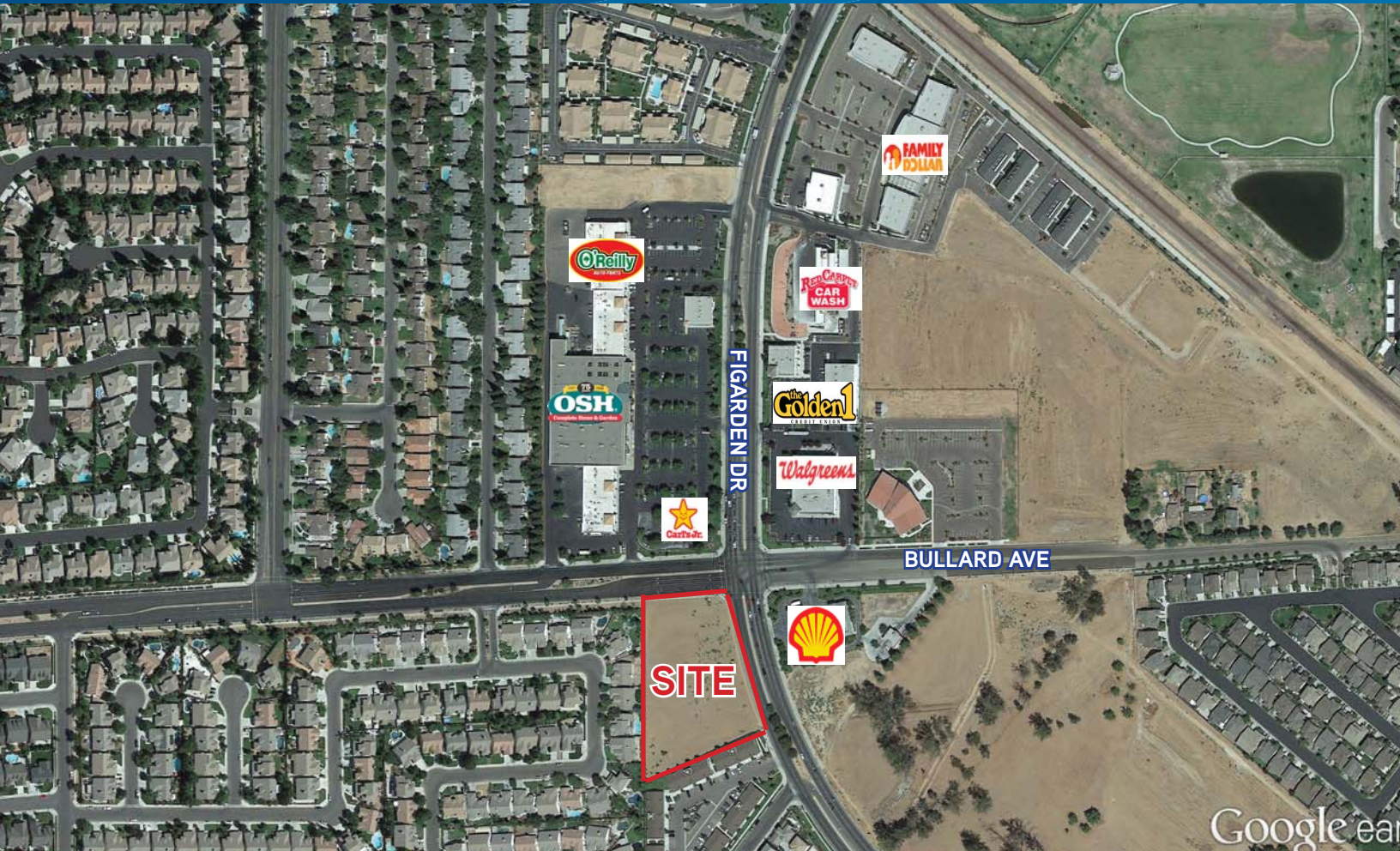


FOR LEASE > RETAIL SPACE

# 4371 W. Bullard Avenue

FRESNO, CALIFORNIA



## Property Highlights

- High Traffic Area.
- New Housing Growth Area.
- Busy Signalized Intersection.
- Up to 4,000 SF Available

**4,000 SF**  
**Retail Shops Available**

AGENT: TED FELLNER  
559 221 1271 | EXT. 105  
ted.fellner@colliers.com  
BRE #00977465

AGENT: BRETT TODD  
559 221 1271 | EXT. 119  
brett.todd@colliers.com  
BRE #01912244

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

FOR LEASE > RETAIL BUILDING

# 4371 W. Bullard Avenue

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:	21,620	\$69,779	7,932
2 Miles:	59,174	\$82,205	20,897
3 Miles:	102,992	\$82,617	35,778
4 Miles:	152,201	\$76,152	52,275
5 Miles:	203,310	\$70,896	71,110
- > **Traffic Exposure:** Figarden Dr.: 55,114 cars per day  
Bullard Ave.: 9,201 cars per day
- > **Lease Rate:** Negotiable
- > **Size Available:** Up to 4,000 SF
- > **APN:** 509-209-07

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). ©2017. All rights reserved.

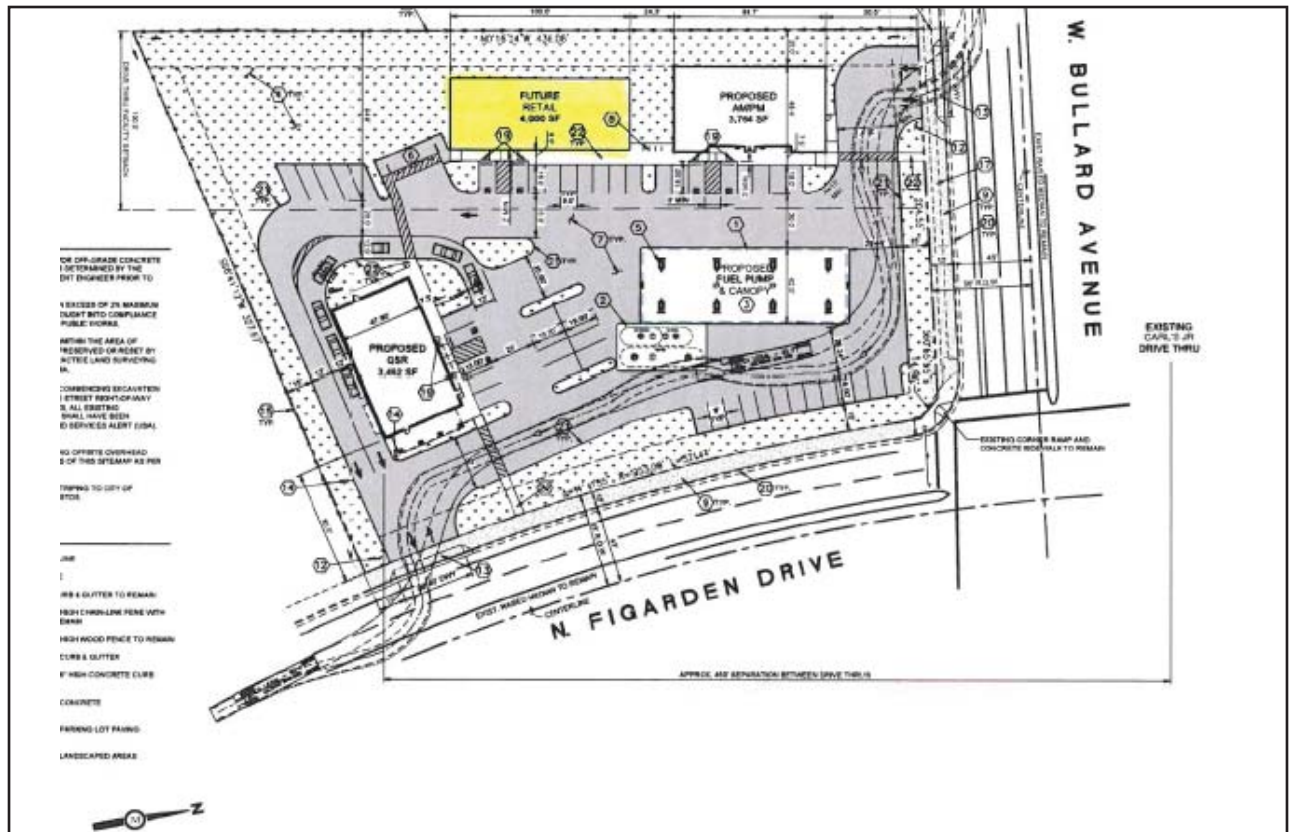
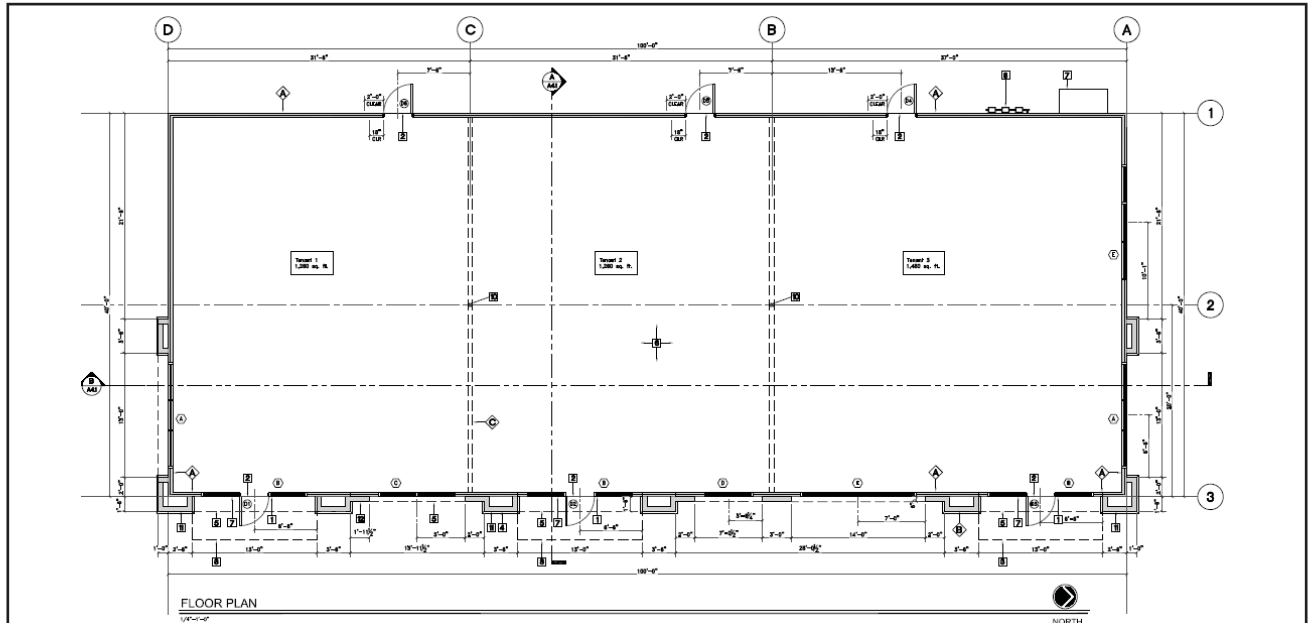
**COLLIERS INTERNATIONAL**  
7485 N. Palm Avenue, #110  
Fresno, CA 93711  
[www.colliers.com/fresno](http://www.colliers.com/fresno)



FOR LEASE > RETAIL BUILDING

# 4371 W. Bullard Avenue

FRESNO, CALIFORNIA



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). ©2017. All rights reserved.

**COLLIERS INTERNATIONAL**  
7485 N. Palm Avenue, #110  
Fresno, CA 93711  
[www.colliers.com/fresno](http://www.colliers.com/fresno)