

3,100 SF Retail Space Available Next to The Iron Office Gym & Dollar Tree

VILLAGE WALK SHOPPING CENTER FOR LEASE

6370 N Figarden Drive, Suite 104 • Fresno, CA 93722 • SEC Figarden Dr & Jeanne Ave



RETAIL CALIFORNIA CRE

A division of Pearson Realty

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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. ©2024 Retail California. All rights reserved.

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Location Description:

Village Walk is located at the NEQ of Bullard & Figarden in Fresno, CA also known as Fig Garden Loop.

Property Highlights:

This area of Northwest Fresno offers strong demographics in a newer established neighborhood. The subject property offers abundant parking and a great anchor tenant in The Iron Office. Population within a 2-mile radius is 46,493±. Figarden Drive experiences 37,696± cars per day.

Available Space:

Suite 104: 3,100± SF

Lease Rate: Please contact agent for more information.

2024 Demographics:

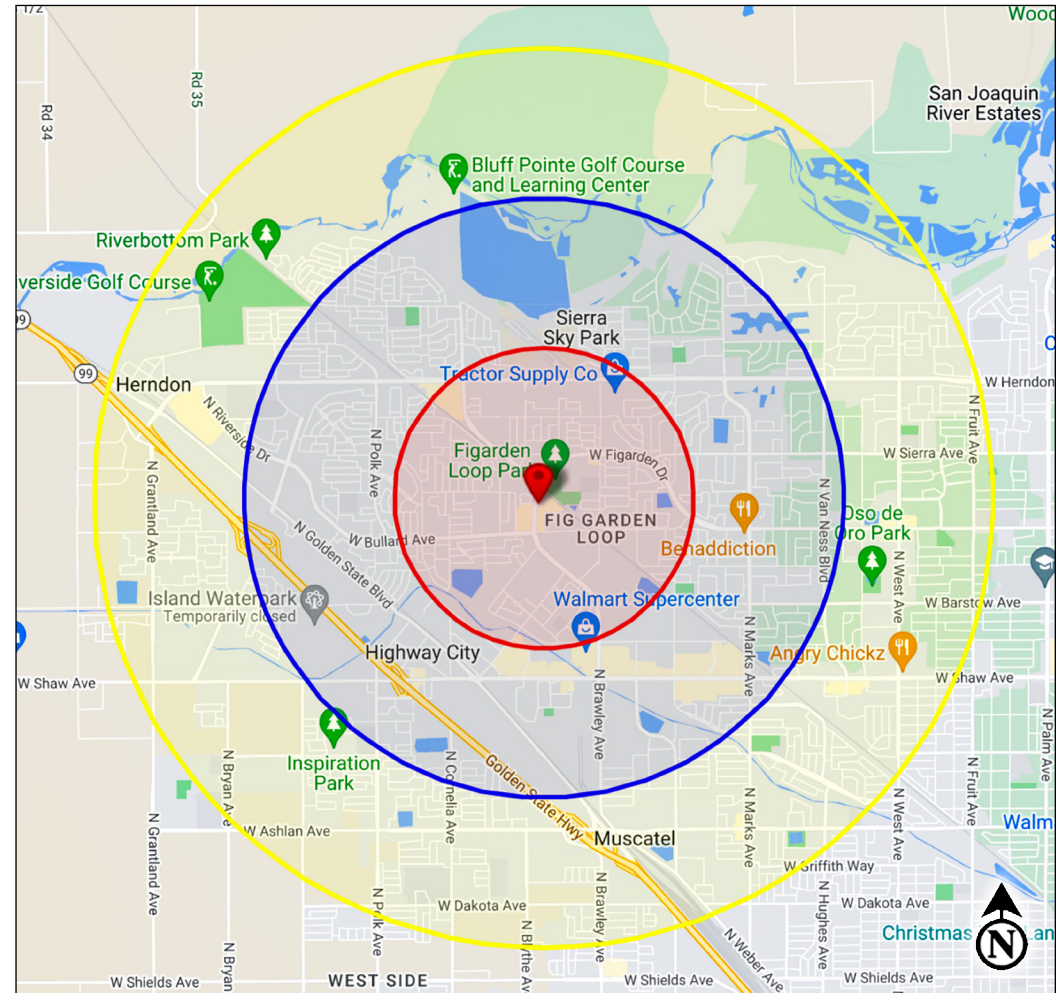
	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Total Population:	21,250	56,063	104,395
Total Households:	7,692	20,025	35,942
Avg HH Income:	\$94,760	\$110,151	\$110,835
Total Daytime Pop:	12,095	46,493	85,564

Source: sitewise

2024 Traffic Counts:

N Figarden Dr:	37,696 ADT
Bullard Ave:	17,517 ADT
Santa Fe Ave:	11,794 ADT
Total Traffic Exposure:	67,007 Average Daily Traffic

Source: Kalibrate TrafficMetrix



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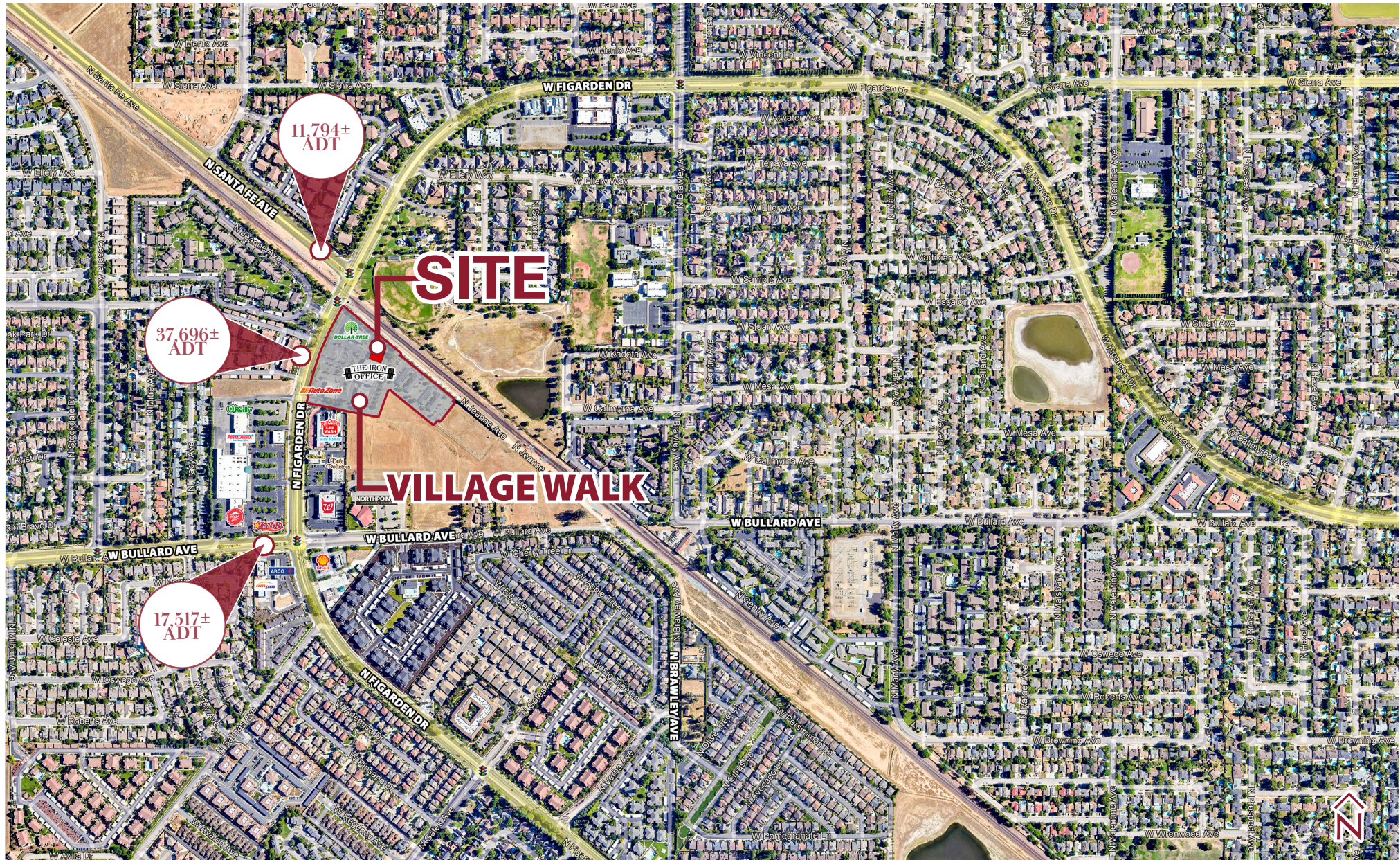
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