

RETAIL FOR LEASE

FORMER RESTAURANT BUILDING IN DOWNTOWN FRESNO, CA

1102 F Street, Fresno, CA 93706



Lease Rate

**\$1.25
SF/MONTH**

OFFERING SUMMARY

Building Size:	15,325 SF
Available SF:	2,897 SF
Lot Size:	0.258 Acres
Year Built:	1923
Zoning:	DTN - Downtown Neighborhood
Market:	Fresno
Submarket:	Downtown Fresno
Cross Streets:	F St & Mariposa St
APN:	467-062-08

PROPERTY HIGHLIGHTS

- ±2,897 SF of Restaurant Space in Downtown Fresno, CA
- Existing Kitchen Improvements & Plumbing (Basque)
- Move-In Ready Condition @ Below Market Rates!
- Large/Open Kitchen, Full Bar, Lounge & Open Areas
- Beautiful Exterior Courtyard - Mature Landscaping
- Excellent Consumer Spending Within 5-miles: \$2.2B
- Located Near Professional Offices, Banks, Restaurants & Shopping
- Newer Equipment and Improvements Included in Lease
- Well Known Freestanding Building @ Corner w/ Easy Access
- Move-In Ready Condition w/ Fresh Paint & Flooring
- Existing Signage | Includes All Equipment, Furnishings, & Fixtures
- Ample Private Parking Lot On All Sides of the Building
- Excellent Existing Signage On 2 City Street Corners
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Convenient Location Between CA-99 and CA-41

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PROPERTY DESCRIPTION

±2,897 SF of prime restaurant space located in downtown Fresno directly across the street from the new High Speed Rail Station. The ±2,897 SF space features a functional floorplan that includes fixtured wide open kitchen, room for several refrigerators & freezers, large open area, hood range, restrooms, & more! The property offers high visibility and easy access with fully lit parking lot (14.1/1000 SF), excellent existing signage, & easy access to HWY-99 & 41 on/off ramps. Tenant Improvements Available!



LOCATION DESCRIPTION

Located on F Street in Fresno's historic Chinatown District directly across the street from the entrance to the Fresno High Speed Rail Station. The building is on the corner of Fresno Street and Mariposa Street. The property is located North of Tulare Street, South of Tuolumne Street, West of "G" Street and East of "E" 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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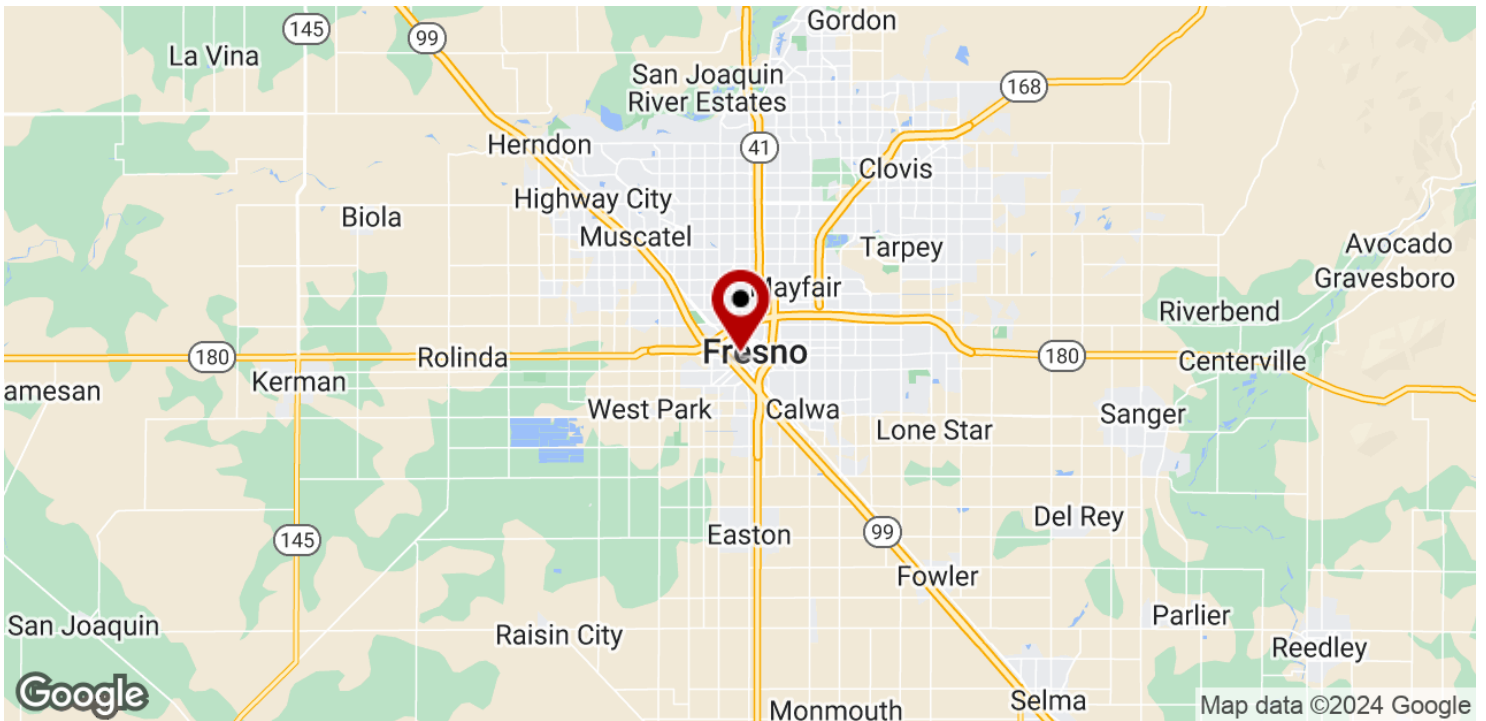
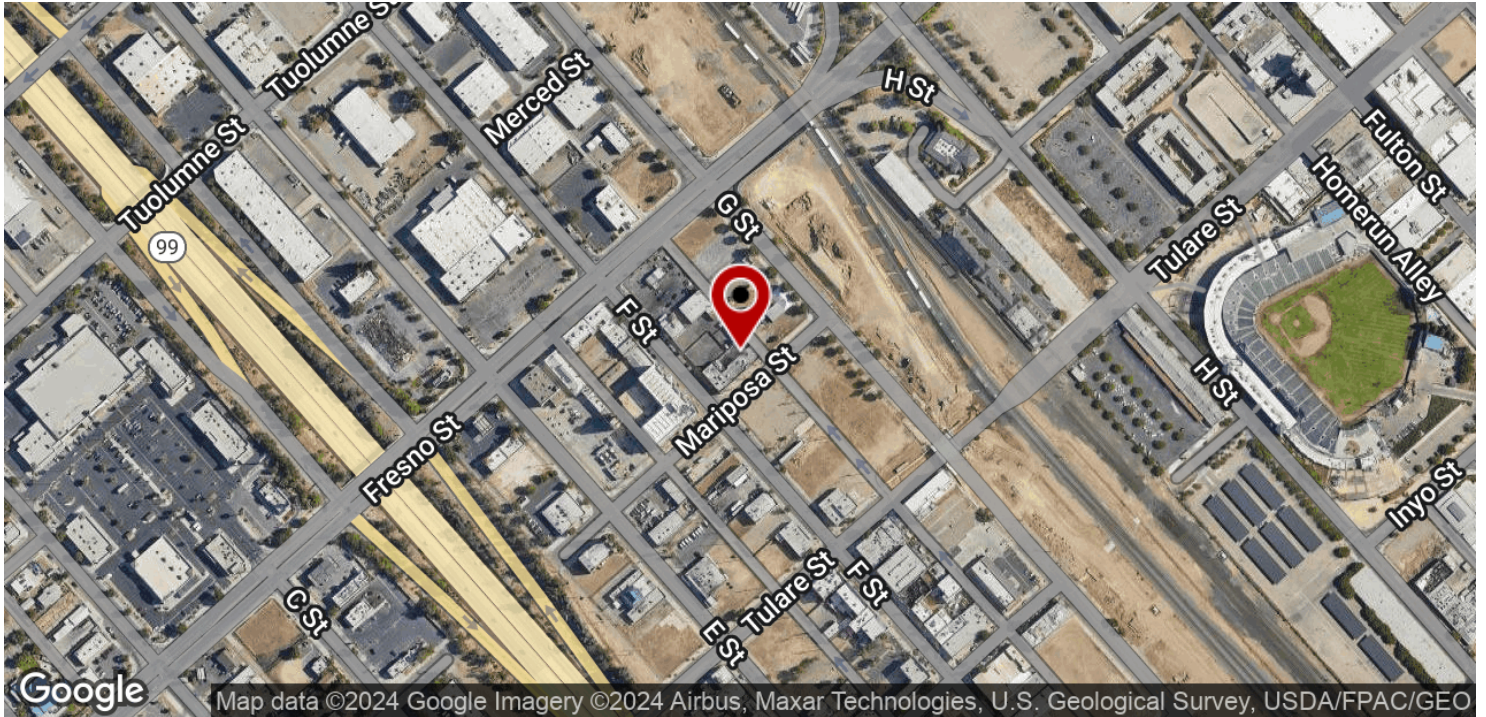
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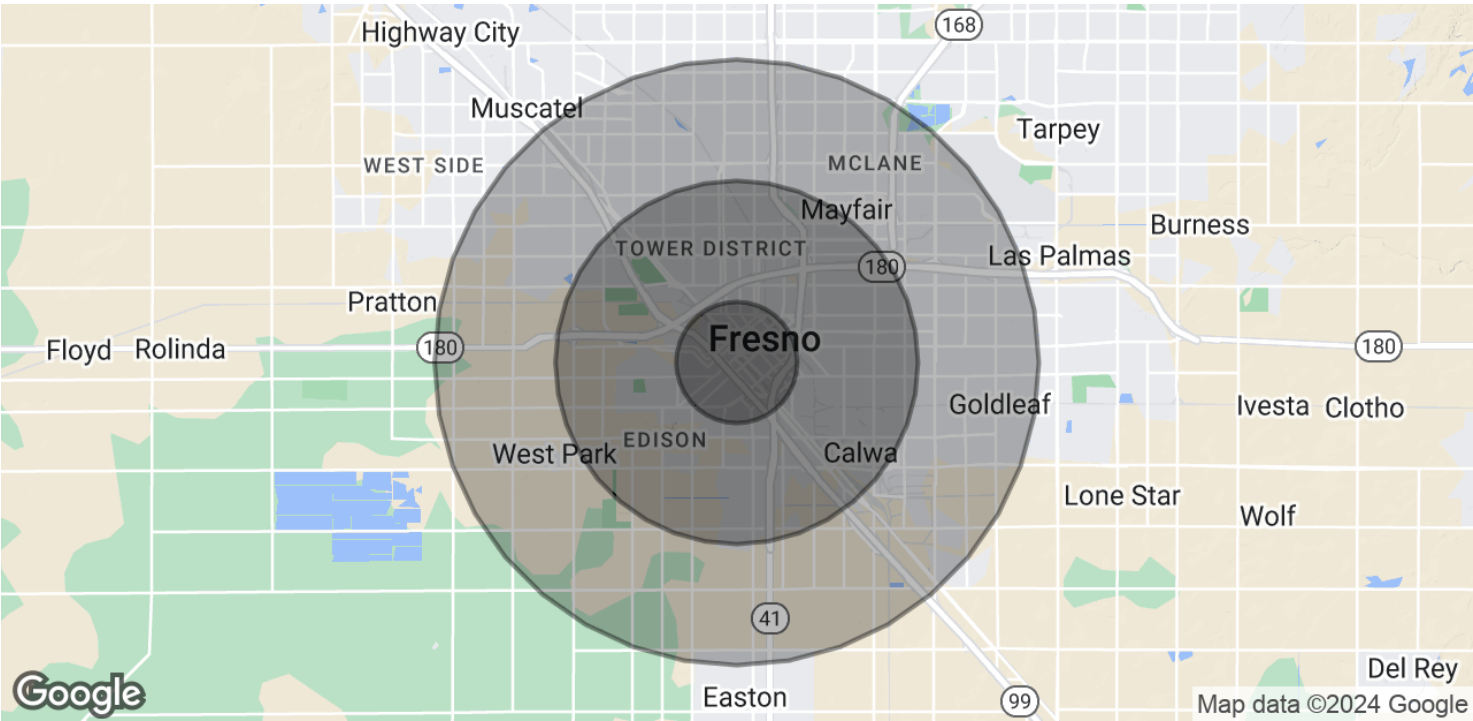
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,000	119,694	285,922
Average Age	30.5	29.8	30.7
Average Age (Male)	30.7	29.6	30.3
Average Age (Female)	31.8	30.5	31.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,141	38,590	94,075
# of Persons per HH	3.3	3.1	3.0
Average HH Income	\$34,430	\$41,358	\$48,984
Average House Value	\$99,041	\$132,714	\$159,073
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	64.9%	69.5%	62.7%

* Demographic data derived from 2020 ACS - US Census

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