

49,297 SF AVAILABLE | BIG BOX OPPORTUNITY



6055 N FIGARDEN DR | FRESNO, CA

FORMER OSH



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FRESNO, CALIFORNIA

FORMER OSH

Nestled in the heart of California's Central Valley, Fresno stands as a beacon of vibrant energy and diverse offerings. Beyond the city center, you'll discover neighborhood gems scattered throughout Fresno, each offering its own unique blend of retail therapy and culinary delights. The site is positioned amidst prominent shopping destinations such as Marketplace at El Paseo, Villaggio Shopping Center, Arbor Vitae, and Downtown Fresno. With well-known retailers in close proximity including Lowe's, Target, Costco, and Apple, this location presents an ideal opportunity for your next retail store to capture foot traffic from neighboring centers.



49,297 SF
AVAILABLE



FLEXIBLE
CONFIGURATION



STRONG
VISIBILITY TO
TWO ROADWAYS



PROJECT DETAILS

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AVAILABLE SPACE	49,297 SF
TRAFFIC COUNTS	49,551 ADT Bullard Ave and Figarden Dr
PROPERTY HIGHLIGHTS	Available immediately Signalized access
NEIGHBORING TENANTS	Subway, O'Reilly Auto Parts, Crunch, Walgreens, Dollar Tree, Starbucks
COUNTY	Fresno
MARKET	Fresno

	1 MILE	3 MILE	5 MILE
POPULATION	22,341	107,991	210,824
DAYTIME POPULATION	17,187	94,579	204,332
MEDIAN HH INCOME	\$ 66,500	\$ 76,210	\$ 67,472



SITE AERIAL

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SITE
6055 N FIGARDEN DR.
FRESNO, CA 93722





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