

## RETAIL FOR LEASE

HIGH EXPOSURE RETAIL SPACES AVAILABLE IN DOWNTOWN FRESNO

1524 Kern Street, Fresno, CA 93706



Lease Rate

**\$0.60 - 0.75  
SF/MONTH**

### OFFERING SUMMARY

Building Size:	16,710 SF
Available SF:	1,800 - 13,660 SF
Lot Size:	0.344 Acres
Number of Units:	4
Year Built:	1938
Zoning:	DTN
Market:	Downtown Fresno

### PROPERTY HIGHLIGHTS

- ±1,800-5,610 SF of Retail Space Available
- (2) Spaces Available Surrounded w/ Quality Tenants
- Busy & Established Retail Corridor | Ample Street Parking
- Retail/Office in Commercial Retail Strip Center
- Well-Known Corner Retail Center + Parking
- Walk-able Location | Densely Populated Trade Area | Quality Tenants
- Close Proximity to Major Traffic Generators & CA-99 Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- High Pedestrian Traffic For All of Downtown Fresno
- Fresno is the 5th largest city in CA w/ over 1M population
- Highly Anticipated CA High Speed Rail Station ½ Mile Away

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## PROPERTY DESCRIPTION

±1,800-5,610 SF of retail space available in Chinatown in Downtown Fresno. There are (2) spaces available which can be combined or leased individually. Space #3 is a end cap former Dick's Shoes that consist of ±1,800 SF of wide open retail with many brick & historical features plus a bonus ±1,800 SF 7' tall basement. #4 consist of ±3,810 SF total with 1,710 SF office space and 2,100 SF warehouse with a rear rollup door, alley access, and a private restroom. Located on the corner of "F" Street and Kern Street with on/off ramps to HWY-99 just 2 blocks North of the subject property. Tenant Improvements are available.

Among other Chinatown plans include: Additional street lighting on F Street between Fresno and Ventura streets with the installation of 14 LED streetlights. Planting more than two dozen trees on F Street between Fresno and Mariposa streets to provide shade from Fresno's triple-digit summer temperatures. Repairing cracked and broken sidewalks on F Street between Fresno and Ventura streets. Installing a permeable surface in China Alley between Kern and Inyo streets, in the historic heart of the district, that will allow rain water to pass into the soil instead of pooling atop the pavement. The Fresno City Council voted unanimously on Dec. 7 to award a construction contract valued at almost \$5.3 million for the streetlights, trees and China Alley reconstruction. That money is coming from the city's share of the state's Transformative Climate Communities program – a separate pot of money from the \$297 million that's been awarded to Fresno for the broader Chinatown/downtown infrastructure improvements. Read more at: <https://www.fresnobee.com/news/local/article282381028.html#stor>

## LOCATION DESCRIPTION

Located in Downtown Fresno's China Town. Located on the corner of Kern Street and "F" Street. The property is located North of Inyo Street, South of Tulare Street, West of "E" Street and East of "G" Street. This building is in close proximity to CA-41, CA-180/168 and CA-99 and is a tremendous draw and well supports the tenants near by like: the 190,000 SF IRS building, The Grand 1401, Warnors Theatre, CVS, Club One Casino, Fresno County Superior Court, Fresno County Sheriff's Office, Chuckchansi Park, Joe's Steak House, Tioga Sequoia Brewing Company, Within walking distance to the Fulton Mall and Chukchansi Triple AAA Ballpark



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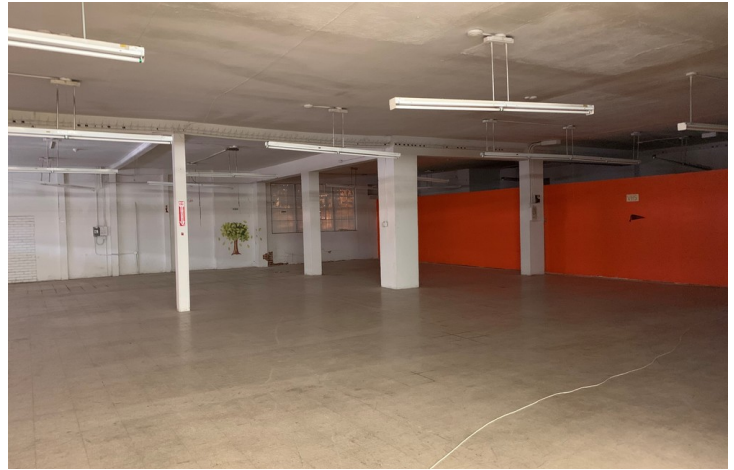
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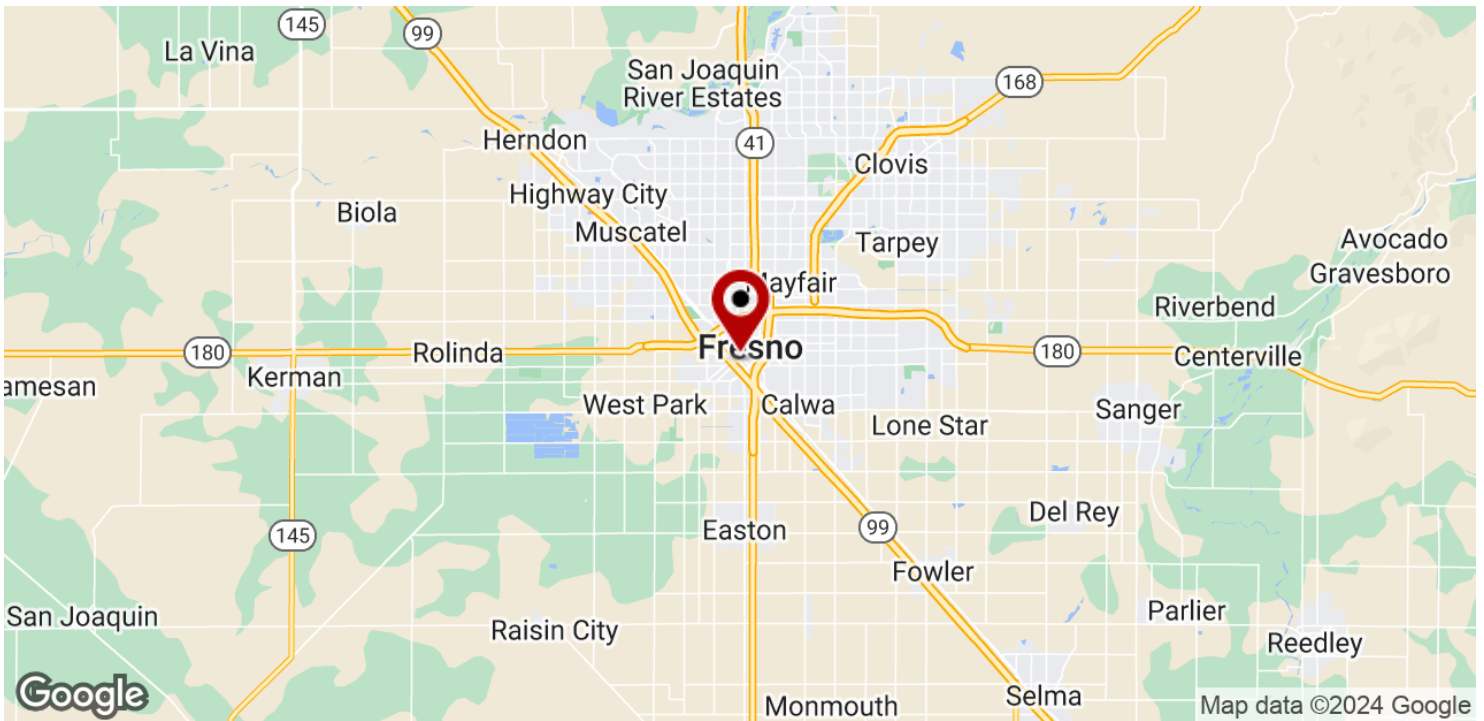
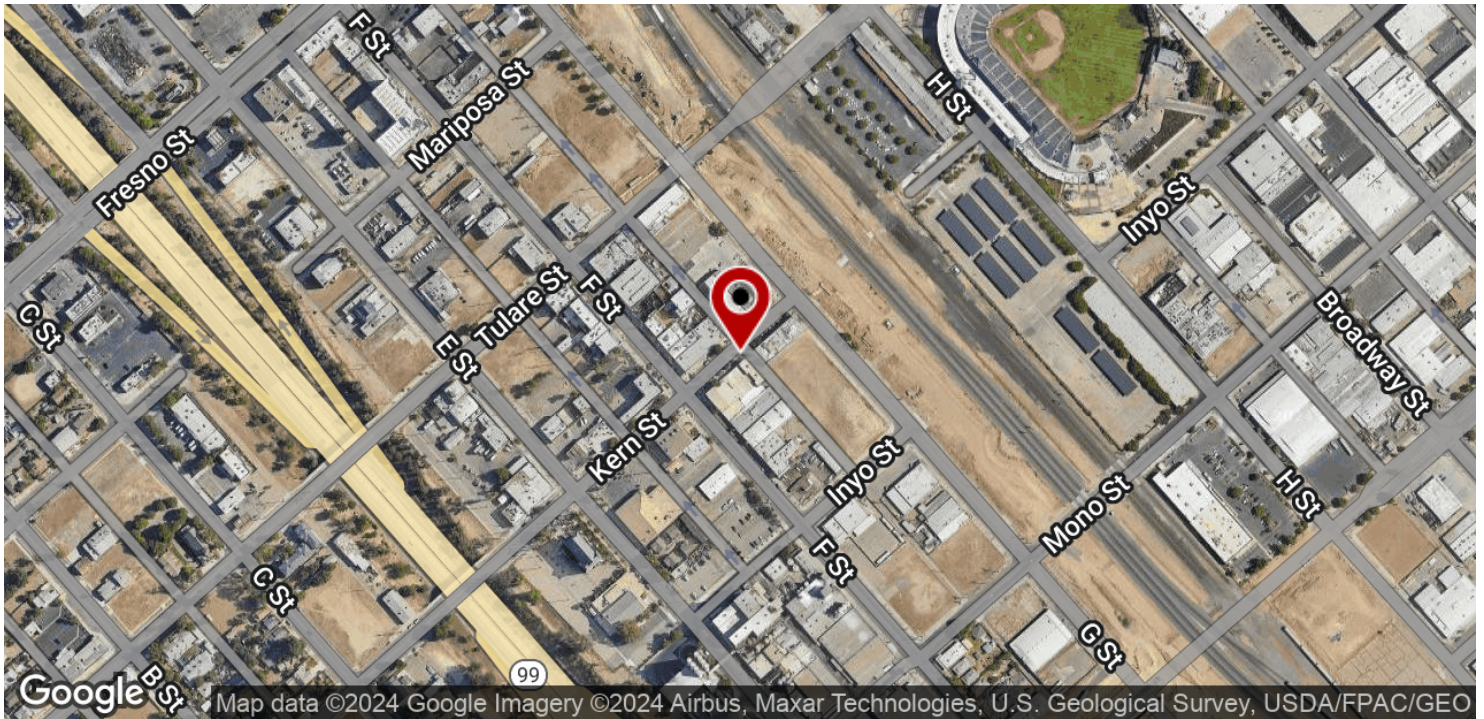
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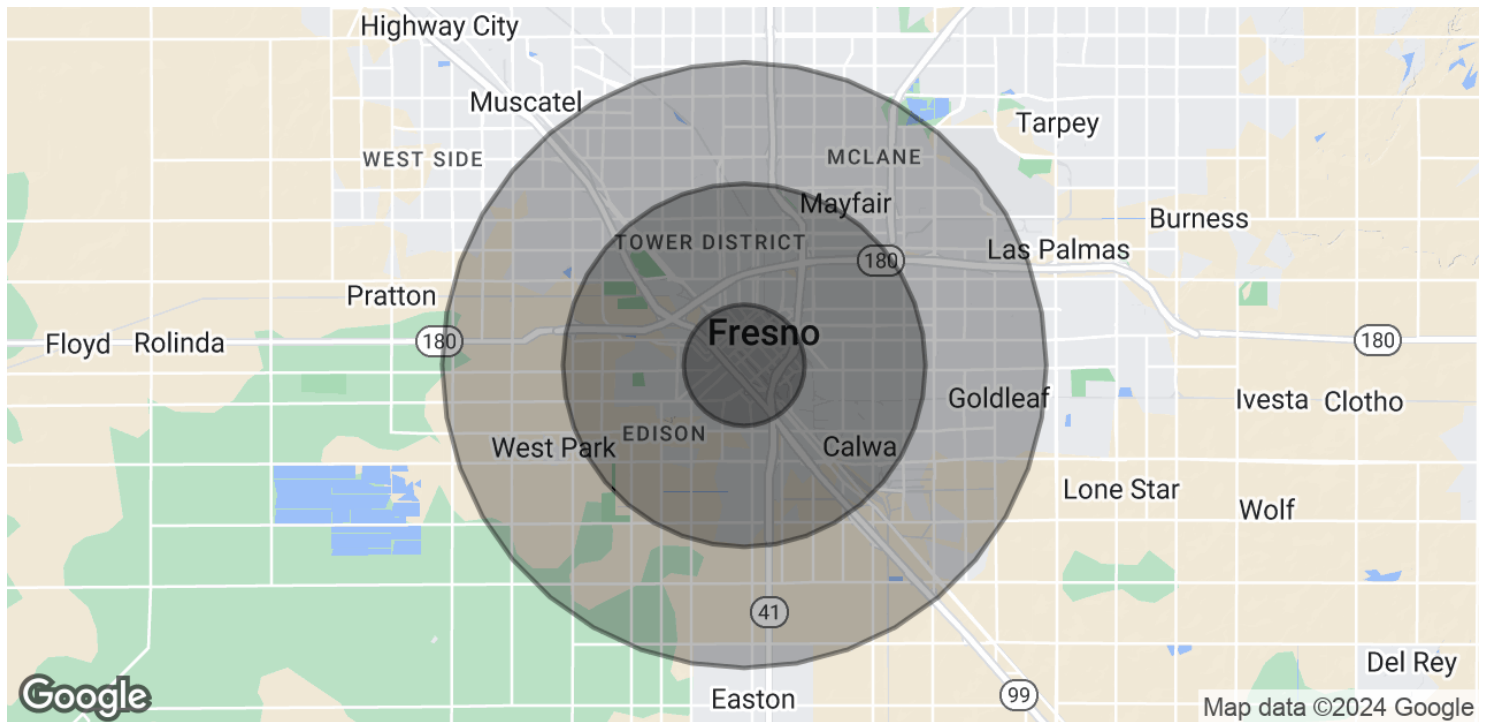
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,215	65,726	80,323
Average Age	29.8	28.9	29.1
Average Age (Male)	28.0	27.5	27.5
Average Age (Female)	31.6	30.3	30.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,835	19,604	23,483
# of Persons per HH	3.2	3.4	3.4
Average HH Income	\$52,960	\$51,618	\$52,539
Average House Value	\$222,827	\$218,139	\$223,310
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	55.3%	61.1%	61.5%

\* Demographic data derived from 2020 ACS - US Census

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