





JIM REUTER 424.262.7101 JREUTER@ATLANTICRETAIL.COM | WILL BRYSON 424.262.7109 WBRYSON@ATLANTICRETAIL.COM

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

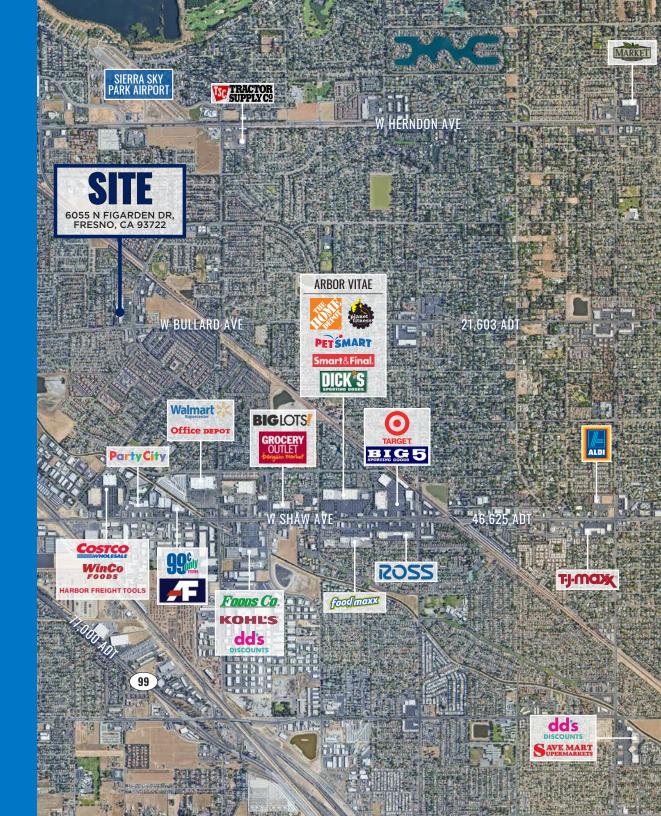


FLEXIBLE CONFIGURATION



STRONG VISIBILITY TO TWO ROADWAYS







AVAILABLE SPACE

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

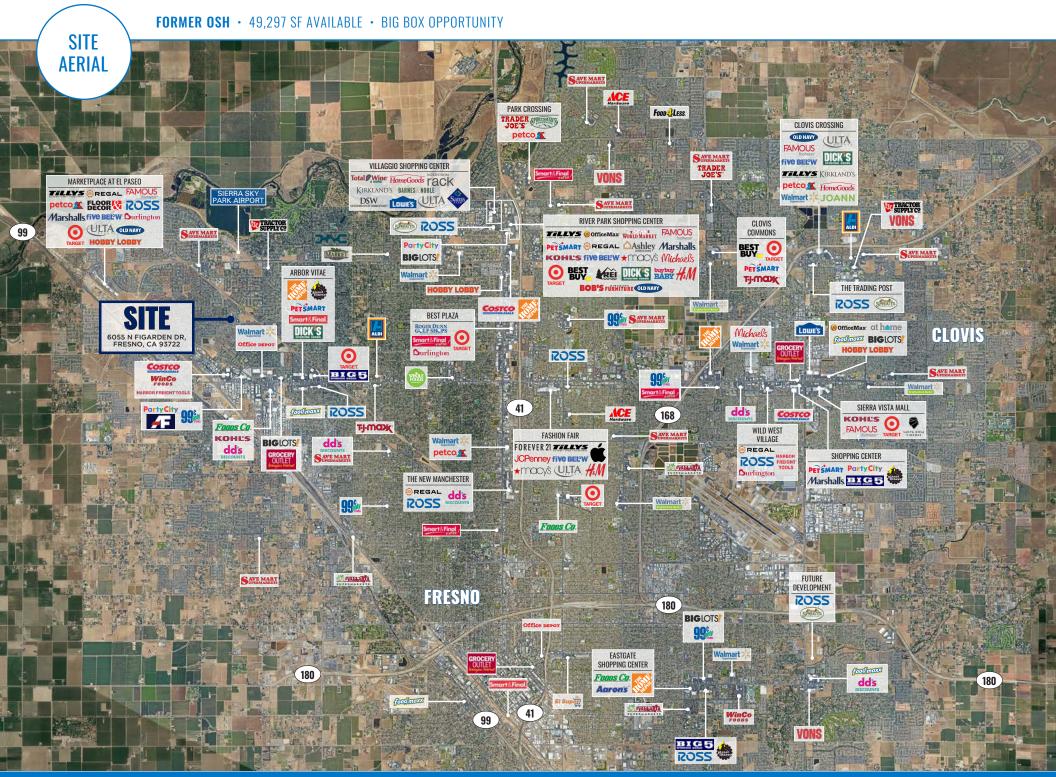
MARKET

Fresno

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









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49,297 SF AVAILABLE | BIG BOX OPPORTUNITY

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ALBANY

ATLANTA

BOSTON

CHARLOTTE

LOS ANGELES

MANHATTAN BEACH, CA 90266

424.262.7100

NEW YORK CITY

ORLANDO

PITTSBURGH

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WWW.ATLANTICRETAIL.COM

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