

# 7-ELEVEN ANCHORED CENTER IN PROMINENT RETAIL CORRIDOR

## Retail Space for Sublease



428 E Bullard Ave., Fresno, CA 93710



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### AVAILABLE

Size: ±1,200 SF  
Rent: \$1.50 PSF/Mo., NNN  
NNN: \$1.00 PSF/Mo. *(estimated)*

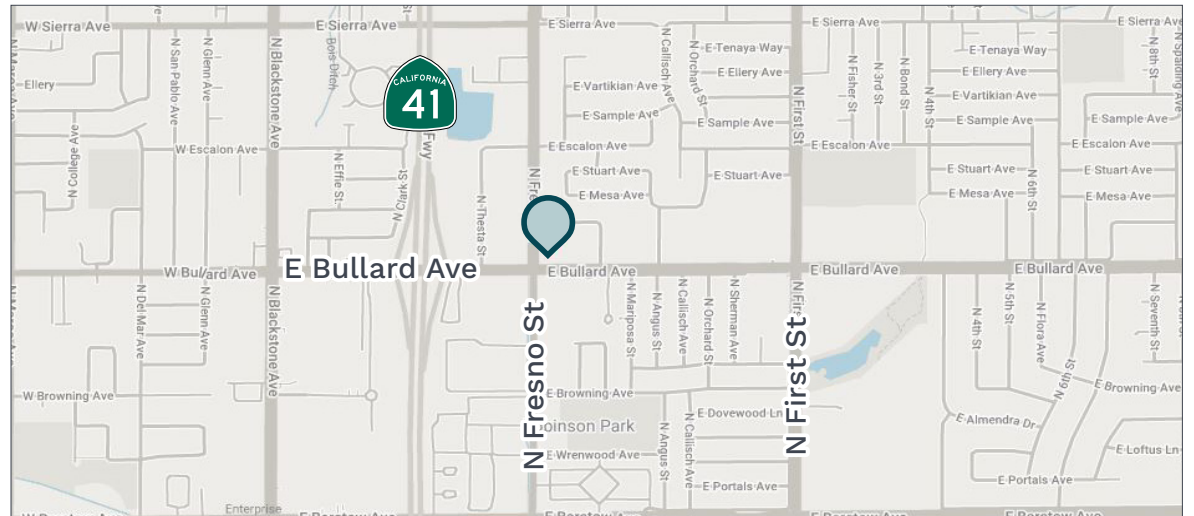
Initial Lease  
Term Through: September 30, 2025

### PROPERTY HIGHLIGHTS

- Located at the signalized corner/intersection of E Bullard Ave. & N Fresno St.
- Next to 7-Eleven
- Excellent visibility and exposure from E Bullard Ave.
- Immediate access to CA-41
- Traffic counts of 32,752 daily on E Bullard Ave. and N Fresno St.
- Within a 1 mile radius to California State University, Fresno

*Prospective tenants are hereby advised that all uses are subject to City approval.*

View of Entire Center



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### POPULATION

	1 Mile	3 Mile	5 Miles
<b>2022 Estimated Population</b>	<b>17,039</b>	<b>131,337</b>	<b>359,833</b>
2027 Projected Population	17,457	134,337	
2010 Census Population	16,739	127,447	
Projected Annual Growth 2010 to 2022	0.1%	0.3%	0.4%
Historical Annual Growth 2022 to 2027	0.5%	0.5%	0.6%
2022 Median Age	34.4	35.2	34.7

### HOUSEHOLDS

2022 Estimated Households	6,665	50,107	130,149
2027 Projected Households	6,834	51,489	134,131
2010 Census Households	6,530	48,500	
Projected Annual Growth 2010 to 2022	0.2%	0.2%	0.4%
Historical Annual Growth 2022 to 2027	0.5%	0.6%	0.6%

### RACE & ETHNICITY

2022 Estimated White	12,479	96,939	
2022 Estimated Black or African American	1,538	9,788	25,585
2022 Estimated Asian or Pacific Islander	72	498	1,296
2022 Estimated American Indian or Native Alaskan	488	3,569	10,978
2022 Estimated Other Races	716	5,252	13,859
2022 Estimated Hispanic	7,174	50,901	

### INCOME

<b>2022 Estimated Average Household Income</b>	<b>\$70,006</b>	<b>\$78,996</b>	
2022 Estimated Median Household Income	\$57,801	\$61,509	\$57,731

### EDUCATION

2022 Estimated High School Graduate	-	20%	-
2022 Estimated Some College	-	34%	-
2022 Estimated Associates Degree Only	-	7%	-
2022 Estimated Bachelors Degree Only	-	18%	-
2022 Estimated Graduate Degree	-	10%	-

### BUSINESS

2022 Estimated Total Businesses	1,519	11,297	20,730
<b>2022 Estimated Total Employees</b>	<b>10,730</b>	<b>95,149</b>	<b>165,257</b>
2022 Estimated Employee Population per Business	7	8	8

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