

HIGH TRAFFIC INTERSECTION · ANCHORED BY EL SUPER HISPANIC GROCERY & DOLLAR TREE

HERITAGE SQUARE SHOPPING CENTER FOR LEASE

3110 - 3300 E. TULARE AVE · FRESNO, CA 93702



RETAIL CALIFORNIA CRE

A division of Pearson Realty

7480 North Palm Avenue, Suite 101

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Property Description:

The subject property for lease is located in the Heritage Square Shopping Center at the north-east corner of E Tulare Avenue and N First Street in central Fresno, CA.

Property Highlights:

Heritage Square Shopping Center is Anchored by El Super Hispanic Grocery with Dollar Tree, Jack in the Box, Round Table Pizza, Romeo's Pizza, Wing Stop, Mariscos Colima, T-Mobile, Cricket Wireless, Allstate Insurance, Fred Loya Insurance, and La Michoacana Ice Cream.

Available Space:

3270 E. Tulare Ave: 1,200± SF

3274 E. Tulare Ave: 2,750± SF

Lease Rate: Please contact agent for more information.

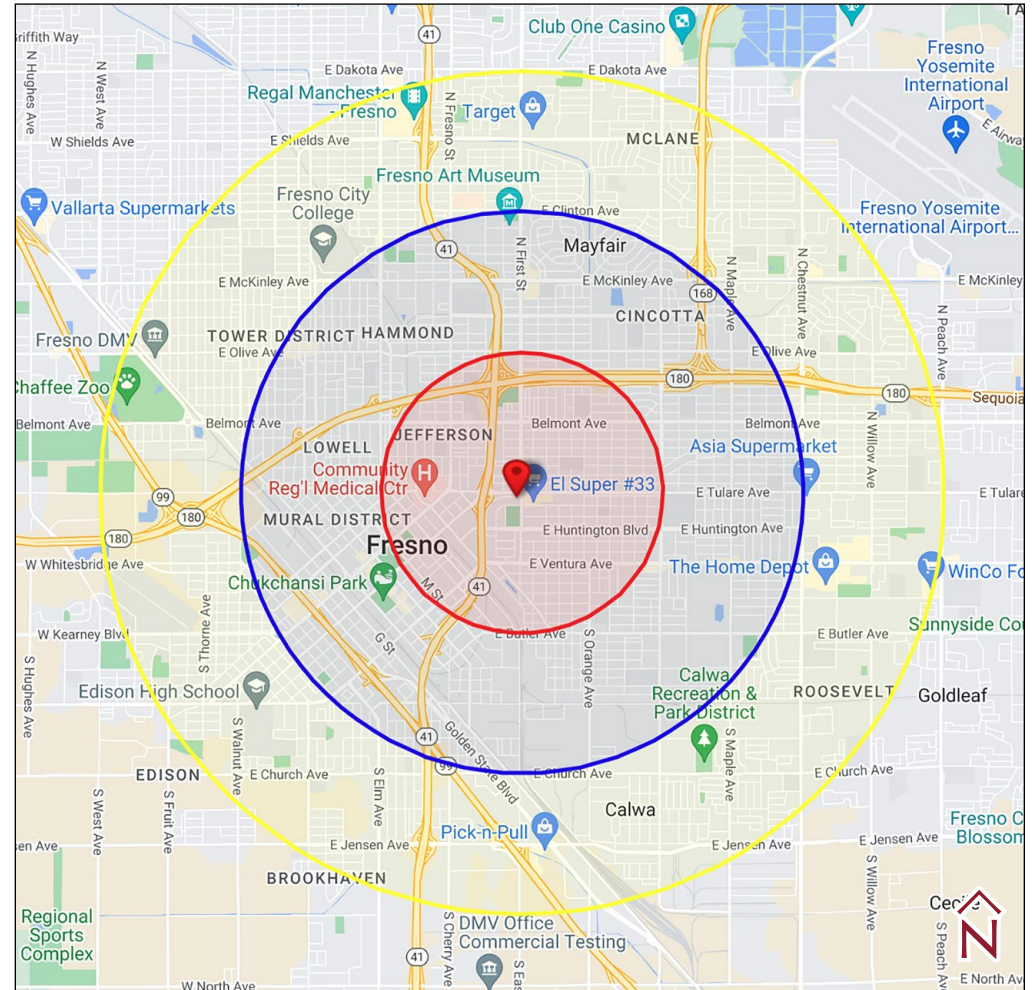
2024 Demographics:

	1 Mile	2 Miles	3 Miles
Total Population:	24,291	90,350	184,927
Daytime Pop:	29,172	102,009	227,995
Households:	6,126	22,977	51,326
Avg. HH Income:	\$46,990	\$46,946	\$52,100

2024 Traffic Counts:

E. Tulare Ave:	36,777 ADT
N First St:	34,453 ADT
Total Intersection Traffic:	71,230 Avg Daily Traffic

Sources: Claritas, LLC; Kalibrate TrafficMetrix



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Heritage Square Leasing Plan



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