

# JOIN STARBUCKS & BE PART OF THE NEW RETAIL CENTER AT FIGARDEN & BULLARD



**TERRI GIOVACCHINI**  
DIRECTOR  
+1 559 433 3530  
terri.giovacchini@cushwake.com  
CA Lic. #00964226


**RAMAN GILL**  
ASSOCIATE  
+1 559 906 0778  
raman.gill@cushwake.com  
CA Lic. #02173157

**SWC FIGARDEN & BULLARD**  
**FIGARDEN CROSSING**



# LEASING OPPORTUNITY

## BUILDING AT A GLANCE



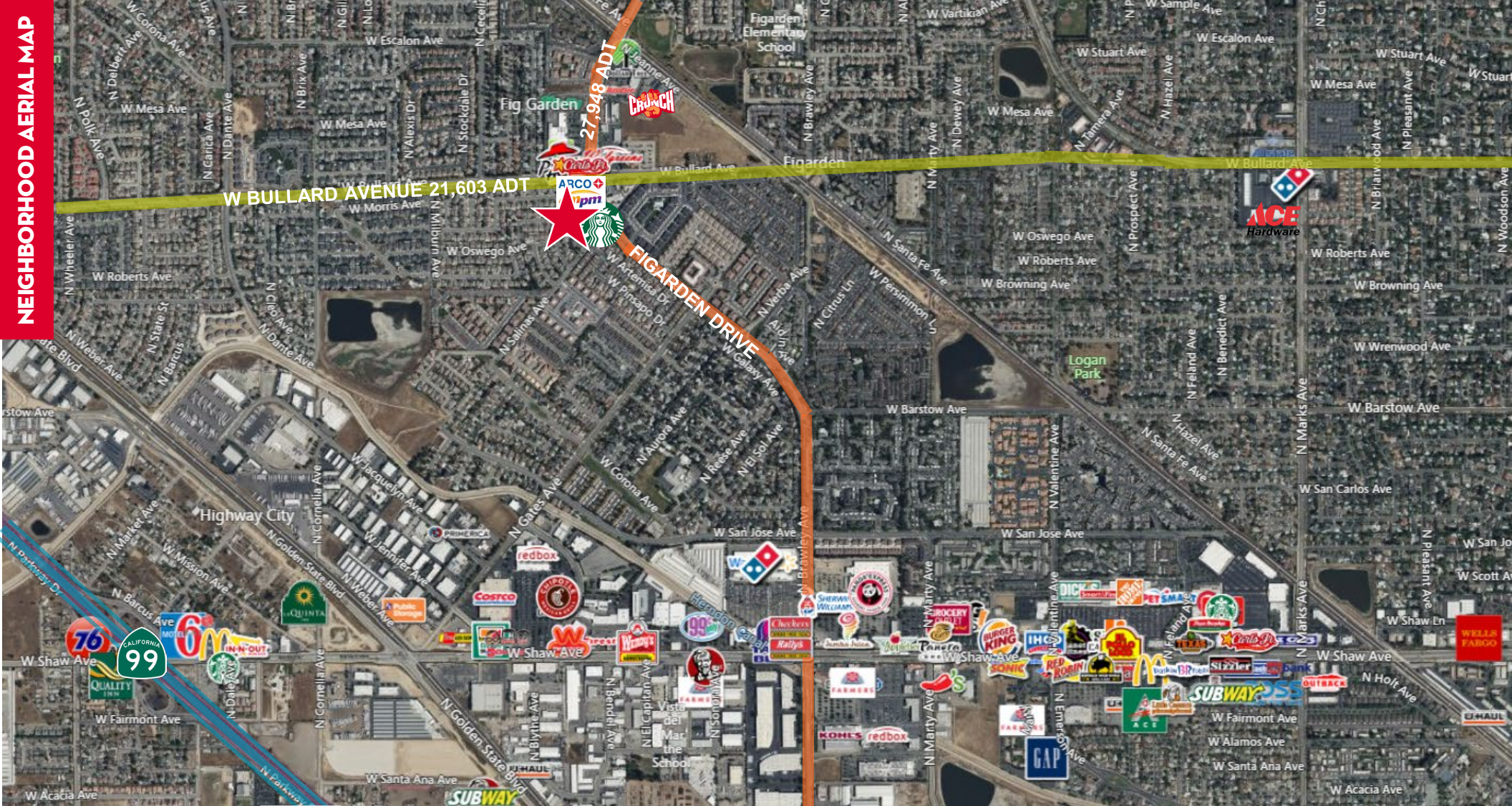
Address:	4371 W Bullard Avenue
Leasable Interior Area:	Suite 101: 1,260 SF Suite 102: 1,260 SF Suite 103: 1,480 SF <i>Can be combined for a total of 4,000 SF</i>
Lease Rate:	\$3.50/sf/month, plus NNN

## HIGHLIGHTS

- **Signalized Corner:** Strategically positioned at the bustling intersection of Bullard & Figarden.
- **Prominent Neighbors:** Nestled behind a brand-new Starbucks and adjacent to ARCO/AMPM.
- **Traffic Flow:** An average of 49,551 cars per day pass through this signalized intersection.
- **High Growth Area:** Surrounded by new housing, commercial and a growing community.
- **Accessibility:** Convenient parking and easy access to major corridors.







DEMOGRAPHICS



POPULATION



AVERAGE HH INCOME

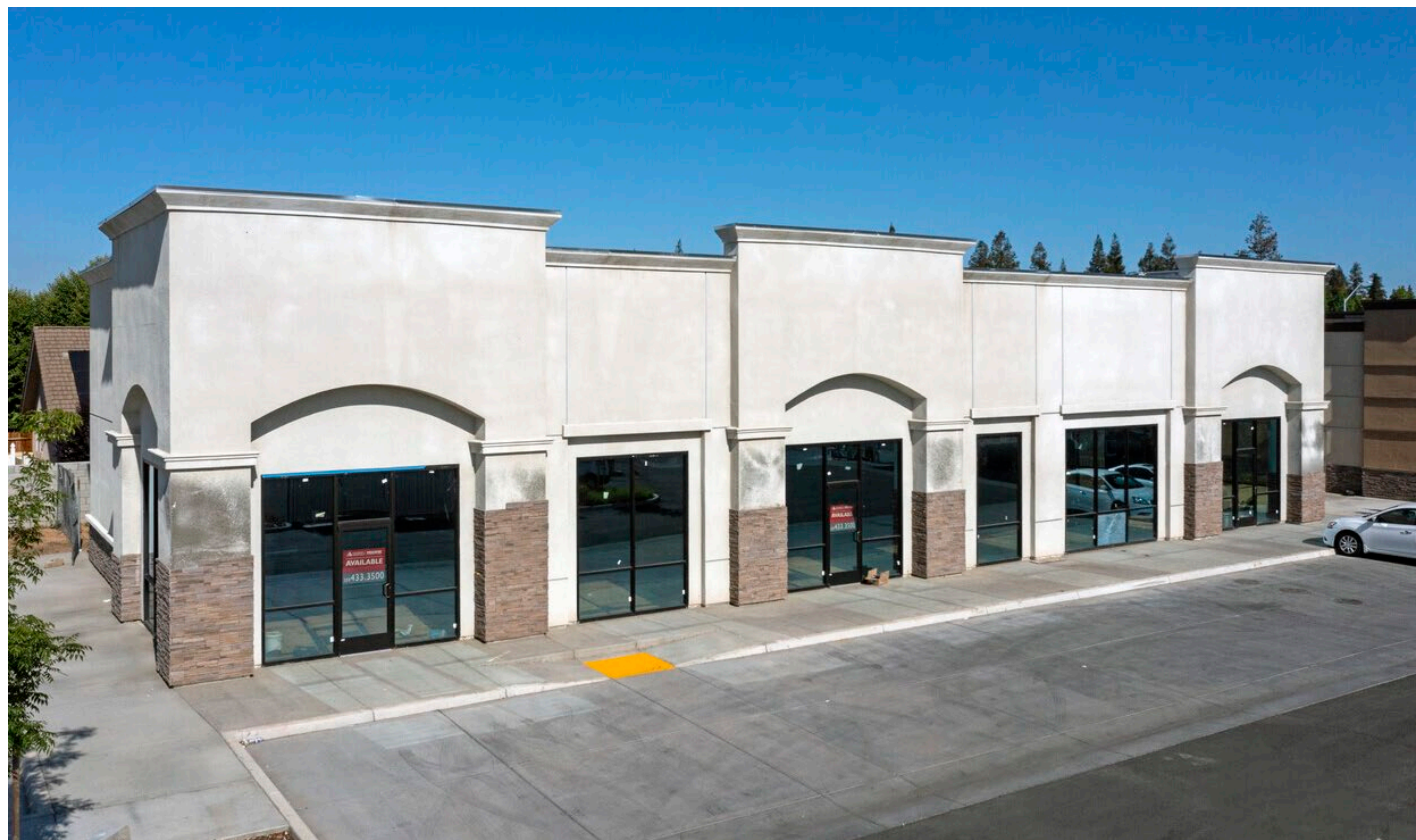


5 YR. % GROWTH FORECAST

1 Mile	22,671	\$87,735	4.43%
3 Mile	109,909	\$109,376	4.43%
5 Mile	213,656	\$98,396	4.42%

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.







# FIGARDEN CROSSING



**TERRI GIOVACCHINI**  
DIRECTOR

+1 559 433 3530  
terri.giovacchini@cushwake.com  
CA Lic. #00964226

**RAMAN GILL**  
ASSOCIATE

+1 559 906 0778  
raman.gill@cushwake.com  
CA Lic. #02173157



**CUSHMAN &  
WAKEFIELD**