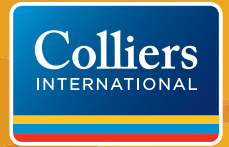
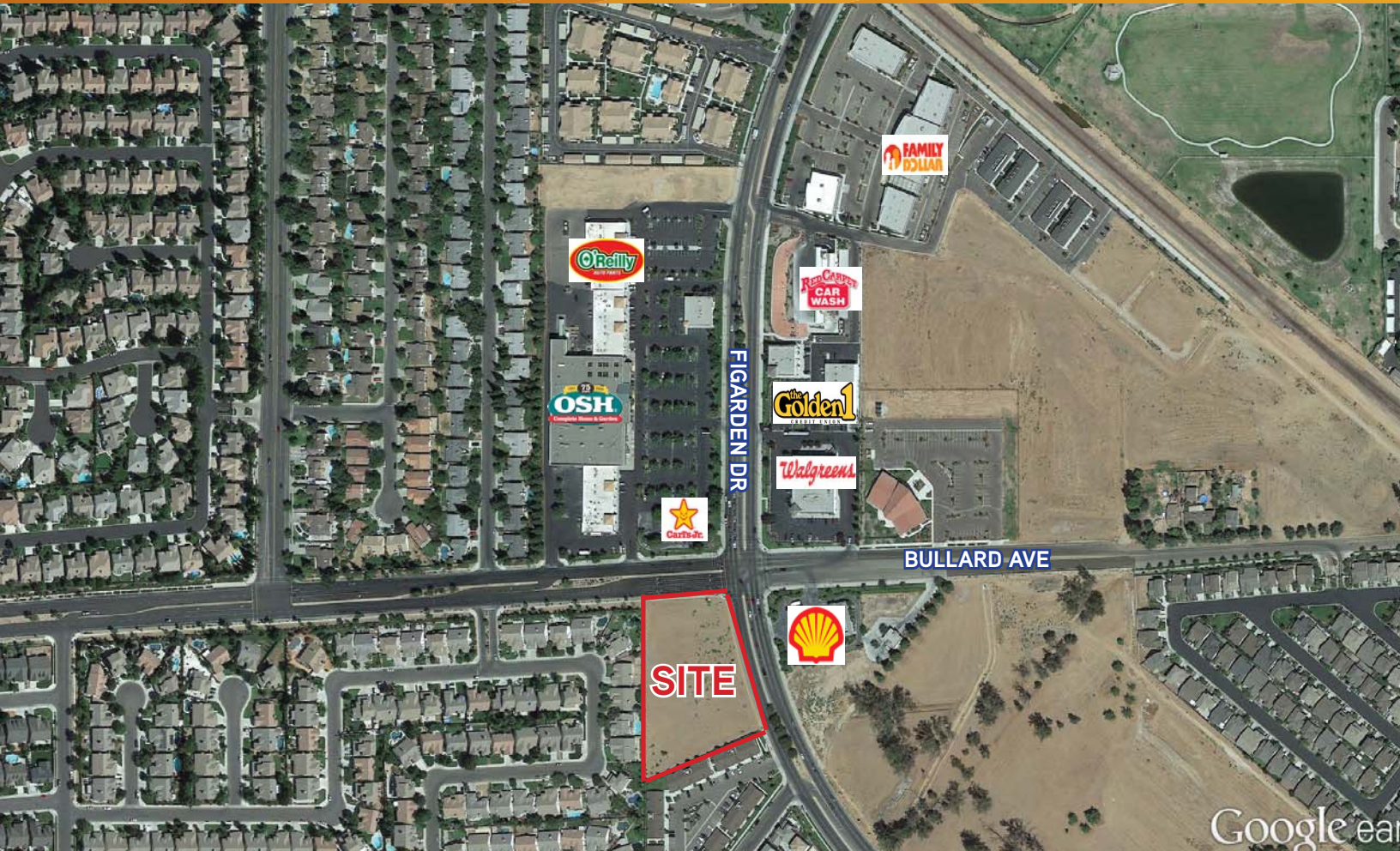


LAND FOR SALE OR LEASE > RETAIL SITE



SWC Bullard Ave. & Figarden Dr.

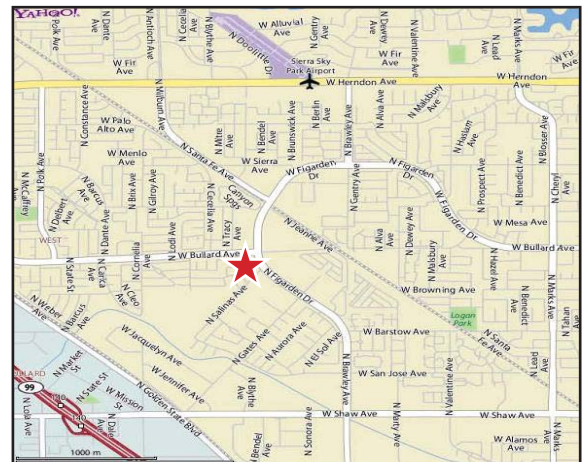
FRESNO, CALIFORNIA



2.41 Acre Site

- Ideal for Retail, Office and Services
- Pads Available for Drive-Thru.
- High Traffic Area.
- New Housing Growth Area.
- Busy Signalized Intersection.
- Flexible Layouts.

NEW COMMERCIAL ZONING!



AGENT: STEVE RONTOLL
559 221 1271 | EXT. 113
RETAIL PROPERTIES GROUP
steve.rontoll@colliers.com
BRE #00932510

AGENT: SCOTT BUCHANAN
559 221 1271 | EXT. 101
OFFICE PROPERTIES GROUP
scott.buchanan@colliers.com
BRE #01389446

COLLIERS INTERNATIONAL
7485 N. Palm Avenue, #110
Fresno, CA 93711
www.colliers.com/fresno

LAND FOR SALE OR LEASE > OFFICE AND RETAIL SITE

SWC Bullard Ave. & Figarden Dr.

FRESNO, CALIFORNIA



Property Profile

- > **Location:** Southwest corner of Bullard Avenue and Figarden Drive, Fresno, CA.
- > **New Zoning:** CC-Community Commercial, City of Fresno
- > **Area Demographics:**

	<u>Population</u>	<u>Avg. HH Income</u>	<u>Households</u>
1 Mile:	20,655	\$72,385	7,555
2 Miles:	57,135	\$85,226	20,123
3 Miles:	98,690	\$85,306	34,098
4 Miles:	147,580	\$78,672	50,670
5 Miles:	198,155	\$73,536	69,325
- > **Traffic Exposure:** Figarden Dr.: 55,114 cars per day
Bullard Ave.: 9,201 cars per day
- > **Lease Rate:** Negotiable - Ground Lease or Build-to-Suit, All or Part.
(Will consider \$1,695,000 for the entire 2.41 acres.)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2014. All rights reserved.

COLLIERS INTERNATIONAL
7485 N. Palm Avenue, #110
Fresno, CA 93711
www.colliers.com/fresno