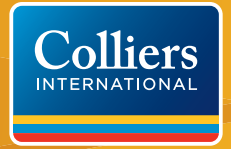
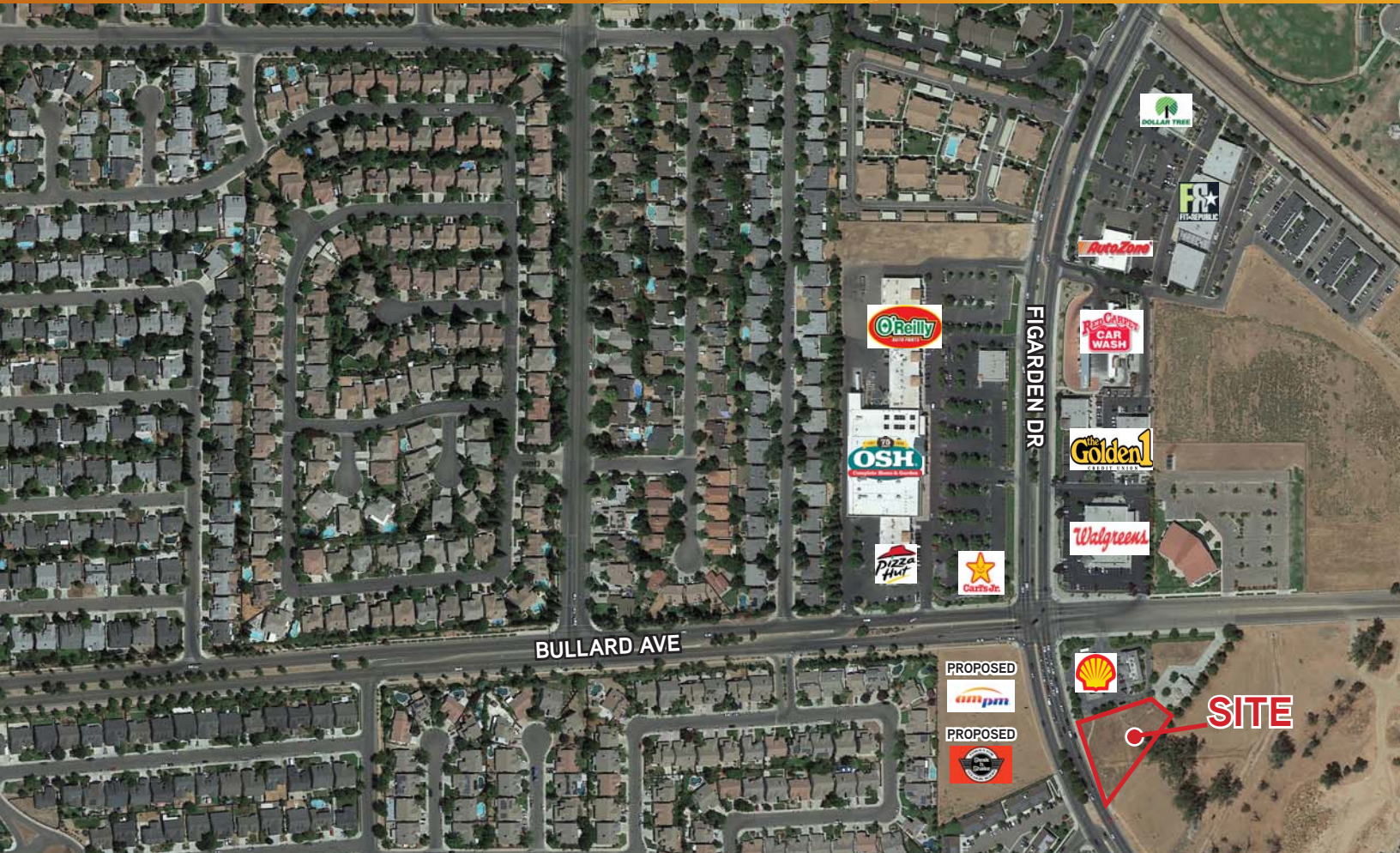


LAND FOR SALE OR LEASE > COMMERCIAL SITE



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!



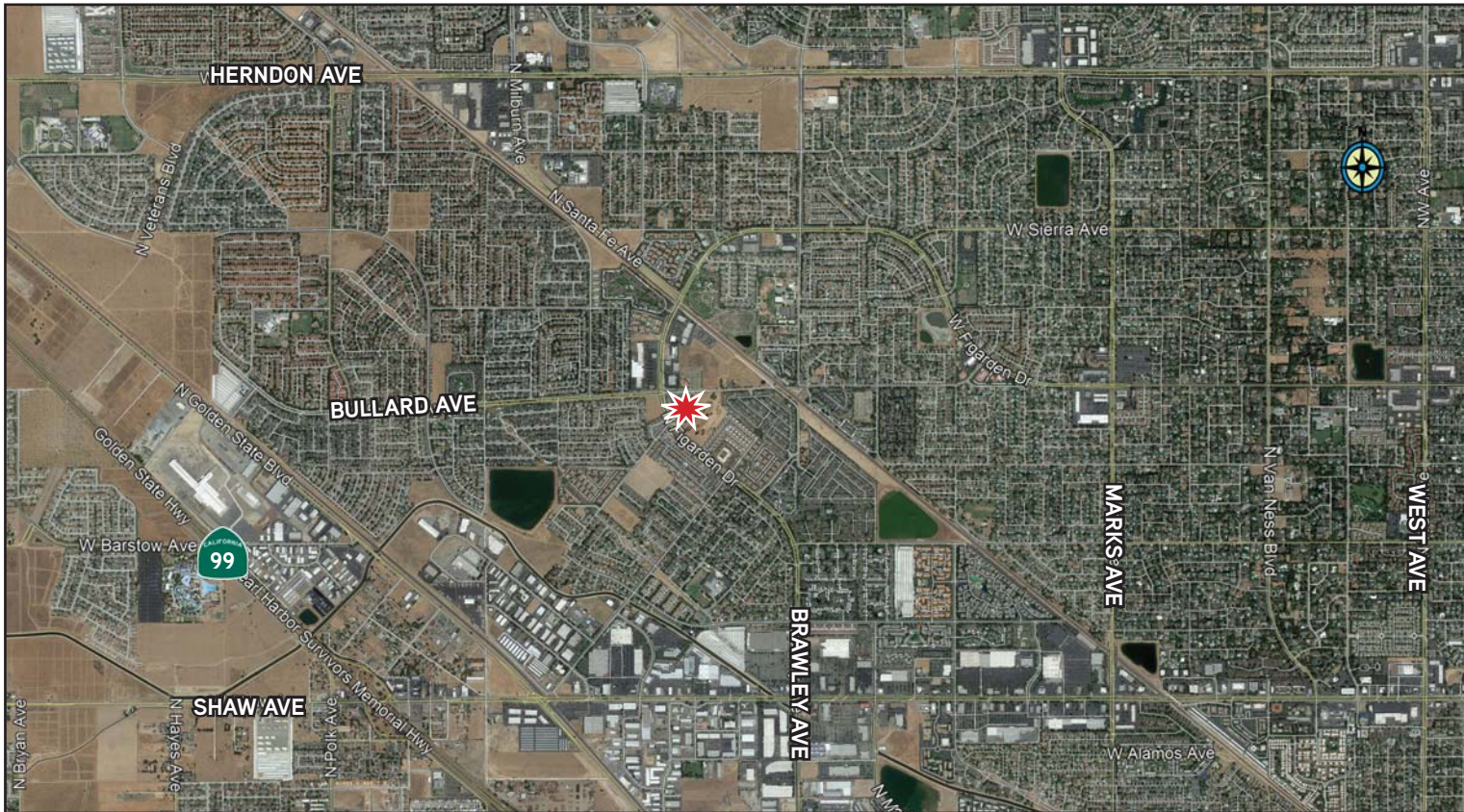
AGENT: STEVE RONTTELL
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7485 N. Palm Avenue, #110
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Just South of the SEC Bullard Ave. & Figarden Dr.

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 Demographics:**

	<u>Population</u>	<u>Avg. HH Income</u>	<u>Households</u>
1 Mile:	21,596	\$69,803	7,923
2 Miles:	59,307	\$82,306	20,944
3 Miles:	102,336	\$82,987	35,390
4 Miles:	152,057	\$76,171	52,231
5 Miles:	203,633	\$70,884	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>	<u>Professional Office</u>	<u>Veterinary Clinic</u>
<u>Fast Food</u>	<u>Retail</u>	<u>Dental Clinic</u>	<u>Bank/Credit Union</u>
<u>Carwash</u>	<u>School</u>	<u>Urgent Care</u>	<u>Grocery Store</u>

Subject to City of Fresno Approvals