

SPACE NOW AVAILABLE IN THIS UPSCALE MIXED USE DEVELOPMENT



# Park Place

AT PALM BLUFFS



7480 N. PALM AVE.  
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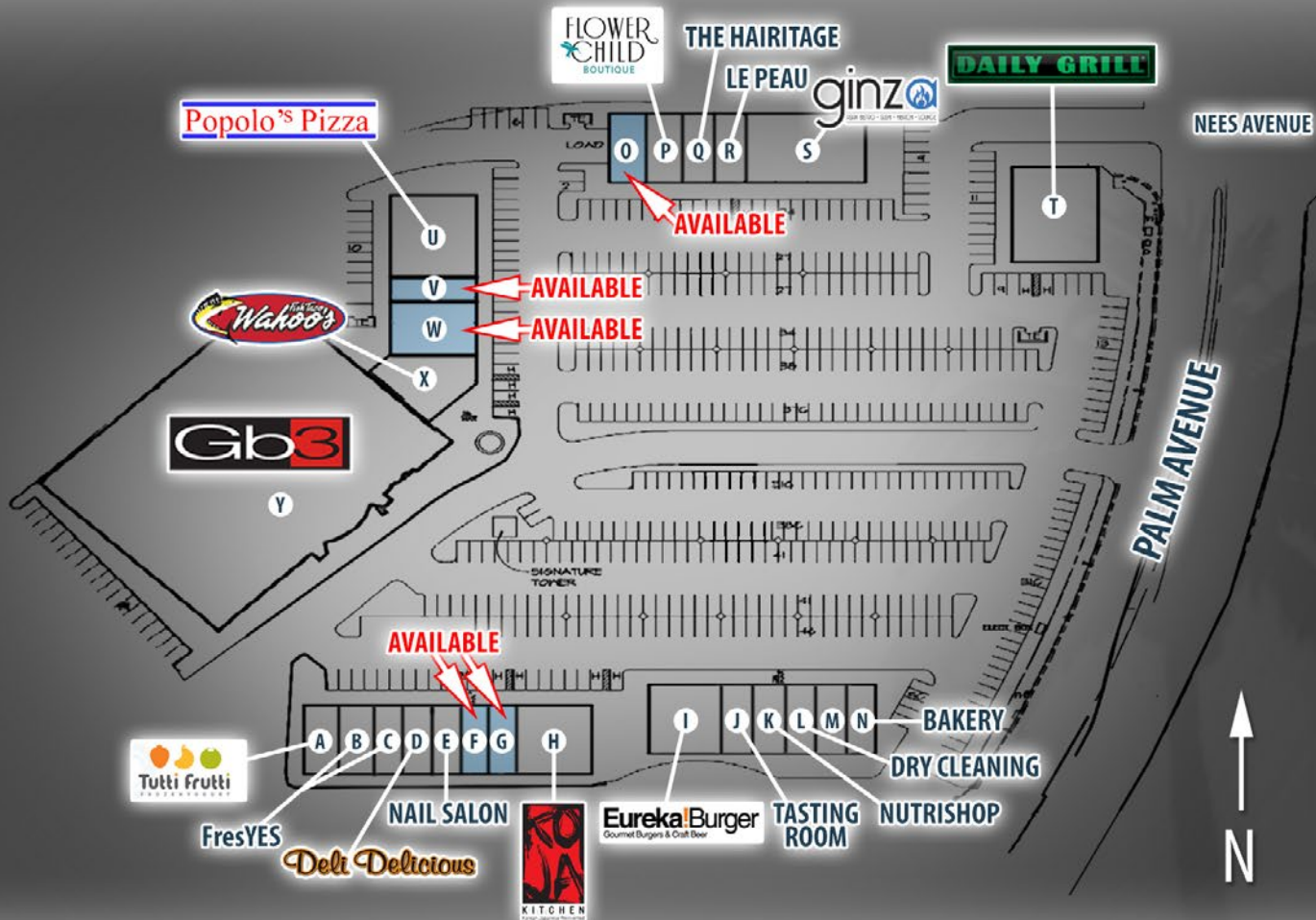
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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his CPA and/or financial advisor make an independent projection. Copyright © 2010 Retail California. All rights reserved.

# Park Place

SITE PLAN | SPACE NOW AVAILABLE IN  
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## Available Space

- A: TUTTI FRUTTI
- B: FRESYES
- C: FRESYES
- D: DELI DELICIOUS
- E: NAIL SALON
- F: AVAILABLE 1,320 SF
- G: AVAILABLE 1,320 SF
- H: KOJA KITCHEN
- I: EUREKA BURGER
- J: THE TASTING ROOM
- K: NUTRISHOP
- L: DRY CLEANING
- M: R. DOUGLAS SUITS
- N: BAKERY
- O: AVAILABLE 1,450 SF
- P: FLOWER CHILD
- Q: THE HAIRITAGE SALON
- R: LE PEAU
- S: GINZA
- T: DAILY GRILL
- U: POPOLO'S PIZZA
- V: AVAILABLE 1,327 SF
- W: AVAILABLE 2,297 SF
- X: WAHOO'S FISH TACOS
- Y: GB3 SPORTS CLUB



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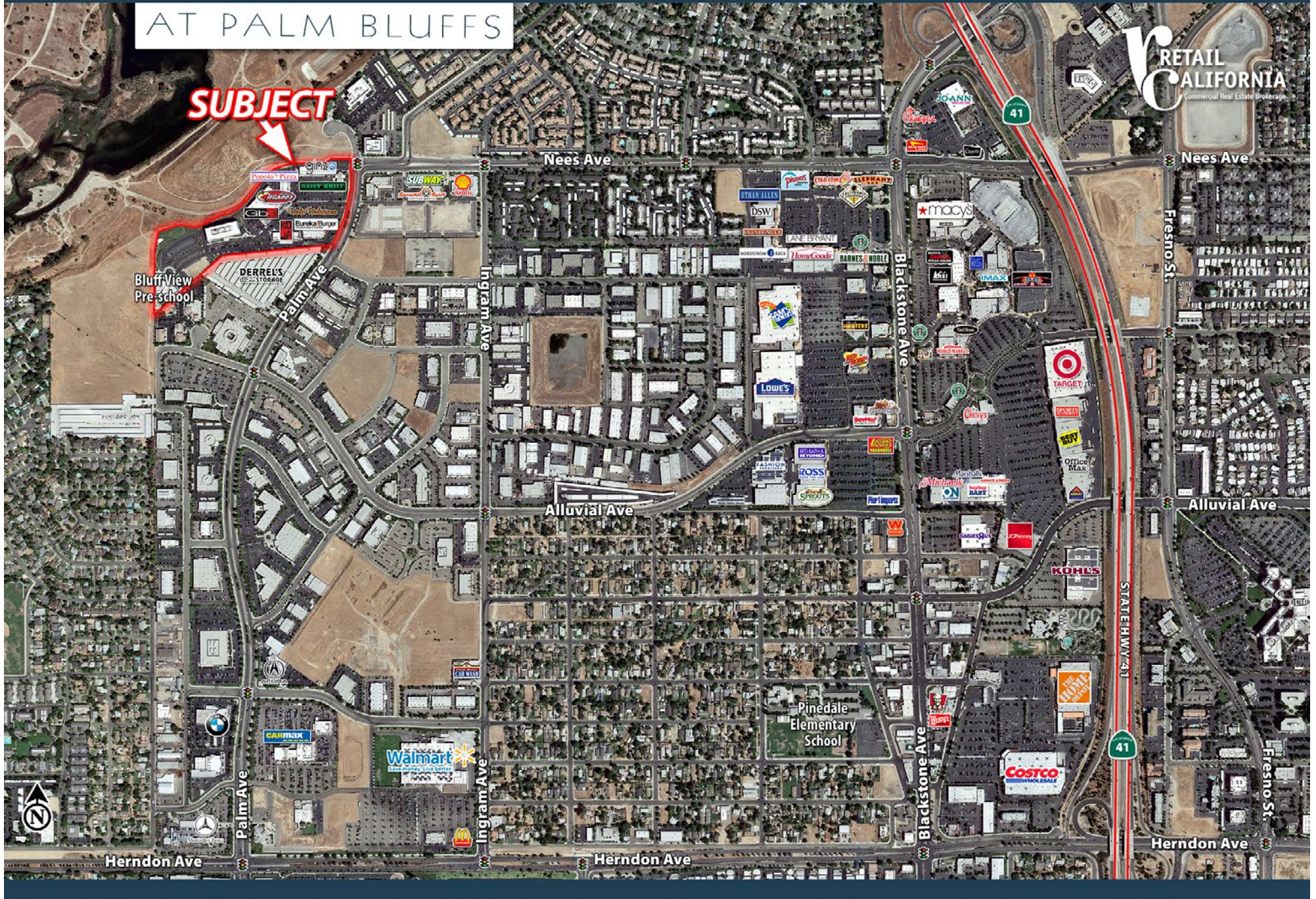
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PROXIMITY AERIAL | SPACE NOW AVAILABLE IN  
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**SUBJECT**

RETAIL  
CALIFORNIA  
Commercial Real Estate Brokerage



# Park Place

## SITE SUMMARY | SPACE NOW AVAILABLE IN UPSCALE MIXED USE DEVELOPMENT

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#### 2015 DEMOS & TRAFFIC

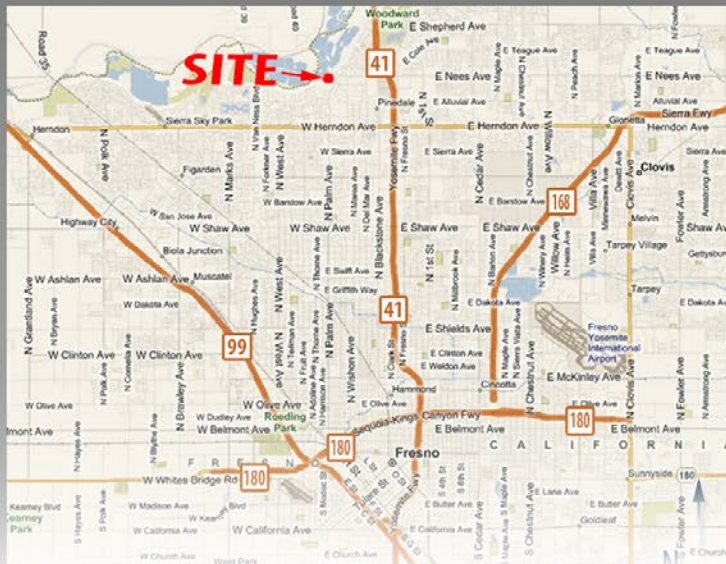
	1 MILE	2 MILE	3 MILE
TOTAL POPULATION	8,473	31,872	75,671
TOTAL HOUSEHOLDS	3,208	12,712	30,547
AVG HOUSEHOLD INC	\$75,258	\$76,358	\$80,564
TOTAL DAYTIME POP	19,588	51,228	113,828

#### TRAFFIC COUNTS:

PALM AVENUE @ NEES: 38,364 ADT

NEES AVENUE @ PALM: 23,426 ADT

TOTAL: **61,790** AVG DAILY TRAFFIC



#### About the Location

Park Place is located in the heart of the prestigious Palm Bluff Corporate Center and is surrounded by high-end office and retail properties. Park Place sits on the southwest corner of Palm and Nees. Park Place benefits greatly from high traffic and visibility. Nees Avenue is the main connector between northwest and northeast Fresno, two of Fresno's most affluent neighborhoods.

#### About the Property

Situated on approximately 20 acres, Park Place is an upscale mixed-use development. Over 100,000± square feet of Class A office space combined with more than 90,000± square feet of retail space. Anchored by GB3, Fresno's premier health and fitness club and home to the highly touted Bluff View Preschool, this center offers a mix of upscale tenants. Park Place restaurants include The Daily Grill, Eureka Burger, Wahoo's Tacos, Popolo's Pizza, Kojo Kitchen, Ginza Asian Bistro, Deli Delicious, and Tutti-Frutti Frozen Yogurt.



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## PROPERTY PHOTOS

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