

NEWLY CONSTRUCTED

Northwest Fresno Office/Retail Space  
Available for Lease

7039 N. Blythe Avenue  
Fresno, California

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St. Agnes  
Urgent Care

Fresno Madera  
Farm Credit

Herndon Avenue

Milburn Avenue

Blythe Avenue

UNITED  
HEALTH CENTERS  
CVS  
pharmacy  
WELLS  
FARGO

Central California  
Blood Center





# Property Summary

New construction office and retail space available, which allows for restaurants, for lease in Northwest Fresno located at 7039 N. Blythe Avenue with Herndon Avenue frontage. The property is zoned for Community General (CG).

Address:	7039 N. Blythe Avenue, Fresno, CA
Major Cross Streets:	Herndon and Blythe Avenues
Size Available:	±1,033 SF - ±3,254 RSF
Lease Rate:	Contact brokers for details
Zoning:	Community General (CG), City of Fresno
Tenant Improvements:	Negotiable
Signage:	Available

## Property Highlights

- Situated between Freeways 41 and 99
- Public Transportation nearby
- In close proximity to shopping and restaurants
- Near Marketplace at El Paseo Shopping Center
- Office and retail allowed, including restaurants

# Floor Plan



Complete and ready to occupy

Herndon Avenue

# Property Aerial



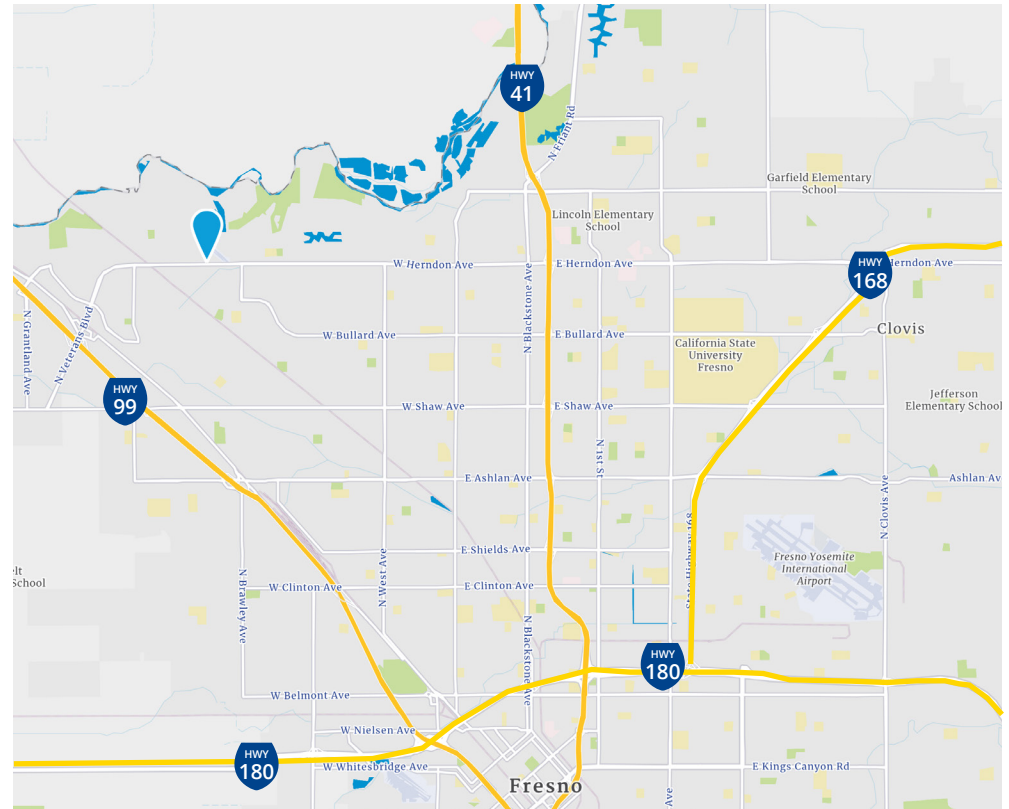


## Location Overview

The subject property is located in northwest Fresno along Herndon Avenue. Located within 2.39 miles from Highway 99 and 5.05 miles from Freeway 41, the Property offers quick access to South Fresno, Downtown and Clovis, California. The Property is in close proximity to public transportation, shopping, and restaurants.

### Marketplace at El Paseo

The Marketplace at El Paseo is a dynamic 650,000+ square foot hybrid shopping center located within minutes of subject parcels. The shopping center consists of national big box retailers, entertainment, restaurants and services on 75+ acres offering an abundance of amenities to the subject parcels.



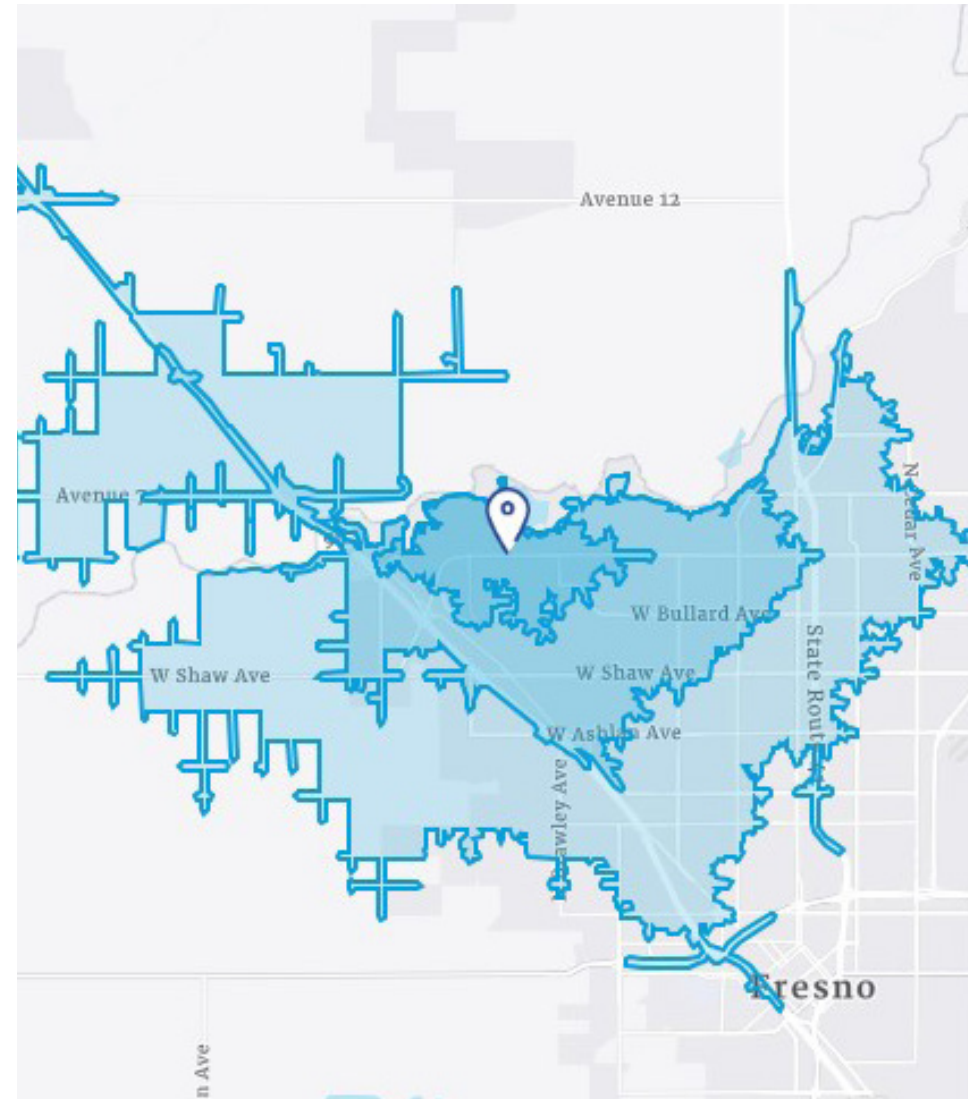
# Demographic Summary

	5 minutes	10 minutes	15 minutes
Population	26,632	91,648	246,808
2028 Projected Population	26,880	92,929	249,639
Total Households	9,077	33,378	86,823
Owner Occupied Households	68.9%	58.7%	52.1%
Renter Occupied Households	27.2%	36.6%	43.3%
Average Household Size	2.92	2.73	2.82
Average Household Income	\$119,088	\$112,706	\$98,589
Median Age	37.4	37.8	35.8
Daytime Population	22,344	98,907	269,636
Daytime Population: Workers	6,897	48,180	130,609
Daytime Population: Residents	15,447	50,727	139,027
Commute Time to Work	14,317	44,686	113,598
Work at Home	1,589	4,898	11,254
Average Home Value	\$465,844	\$481,459	\$439,408

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5, 10, 15 minute drivetime around the Subject

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