



**CUSHMAN &
WAKEFIELD**

TUSCAN PLAZA

**468 BULLARD AVENUE
FRESNO, CA**

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**FOR LEASE
±1,170 SF RETAIL
464 – 468 BULLARD AVENUE**



TUSCAN PLAZA

Tuscan Plaza is a ±15,000 square foot commercial shopping center located in a prime location on Bullard Avenue next to Highway 41. The building is situated on a ±59,700 square foot lot (1.37 acres).

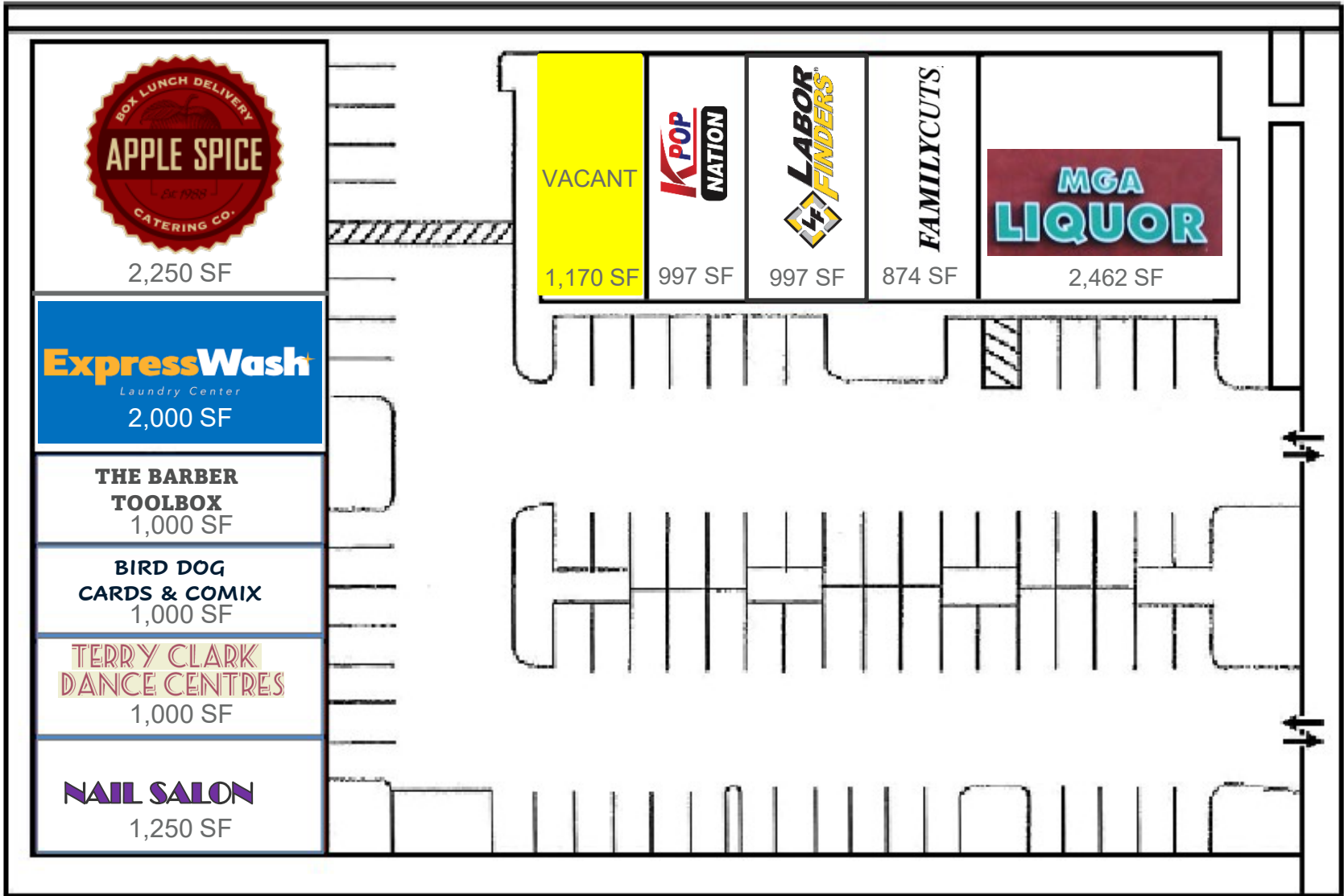
The shopping center is home to a variety of businesses and is conveniently located near public transportation and major highway with excellent traffic counts. There is plenty of parking available in the center.

PROPERTY INFORMATION

| | |
|-----------------------|---------------------------|
| 468 Bullard – End Cap | 1,170 SF Retail Space |
| Lease Rate: | Inquire with broker |
| NNN: | Inquire with broker |
| Signage: | Monument & Suite Signage |
| Parking: | On-Site Parking Available |
| Year Built: | 1978 |

- Prime Location on Bullard Avenue
- Easy access to Hwy 41
- Excellent traffic count and demographics
- Surrounded by neighborhoods, schools, office and medical.

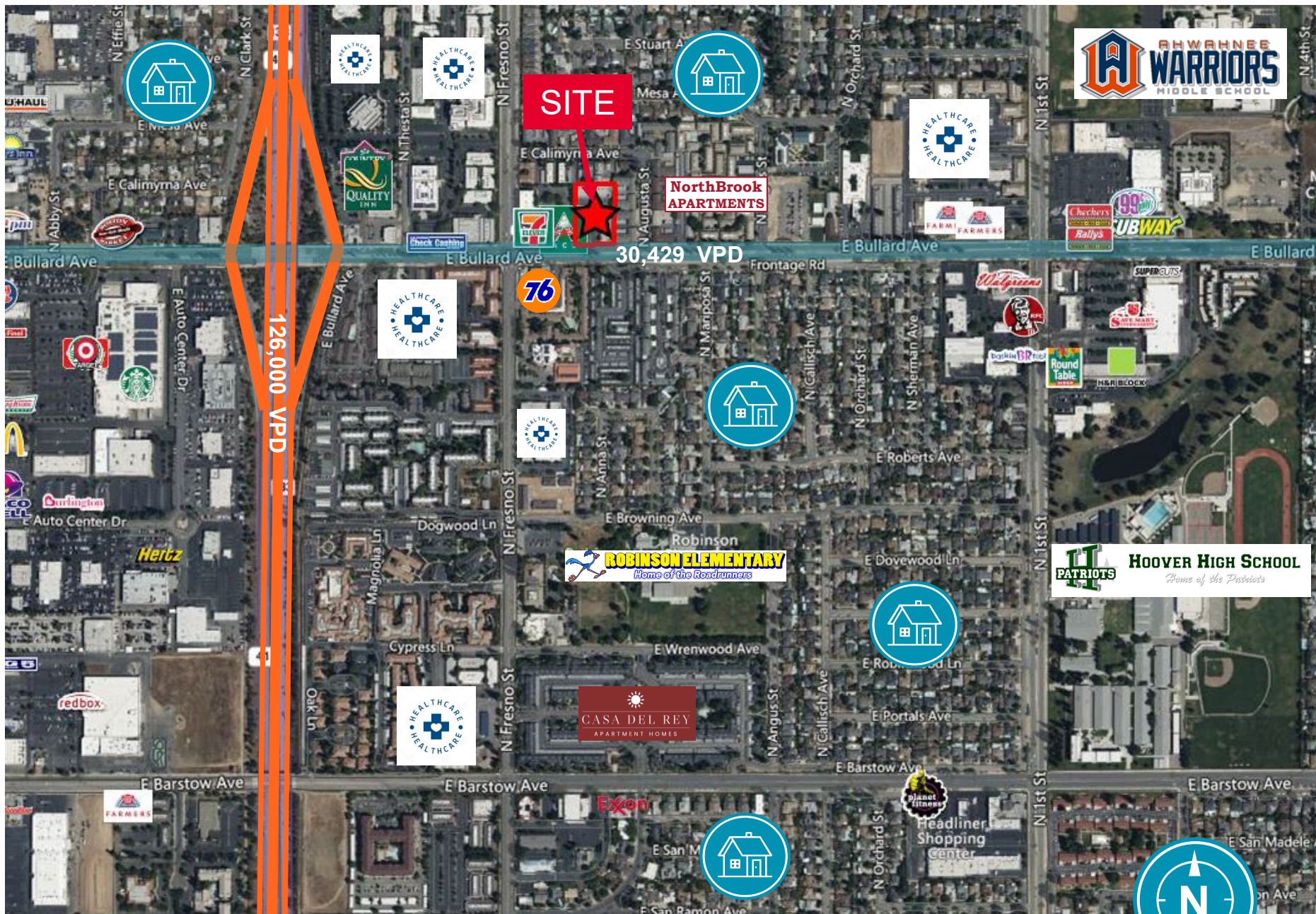
SITE PLAN



BULLARD AVENUE



NEIGHBORHOOD AERIAL



DEMOGRAPHICS



POPULATION

| | POPULATION | HOUSEHOLDS | 5 YR. % GROWTH FORECAST |
|--------|------------|------------|-------------------------|
| 1 Mile | 17,246 | 6,439 | 4.03% |
| 3 Mile | 134,778 | 50,552 | 3.96% |
| 5 Mile | 359,406 | 130,061 | 4.00% |



HOUSEHOLDS



5 YR. % GROWTH FORECAST



AVERAGE HH INCOME

| | AVERAGE HH INCOME | MEDIAN HH INCOME | TOTAL HH INCOME |
|--------|-------------------|------------------|------------------|
| 1 Mile | \$82,638 | \$57,930 | \$532,103,646 |
| 3 Mile | \$91,226 | \$65,917 | \$4,613,662,275 |
| 5 Mile | \$92,924 | \$66,013 | \$12,085,795,487 |



MEDIAN HH INCOME



TOTAL HH INCOME



EMPLOYEES

| | EMPLOYEES | ESTABLISHMENTS | CONSUMER EXPENDITURES |
|--------|-----------|----------------|-----------------------|
| 1 Mile | 15,437 | 649 | \$378,901,000 |
| 3 Mile | 66,559 | 4,132 | \$3,113,827,000 |
| 5 Mile | 135,124 | 8,666 | \$8,026,402,000 |



ESTABLISHMENTS



CONSUMER EXPENDITURES



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