

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
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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:

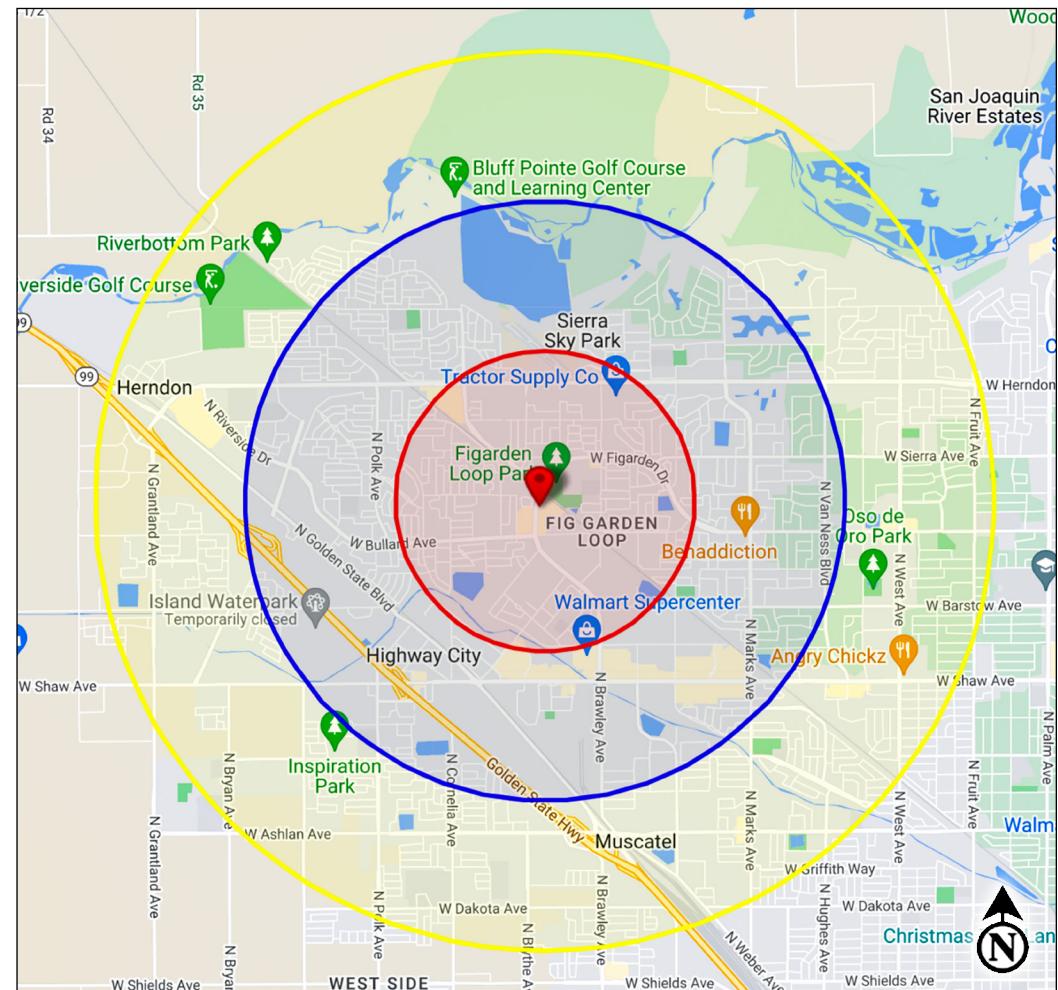
	1 Mile	2 Miles	3 Miles
Total Population:	21,250	56,063	104,395
Total Households:	7,692	20,025	35,942
Avg HH Income:	\$94,760	\$110,151	\$110,835
Total Daytime Pop:	12,095	46,493	85,564

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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