

PRIME RESTAURANT & RETAIL SPACE FOR LEASE

# PAVILION WEST SHOPPING CENTER FOR LEASE

2003 W Bullard Avenue · Fresno, CA 93711 · SWC Bullard & West Avenues

**6,679± SF  
RESTAURANT  
AVAILABLE**



**RETAIL CALIFORNIA CRE**  
A division of Pearson Realty  
7480 North Palm Avenue, Suite 101  
Fresno, CA 92711  
[www.retailcalifornia.com](http://www.retailcalifornia.com)



FOR INFORMATION, PLEASE CONTACT:  
**MICHAEL ARFSTEN, SR. V.P.**  
**+1 (559) 447-6233**  
[michael@retailcalifornia.com](mailto:michael@retailcalifornia.com)  
CA DRE # 01181635

This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2023 Retail California. All rights reserved.

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### Property Description:

Pavilion West is northwest Fresno's most attractive and well-maintained neighborhood shopping center. Located at the southwest corner of Bullard and West avenues, this upscale center is well-positioned in one of Fresno's more affluent areas close to Van Ness Boulevard.

### Property Highlights:

The Pavilion West Shopping Center is positioned across the street from Save Mart at the northwest corner of West and Bullard.

**Freestanding Hard-Corner Restaurant Space:** 6,679± SF - Fully Equipped

**Retail/Restaurant Space:** 1,820± SF; 1,516± SF; 1,020± SF

**Lease Rate:** Please contact agent for more information.

### 2023 Demographics:

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Total Population:	9,637	53,862	119,687
Total Households:	4,137	21,734	44,853
Avg. HH Income:	\$123,365	\$101,386	\$89,737
Total Daytime Pop:	12,293	57,957	134,620

Source: Claritas, LLC

### 2023 Traffic Counts:

Bullard Ave:	45,824 ADT
West Ave:	24,279 ADT
Total:	70,103 Avg Daily Traffic

Source: Kalibrate TrafficMetrix



**FREESTANDING HARD-CORNER RESTAURANT SPACE FOR LEASE**



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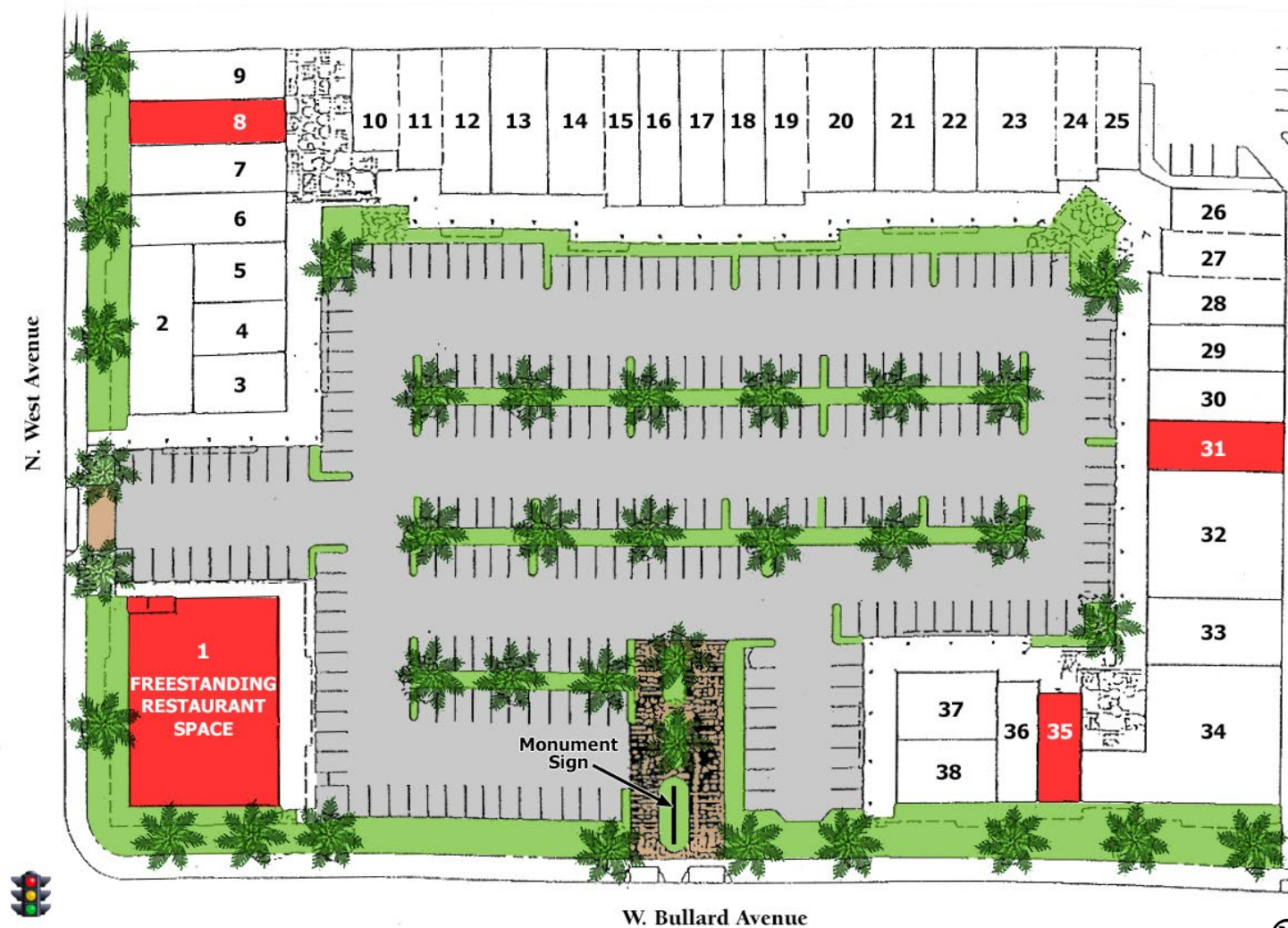


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1. **AVAILABLE - 6,679± SF**
2. Comet Cleaners
3. Jewelry Store
4. Cell Phone Repair
5. Merle Norman
6. Beauty Salon
7. Children's Store
8. **AVAILABLE - 1,516± SF**
9. China Bistro
10. Kebab Time
11. Creme a la Cake
12. Club Skin Gym
13. A. Feliche, Inc.
14. Credit Union
15. UPS
16. Shoppe at the Avenue
17. Nonnie's Boutique
18. Stephan Cori
19. Henry's Salon
20. Fantasy Land
21. Posh
22. Bridal Store
23. Arch House of Brows
24. Rosa Linda's
25. Bead Artistry
26. Nails Plus
27. Bakery
28. Bella Boutique
29. Kids' Dreams
30. Travel Agency
31. **AVAILABLE - 1,820± SF**
32. Lime n' Basil
33. Fresno Breakfast House
34. Fresno Breakfast House
35. **AVAILABLE - 1,020± SF**
36. Elisabeth & Faith
37. More Than Pizza
38. G's Creamery

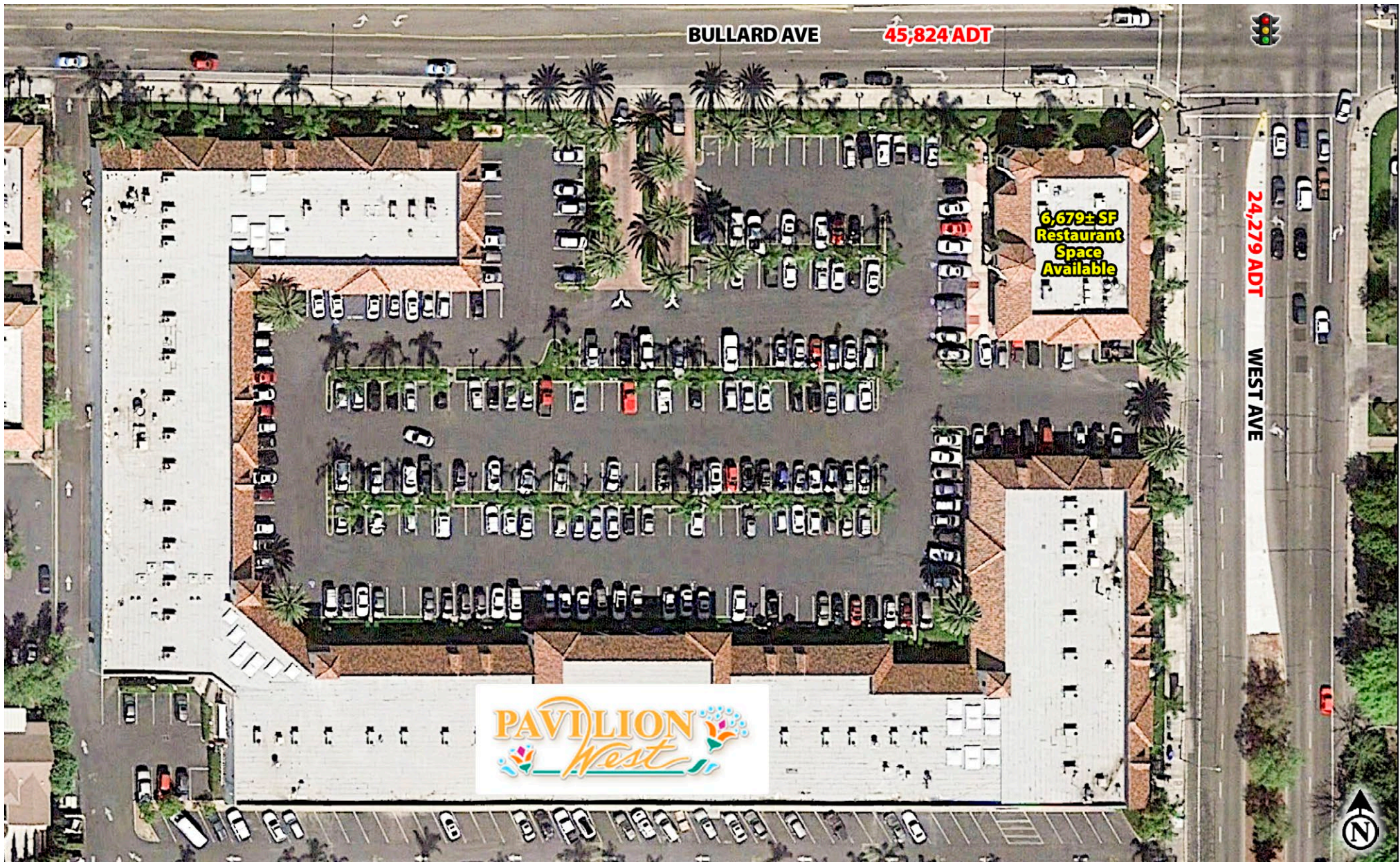
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