

AVAILABLE FOR LEASE  
3110-3300 E. TULARE AVENUE

# HERITAGE SQUARE SHOPPING CENTER

FRESNO, CA



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*Independently Owned and Operated* | Corporate License #00020875 | [retailcalifornia.com](http://retailcalifornia.com)

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# HERITAGE SQUARE SHOPPING CENTER

FRESNO, CA

## PROPERTY

INFORMATION

### Available Space:

3270 E. Tulare Ave: 1,200± SF

3220 E. Tulare Ave: 800± SF

### Lease Rate:

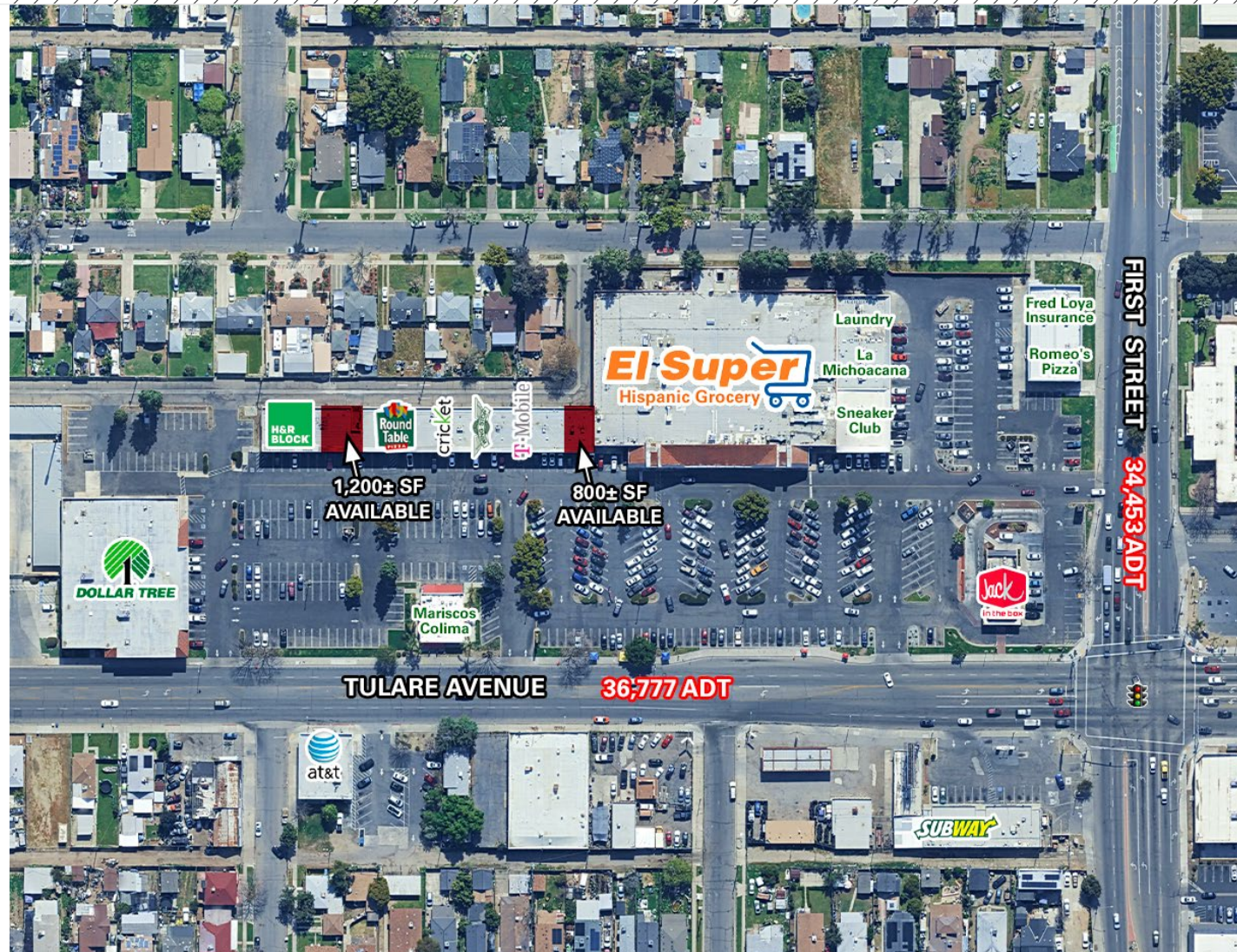
Please contact agent for more information.

### PROPERTY DESCRIPTION

The subject property for lease is located in the Heritage Square Shopping Center at the northeast corner of E. Tulare Avenue and N. First Street in central Fresno, CA.

### HIGHLIGHTS

Heritage Square Shopping Center is Anchored by El Super Hispanic Grocery with Dollar Tree, Jack in the Box, Round Table Pizza, Wing Stop, H+R Block, T-Mobile, Cricket Wireless, and La Michoacana Ice Cream.



Contact Agent  
FOR LEASE RATE



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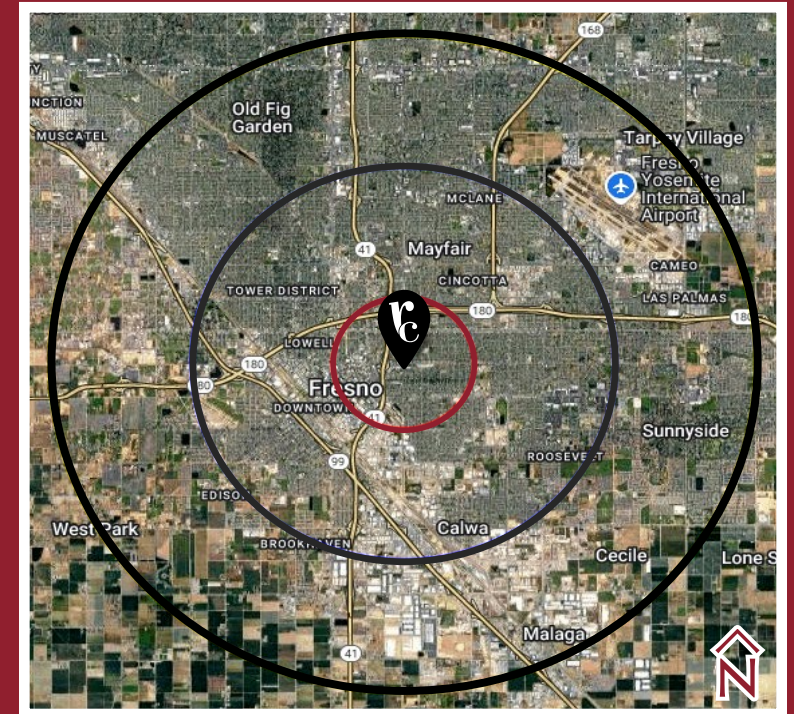
## AREA DEMOGRAPHICS

POPULATION

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2030 Projection	21,612	171,852	330,456
2025 Estimate	22,085	173,540	332,284
Growth 2025-2030	-2.14%	-0.97%	-0.55%
Growth 2020-2025	-8.01%	-2.04%	-1.17%
Growth 2010-2020	-1.13%	1.06%	3.80%
2030 Projection	6,121	51,633	102,552
2025 Estimate	6,197	51,893	102,774
Growth 2025-2030	-1.22%	-0.50%	-0.22%
Growth 2020-2025	-6.25%	-1.35%	-0.98%
Growth 2010-2020	8.21%	6.97%	6.63%
<b>2025 Est. Average HH Income</b>	<b>\$53,886</b>	<b>\$60,638</b>	<b>\$69,678</b>

Source: Claritas 2025

HOUSEHOLD



### TRAFFIC COUNTS

(Within a One Mile Radius)

54,016± ADT

First Street at Tulare Avenue  
(Intersection)

114,183± ADT

Highway 41 at Tulare Avenue  
(Northbound & Southbound)

Source: Kalibrate TrafficMetrix 2025

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## SITE PLAN



### BUILDING A

1	El Super	47,868± SF
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### SHOPS B

1	Sneaker Club	3,000± SF
2	La Michoacana	2,500± SF
3	Laundry	2,500± SF

### SHOPS C

<b>1</b>	<b>AVAILABLE</b>	<b>800± SF</b>
2	T-Mobile	2,660± SF
3	Wingstop	1,000± SF
4	Sync Wireless	1,000± SF
5	Round Table	3,960± SF
<b>6</b>	<b>AVAILABLE</b>	<b>1,200± SF</b>
7	H+R Block	2,750± SF

### BUILDING D

Mariscos Colima	2,700± SF
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### BUILDING E

Jack in the Box	4,500± SF
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### BUILDING G

Dollar Tree	20,000± SF
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