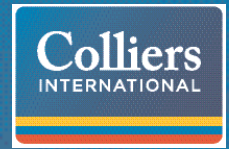


FOR LEASE > RETAIL SPACE



# Anchor End-Cap Space

SWC BULLARD AND MARKS AVENUES, FRESNO, CALIFORNIA



Marks Ave. Building Signage



Bullard/Marks Corner Sign



Bullard Avenue Sign

**Former Shapemakers Fitness  
Up to 26,331 SF Available**

- 16,531 Sf End-Cap Anchor Space.
- Can Increase to 26,331 SF
- Fitness Improvements - Can Convert.
- High 16 Foot Ceilings.
- Busy Intersection. Street Signage.
- High Income Area. New Housing Growth.
- Large Parking Area.
- Available Now!



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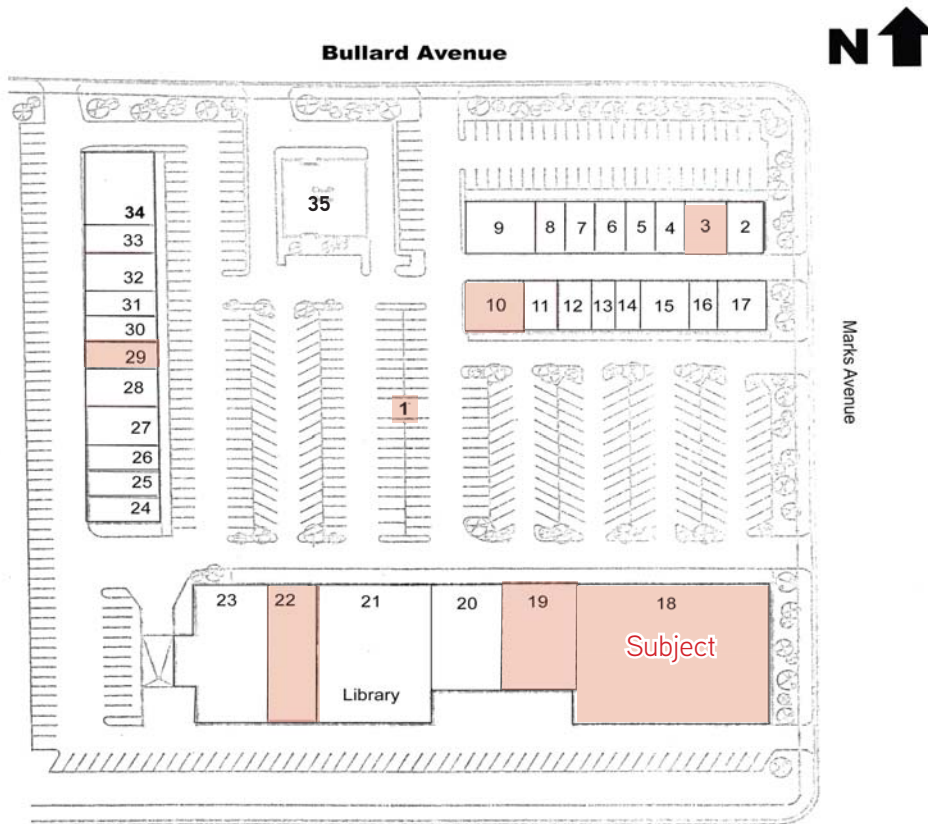
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Fresno, CA 93711  
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FOR LEASE > RETAIL SPACE

# Marks & Bullard Shopping Center

SWC BULLARD AND MARKS AVENUES, FRESNO, CALIFORNIA



1. Kiosk - 72 SF (\$500 Gross)
2. Well Plus Pharmacy
3. **AVAILABLE 1,600 SF (\$1.25 PSF)**  
(Previous Bakery/Restaurant)
4. A Golden Touch
5. Supercuts Training
6. Benediction Restaurant
7. Valley Pool
8. Valley Pool
9. Old Doc's Liquor
10. **AVAILABLE 2,000 SF (\$1.00 PSF)**
11. Ballroom for Beginners
12. Sanchez Barber Shop
13. Kenmor Jewelers
14. Gili/Alterations
15. Classic Cleaners
16. Fat Boys Sports Bar and Tacqueria
17. Fat Boys Sports Bar and Tacqueria

18. **AVAILABLE 16,531 SF (\$0.90 PSF)**  
(Previous Shapemakers)
19. **AVAILABLE 9,800 SF**
20. Dethrone Base Camp MMA
21. Fresno County Library
22. **AVAILABLE 7,460 SF (\$0.65 PSF)**
23. ACE Hardware
24. Door Art Gallery (1,200 SF)
25. Enchanted Nails
26. Personal Trainer
27. Radiance Salon (2,400 SF)
28. Optometry
29. **AVAILABLE 1,200 SF**
30. Coast to Coast Electronics (1,200 SF)
31. Pamela Leads Photography
32. Fresno Fit
33. The Frame Shop (1,800 SF)
34. Ovidio's Restaurant
35. Fresno County Employees Credit Union (NAP)

## PROPERTY SUMMARY

### Location

Southwest corner of Bullard and Marks Avenues, Fresno, CA

### Zoning

C-1

### Anchor Size Availability

16,531 SF to 26,331 SF

### Customer Traffic

Over 25,000 cars per day in intersection

### Customer Demographics

	Population	Avg. HH Income
1 Mile:	15,466	\$87,155
2 Miles:	54,667	\$87,139
3 Miles:	117,451	\$75,223
4 Miles:	193,896	\$69,397
5 Miles:	264,848	\$66,002

### Asking Rent

See Site Plan (NNN approx. \$0.33 psf)

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