

OFFICE FOR SALE & LEASE

COMPLETELY REMODELED FREESTANDING RETAIL SPACE IN TOWER DISTRICT

915 N Fulton St, Fresno, CA 93728



OFFERING SUMMARY

SALE PRICE:	\$350,000
AVAILABLE SF:	3,000 SF
LEASE RATE:	\$0.85 SF/month (MG)
LOT SIZE:	6,300 SF
BUILDING SIZE:	3,000 SF
RENOVATED:	2019
ZONING:	CMS - Commercial Main Street
MARKET:	Downtown Fresno
SUBMARKET:	Tower District

PROPERTY HIGHLIGHTS

- ±3,000 SF Available Surrounded w/ Quality Tenants
- Located In Densely Populated Tower District
- Easy Access From All Sides | Very Walk-able Location
- Great Exposure Blocks From Downtown Fresno
- Belmont Ave Exposure + Signage Available
- Busy West Retail Growth Corridor | ±18,157 Cars Per Day
- Convenient Location Off CA-41, CA-180 & CA-99
- ±88,686 Residents Within 3-Mile Radius
- Ample Parking and Mature Landscaping

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PROPERTY OVERVIEW

High exposure $\pm 3,000$ SF freestanding retail building near the tower district business hub. Recently remodeled wide-open building with (1) rear restroom. Vehicle access in a very walk-able area (dense location). This property is located in Central Fresno, just blocks away from downtown where High Speed Rail will be. Move-in ready interior, fresh exterior, and a lit front sign. The visibility offers a tremendous draw of traffic from the neighboring Tower District on top of the $\pm 18,157$ cars per day. MTM tenant paying \$1,300/month (can be vacated or extended/increased). The location is very close to the historic Tower Theatre, Me-n-Ed's Pizza, Dollar Tree, and many diverse restaurants, performance venues, and retail businesses. The property is situated one half-mile from Fresno City College, and also from State Highway 180 ramps on Fulton St. The Tower District business hub, centered on the intersection of Olive at Wishon, is immediately surrounded by an impressive daytime pop of 53,550 people within a one mile radius.



LOCATION OVERVIEW

Retail building strategically located off CA-180 and N Fulton St. This property is located north of E Dudley Avenue, east of N Broadway Street, south of E Elizabeth Street and west of N Fulton Street in Fresno, California. Centrally located to all major

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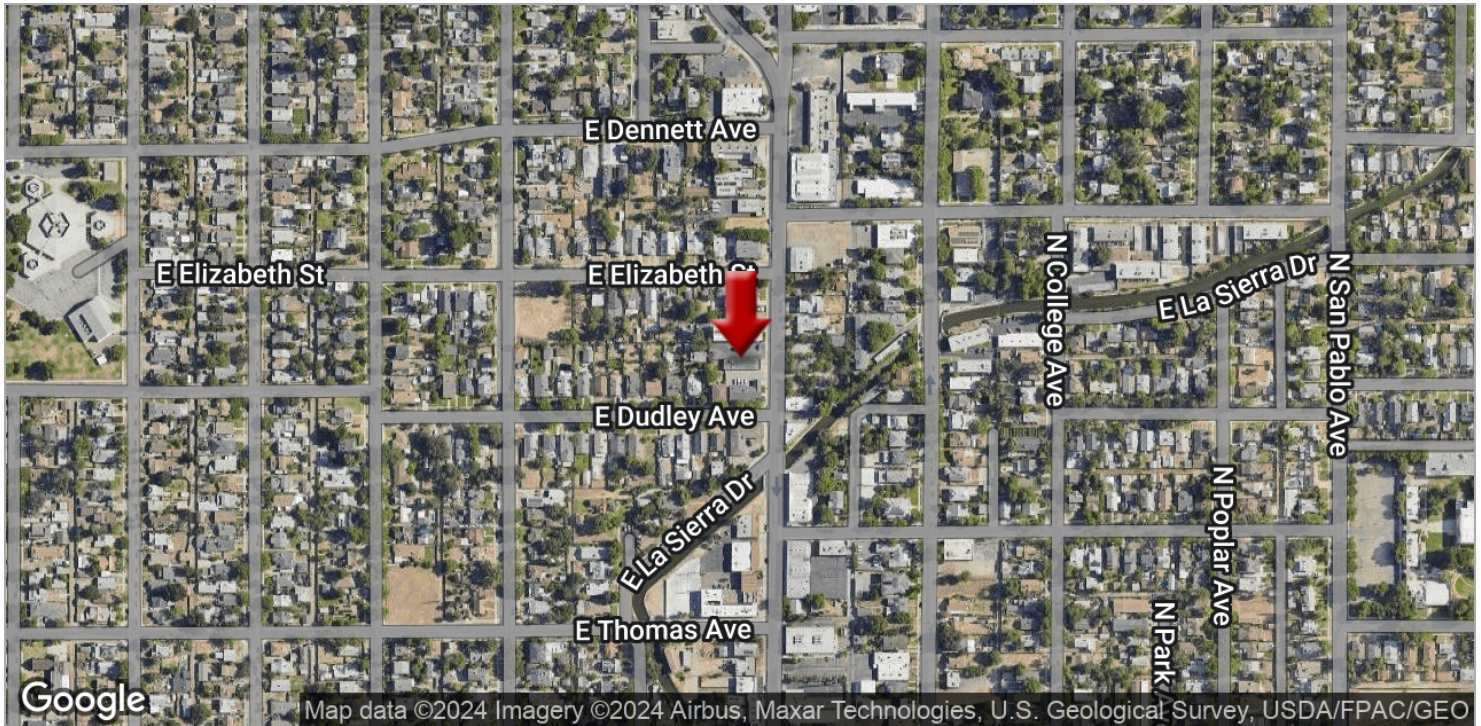
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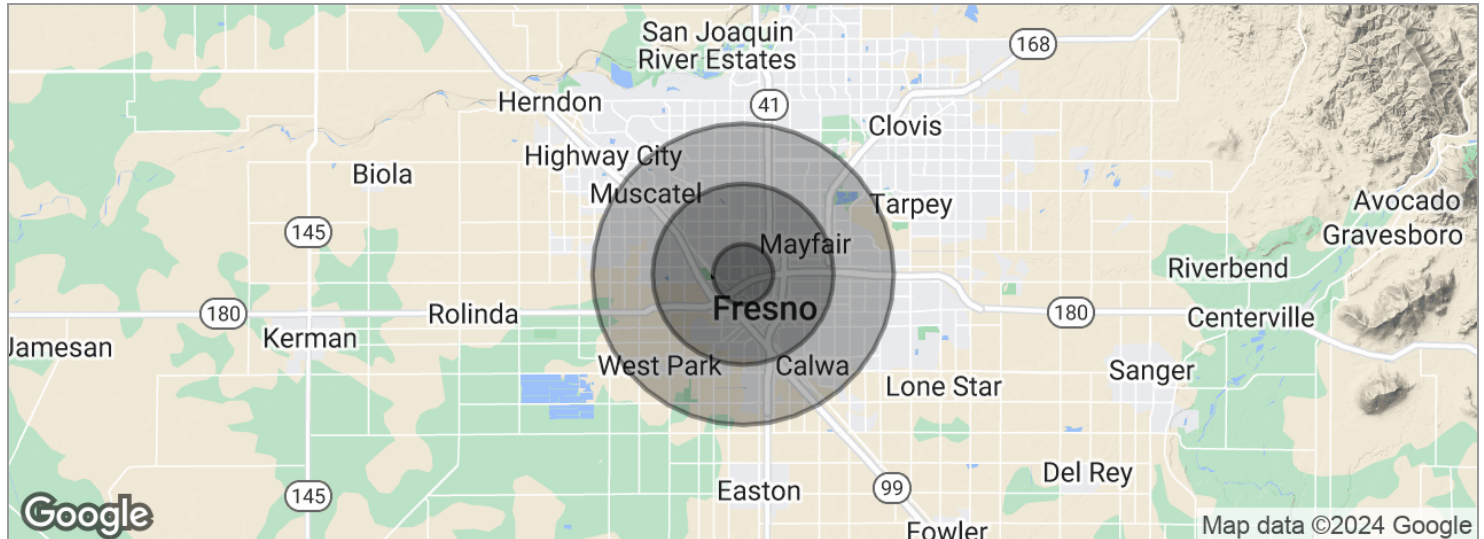
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	19,387	154,852	357,606
Median age	31.2	28.4	28.9
Median age (male)	30.9	27.9	27.9
Median age (Female)	31.9	29.4	30.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,921	48,098	111,282
# of persons per HH	2.8	3.2	3.2
Average HH income	\$39,348	\$40,760	\$44,994
Average house value	\$240,513	\$222,791	\$234,132
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	59.8%	59.4%	54.8%
RACE (%)	1 MILE	3 MILES	5 MILES
White	56.4%	50.4%	50.7%
Black	6.2%	8.1%	8.4%
Asian	4.0%	9.7%	10.9%
Hawaiian	0.0%	0.0%	0.1%
American Indian	1.1%	1.2%	1.1%
Other	27.7%	26.7%	24.9%

* Demographic data derived from 2020 ACS - US Census

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