



FOR SALE OR LEASE

7440 N. Palm Avenue
Fresno, California

Office Building within Palm Bluffs Corporate Park

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Offering Summary

Colliers | Fresno is pleased to announce the for sale or lease opportunity of a 32,344 square foot office building located within the Palm Bluffs Corporate Park at 7440 N. Palm Avenue, Fresno, California. The property, designed by Henderson Architectural Group, and built by Johnston Contractors in 2005, is in the prime northwest Fresno area. The building's strategic location provides easy access to numerous ancillary services, including restaurants, banking, shopping, and public transportation, making it a convenient choice for both businesses and clients. The property is ideally situated near Freeways 41, offering easy access to all of Fresno and the City of Clovis.

SALE PRICE: \$10,350,000, all cash or terms acceptable to Owner

LEASE RATE: \$2.10 PSF, NNN



EXECUTIVE SUMMARY

7440 N. Palm Avenue

Sale Price:

\$10,350,000

Lease Rate:

\$2.10 PSF, NNN

Building Size:

±32,344 SF

Parcel Size:

±3.59 acres

Year Built:

2005

APN:

405-543-02

Zoning:

I-L

Parking Ratio:

6:1,000 PSF

Construction:

Concrete Tilt-Up

Roof Structure:

Wood-frame

ADA:

Compliant

Fire Protection:

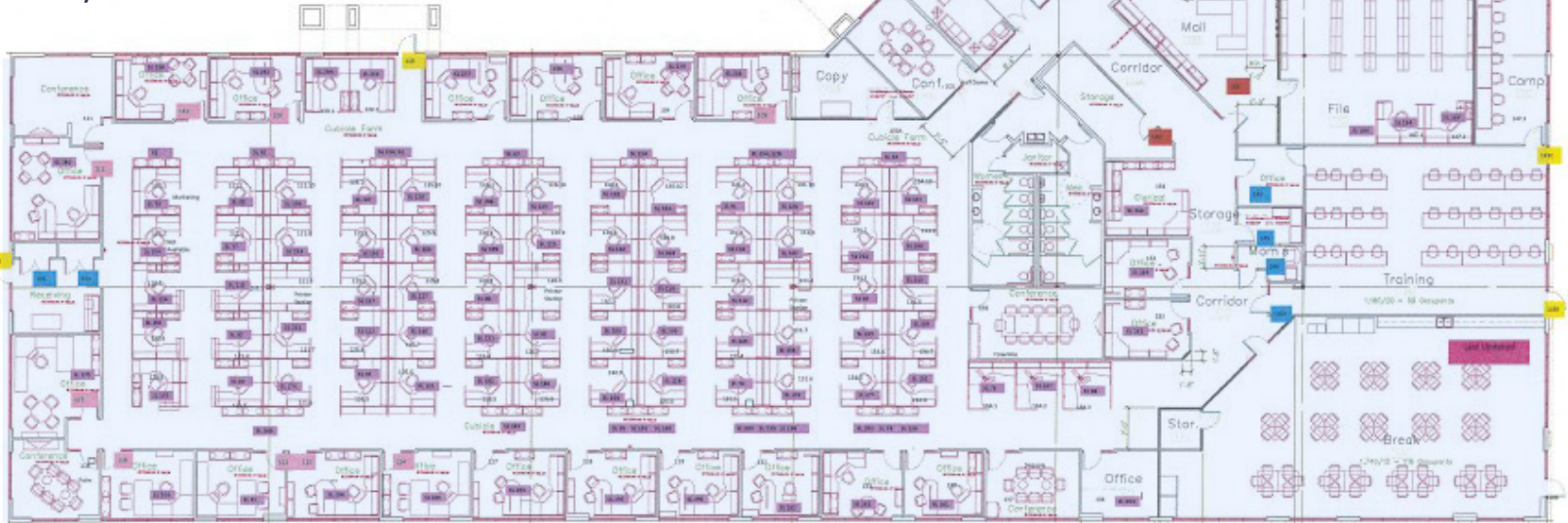
Sprinklered with wet pipe system



Property Floor Plan



Building Size:
±32,344 SF



FOR SALE OR LEASE 7440 N. PALM AVENUE | FRESNO, CALIFORNIA



Property Photos





Interior Property
Photos





Property Photos

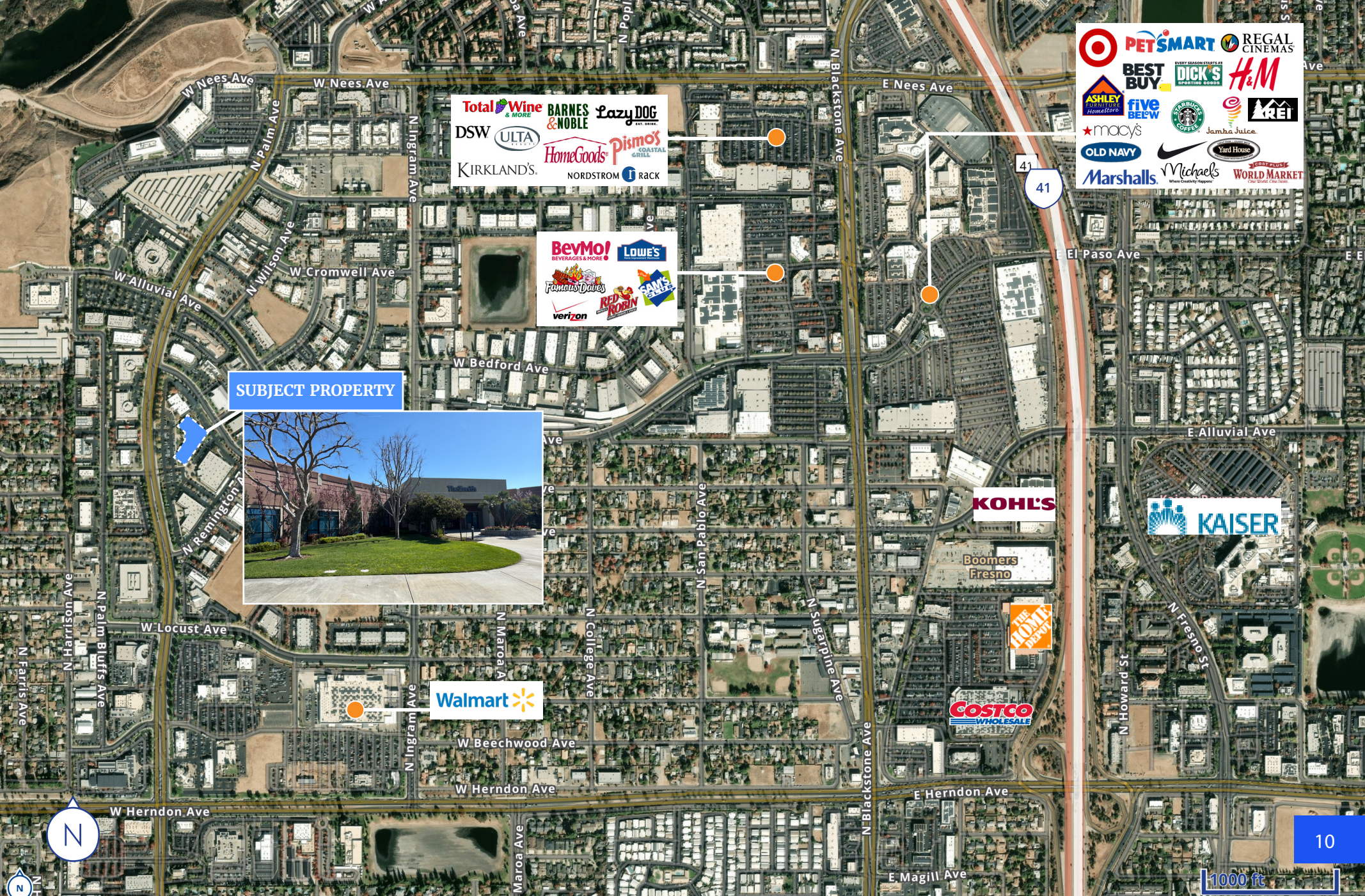




Interior Property
Photos



Surrounding Amenities



SUBJECT PROPERTY



Demographic Summary

	1 Mile	3 Miles	5 Miles
2024 Population	11,893	79,553	276,737
2029 Population	11,824	79,931	278,938
2023-2028 Annual Rate	-0.12%	0.09%	0.16%
Male Population	49.0%	48.3%	48.9%
Female Population	51.0%	51.7%	51.1%
Median Age	37.4	41.3	36.4
2024 Households	4,927	32,846	102,562
2029 Households	4,979	33,447	104,837
2023-2028 Annual Change	0.21%	0.36%	0.44%
Average Household Size	2.40	2.40	2.67
2024 Median Household Income	\$67,738	\$89,414	\$79,777
2029 Median Household Income	\$76,899	\$103,298	\$91,984
2023-2028 Annual Change	2.57%	2.93%	2.89%
2024 Average Household Income	\$93,095	\$126,768	\$112,256
2029 Average Household Income	\$105,411	\$145,311	\$129,768
2023-2028 Annual Change	2.52%	2.77%	2.94%
2024 Total Housing Units	5,170	34,609	108,010
Owner Occupied Units	2,183	19,354	55,309
Renter Occupied Units	2,744	13,492	47,253
Vacant Units	243	1,763	5,448
2029 Total Housing Units	5,222	35,195	110,214
Owner Occupied Units	2,285	20,109	58,245
Renter Occupied Units	2,694	13,338	46,592
Vacant Units	243	1,748	5,377
Daytime Population	22,176	122,015	298,856
Employed Population 16+	6,495	41,098	139,603

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POPULATION SUMMARY

In the identified area, the current year population is 11,893. The 2010 Census population count in the area was 11,824, and 12,017 in 2020, a 0.2% annual growth rate. The rate of growth since 2020 was -0.2% annually. The five-year projection for the population in the area is 11,824 representing a change of -0.1% annually. Currently, the population is 49.0% male and 51.0% female. The median age in this area is 37.4, compared to U.S. median age of 38.9.

HOUSEHOLDS SUMMARY

The household count in this area has changed from 4,940 in 2020 to 4,927 in the current year, a change of -0.05% annually. The five-year projection of households is 4,979, a change of 0.21% annually from the current year total. Average household size is currently 2.40, compared to 2.42 in the year 2020. The number of families in the current year is 2,820 in the specified area.

INCOME SUMMARY

Current median household income is \$67,738 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$76,899 in five years, compared to 82,410 for all U.S. households.

compared to \$107,008 for all U.S. households. Average household income is projected to be \$105,411 in five years, compared to \$122,048 for all U.S. households.

Current per capita income is \$38,619 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$44,453 in five years, compared to \$47,525 for all U.S. households.

HOUSING SUMMARY

Currently 44.3% of the 5,170 housing units in the area are owner occupied; 55.7% renter occupied; and 4.7% are vacant. 64.6% of the housing units in the US are owner occupied; 35.4% are renter occupied; and 10.0% are vacant. In 2010, there were 5,076 housing units in the area - 41.9% owner occupied, 51.9% renter occupied, and 6.3% vacant. The annual rate of change in housing units since 2020 is 0.0%. Median home value in the area is \$434,848, compared to a median home value of \$308,943 for the U.S. In five years, median home value in the area is projected to change to \$570,618, compared to a median home value of \$350,006 in the US.

Current average household income is \$93,095 in this area,





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