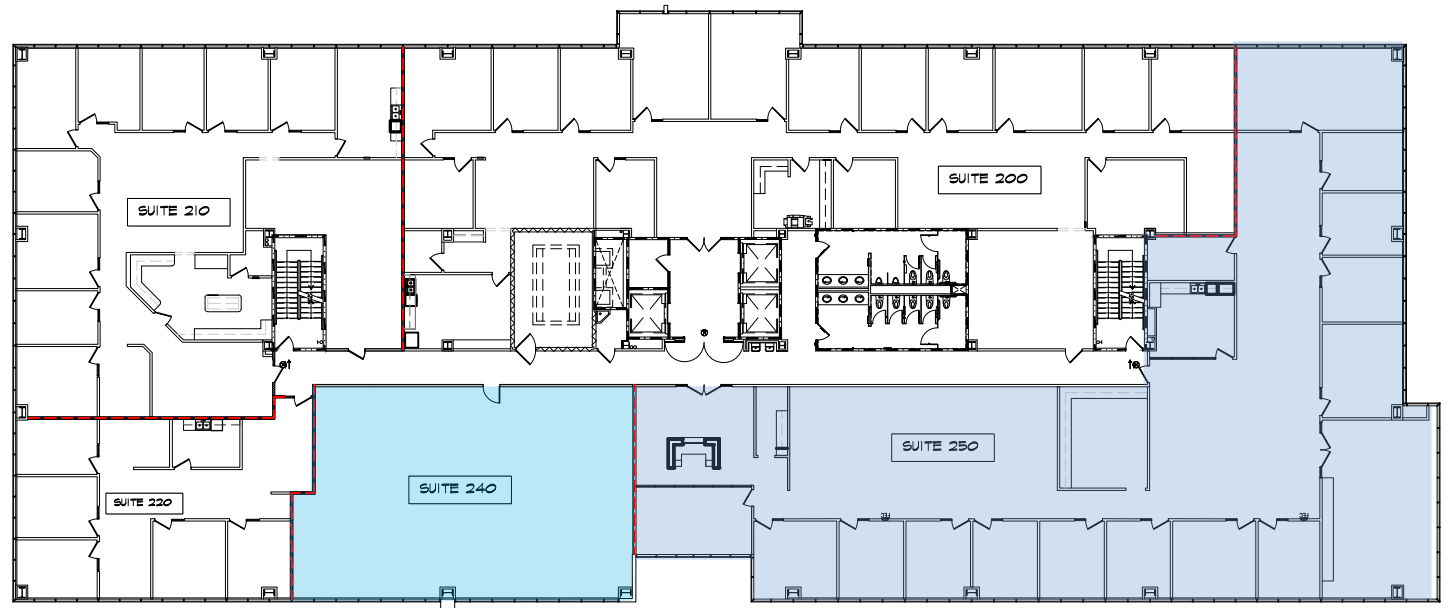
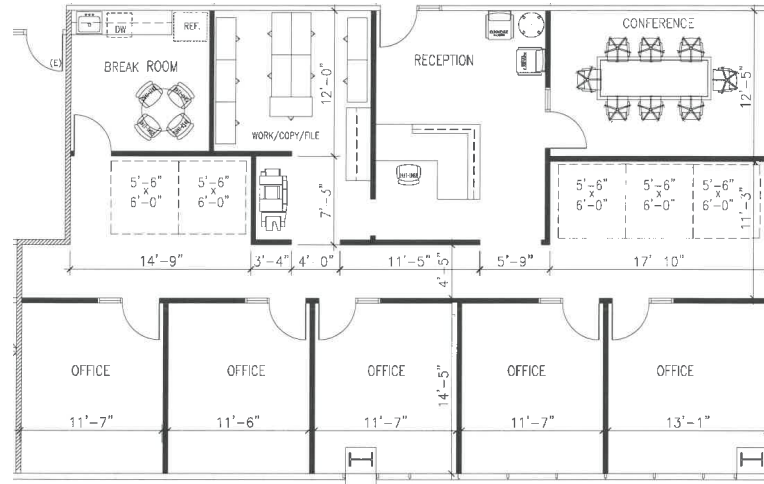
Floor Plans

Now Available for Lease

7815 N. Palm Avenue | Fresno, California

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

SUITE 240
SAMPLE FLOOR PLAN



SUITE 240 ±2,627 SF (SHELL)

SUITE 250 ±8,359 SF

Suites can be combined for a total of ±10,986 SF

Floor





Interior Photos

7815 N. Palm
Suite 250



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Colliers

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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

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