

# PROFESSIONAL OFFICE/RETAIL SPACE **AVAILABLE FOR LEASE**



**675 W. Nees Avenue - Fresno, California**

- *Close to River Park Shopping Center and Woodward Park*
- *1 Mile From FWY 41 On/Off Ramps*
- *63,675 Average Daily Traffic*
- *Encompassed by 3 Signalized Intersections*
- *Affluent North Fresno Area*



***Boardwalk at Palm Bluffs***

**For Additional Information  
Please Contact:**

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*Independently Owned and Operated*  
www.newmarkpearson.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# 675 W. NEES AVENUE - FRESNO, CA

## AVAILABLE FOR LEASE



### PROPERTY INFORMATION

#### Available Space: *Available for Immediate Occupancy*

675 W. Nees Avenue  
Suite 107: 5,650± SF\*

*\*Can be split to accommodate smaller user*

#### Lease Rate:

Call for details

#### Tenant Improvements:

Negotiable

#### Parking Ratio:

4.3 spaces per 1,000± SF

#### Traffic Counts:

Palm Avenue - 33,060 average cars per day

Nees Avenue - 30,715 average cars per day

Source: Kalibrate TrafficMetrix

#### Demographics:

2018 Demographics (est.)	<u>1 mile</u>	<u>2 miles</u>	<u>3 miles</u>
Total Population:	9,259	34,828	82,688
Total Households	3,506	13,891	33,379
Avg HH Income	\$82,236	\$83,438	\$88,034
Total Daytime Pop:	21,404	55,978	124,383

Source - Pitney Bowes Software, Inc.



#### Overview:

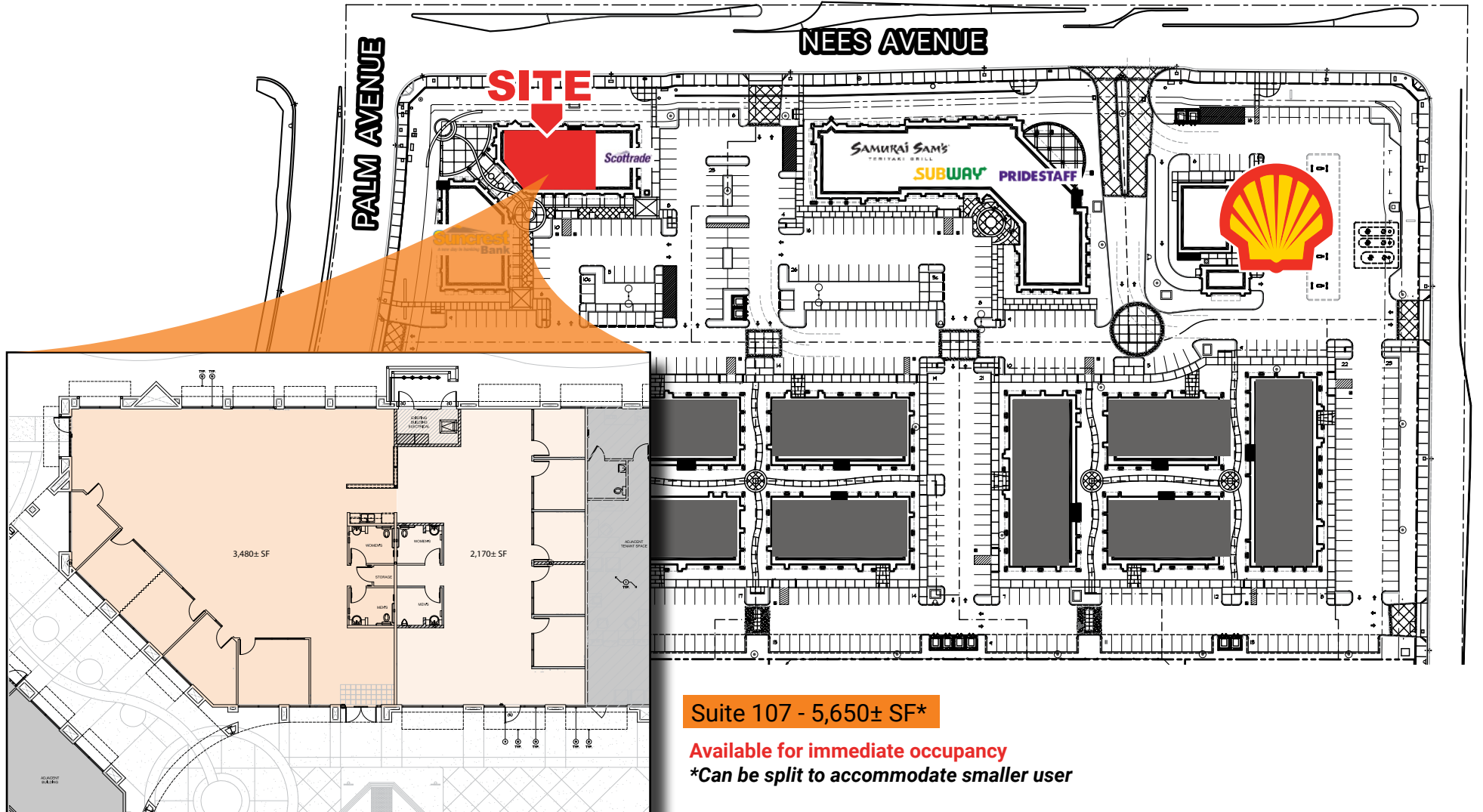
Boardwalk at Palm Bluffs is an upscale mixed-use complex comprised of single story office and retail buildings. The site is located within the prestigious Palm Bluffs Corporate Center which is currently 1,856,000± square feet of upscale office/retail space and with current and planned projects, will soon be in excess of 3 million± square feet. The Boardwalk at Palm Bluffs offers the unique availability of building signing for small and large tenants alike and with the subject building being located on the corner of Palm and Nees Avenues, tenants will have unparalleled street exposure and site recognition. There are numerous ancillary services within the project in close proximity including River Park Regional Shopping Center, Villagio Shopping Center, Woodward Park, as well as banks, restaurants and public transportation.

# BOARDWALK AT PALM BLUFFS AVAILABLE FOR LEASE

**N** **Newmark**  
Pearson Commercial

**RETAIL CALIFORNIA**  
Commercial Real Estate Brokerage  
A Division of Pearson Realty

## PLANS



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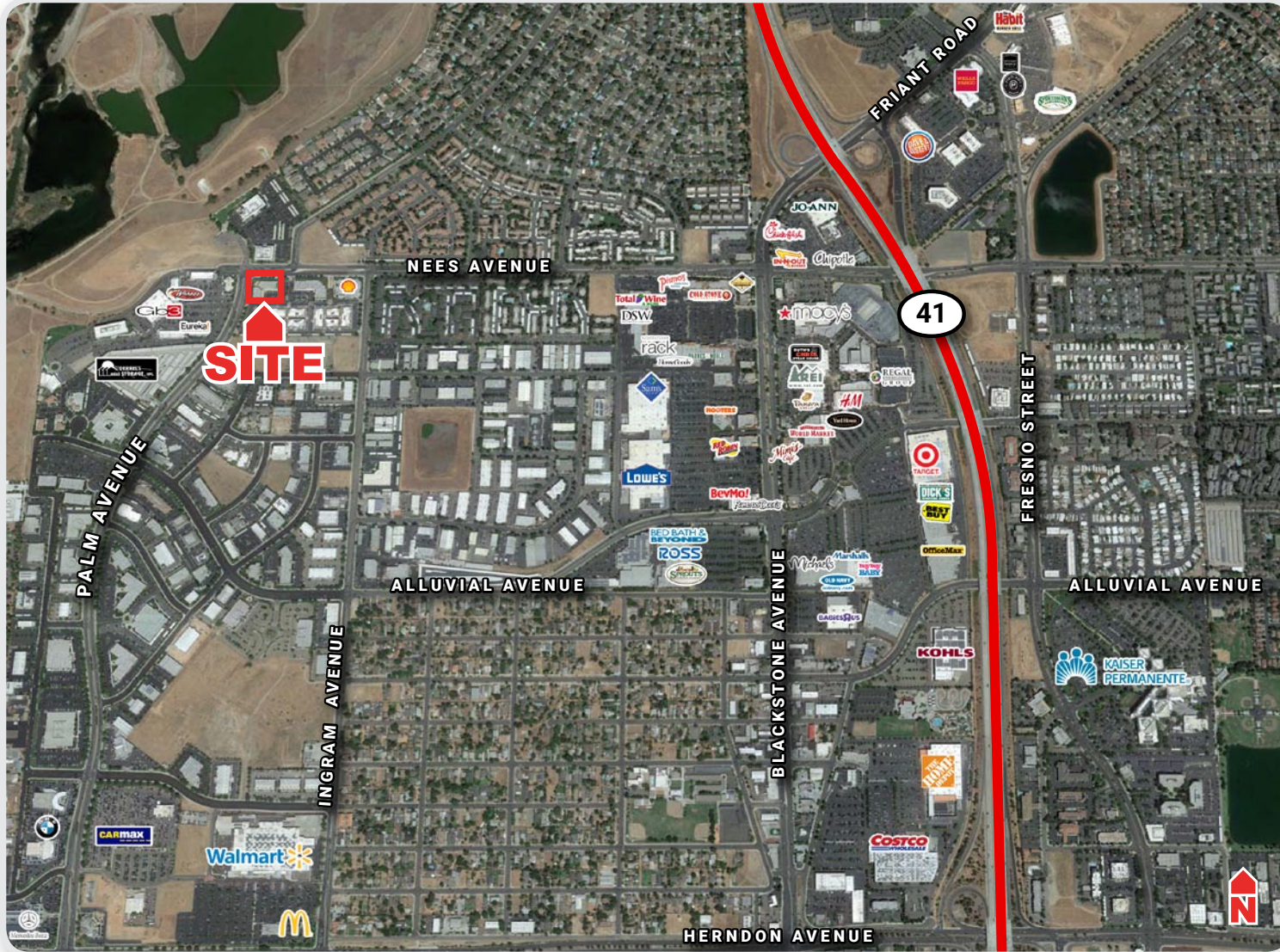
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