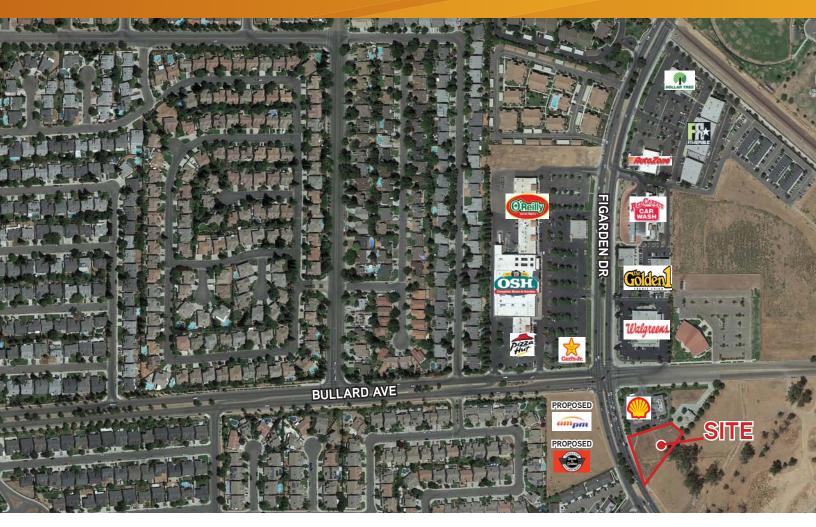
#### LAND FOR SALE OR LEASE > COMMERCIAL SITE

## South of the SEC Bullard Ave. & Figarden Dr.

#### FRESNO, CALIFORNIA



# 0.75 Acre Commercial Site

- Ideal for Retail, Office and Services
- High Traffic Area.
- New Housing Growth Area.
- Close Proximity to Signalized Intersection
- Flexible Layouts.

## "COMMUNITY COMMERCIAL" ZONING!

AGENT: STEVE RONTELL 559 221 1271 | EXT. 113 RETAIL PROPERTIES GROUP steve.rontell@colliers.com BRE #00932510 AGENT: SCOTT BUCHANAN 559 221 1271 | EXT. 101 OFFICE PROPERTIES GROUP scott.buchanan@colliers.com BRE #01389446



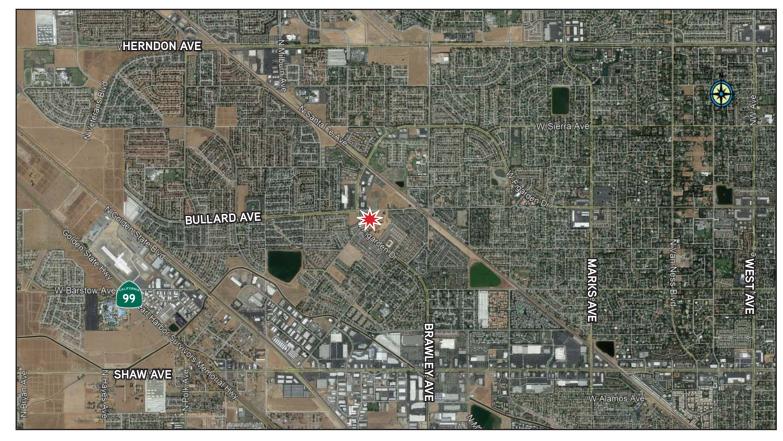
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### LAND FOR SALE OR LEASE > OFFICE AND RETAIL SITE

# Just South of the SEC Bullard Ave. & Figarden Dr.

FRESNO, CALIFORNIA



## Property Profile

> Location:	Located immediately south of the southeast corner of Bullard Avenue and Figarden Drive, Fresno, CA.				
> Zoning:	CC-Community Commercial, City of Fresno				
> Customer Demogra	aphics: 1 Mile: 2 Miles: 3 Miles: 4 Miles: 5 Miles:	Population 21,596 59,307 102,336 152,057 203,633	Avg. HH Incom \$69,803 \$82,306 \$82,987 \$76,171 \$70,884	<u>e Households</u> 7,923 20,944 35,390 52,231 71,231	
> Customer Traffic:	Figarden Dr.: 55,114 cars per day Bullard Ave.: 9,201 cars per day				
> Purchase Price:	\$495,000 all cash at close of escrow.(Seller may consider a Lease or Ground Lease to a qualified Lessee.)				
> Suggested Uses:	<u>Restaurant</u>	<u>Daycare</u>		Professional Office	<u>Veterinary Clinic</u>
	Fast Food	<u>Retail</u>		Dental Clinic	Bank/Credit Union
	<u>Carwash</u>	Schoo	<u>ol</u>	Urgent Care	Grocery Store
	Subject to City of Fresno Approvals				

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