

## RETAIL/OFFICE FOR LEASE

RETAIL/OFFICE SPACES AVAILABLE IN DOWNTOWN FRESNO, CA

938 F Street, Fresno, CA 93706



Lease Rate

**\$1.25 - 1.60  
SF/MONTH**

### OFFERING SUMMARY

Building Size:	29,654 SF
Available SF:	1,275 - 5,264 SF
Lot Size:	0.6 Acres
Number of Units:	4
Year Built:	1915
Remodeled:	2024
Zoning:	DTN - Downtown Neighborhood
Market:	Downtown Fresno
Submarket:	Chinatown
APN:	467-071-20

### PROPERTY HIGHLIGHTS

- ±1,275- 5,264 SF: Retail/Office Spaces in Downtown Fresno
- Move-In Ready Condition: New Floor, Paint, & LED Lights
- Wide Open Retail Spaces + Bonus Basement
- Well-Known Freestanding Building @ Corner Location
- Located Near Professional Offices, Banks, Restaurants & Shopping
- Open Rooms, Easy Access w/ Multiple Entrance Points
- Ample Private Parking Lot On All Sides of the Building
- Convenient Location Between CA-99, 41 & Hwy 180
- Excellent F St Presence Surrounded with Quality Tenants
- Close Proximity to Chukchansi Park, Courthouse, & City Hall

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### PROPERTY DESCRIPTION

±1,275 to 5,264 SF of retail/office space located in Downtown Fresno, CA. There are currently (4) available spaces with the potential to combine units. Unit #938 of ±3,024 SF has the potential to be combined with unit #944 of ±2,240 SF for a total of ±5,264 SF. Unit #1516 of ±1,275 SF & #1520 of ±1,275 SF consist of wide open retail space with private restrooms & an additional ±1,275 SF bonus basement at no additional cost! All units have access to nice restrooms, signage, and abundant parking. This commercial retail building offers close proximity to the future high-speed rail and provides exceptional access to the loading and entrance area.

Upcoming Chinatown Urban Greening Project: There are three improvements planned. The first will improve active transportation access to a transit stop in Chinatown located on F and Tulare Streets through the installation of 14 LED streetlights on F Street. Lighting will be installed from Fresno to Ventura Street. The second will increase the urban tree canopy and provide more greenspace in Chinatown. This will be accomplished through planting 26 trees on F Street from Fresno to Mariposa Streets. One parklet will also be installed within these limits. The third will reconstruct China Alley between Kern and Inyo into a permeable green alley and install strand lighting to increase visibility. The City of Fresno will provide the long-term operations and maintenance of the improvements.

### LOCATION DESCRIPTION

Located in Downtown Fresno and on the corner entrance to Chinatown. Located on the corner of Tulare Street and "F" Street. The property is located North of Kern Street, South of Fresno 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. Nation surrounding tenants include McDonalds, Starbucks, Carls Jr., Jack in the Box, Taco Bell, Wendy's, Burger King, Rally's, Wells Fargo, Bank of the West, Juicy Burger, Triple A Burger, Union Bank and many others!

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### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
#938	Available	3,024 - 5,264 SF	Modified Gross	\$1.25 SF/month	Potential to be combined with #944.
#944	Available	2,240 - 5,264 SF	Modified Gross	\$1.25 SF/month	Potential to be combined with #938.
#1516	Available	1,275 - 2,550 SF	Modified Gross	\$1.60 SF/month	Additional ±1,275 SF bonus basement at NO additional cost!
#1520	Available	1,275 - 2,550 SF	Modified Gross	\$1.60 SF/month	Additional ±1,275 SF bonus basement at NO additional cost!

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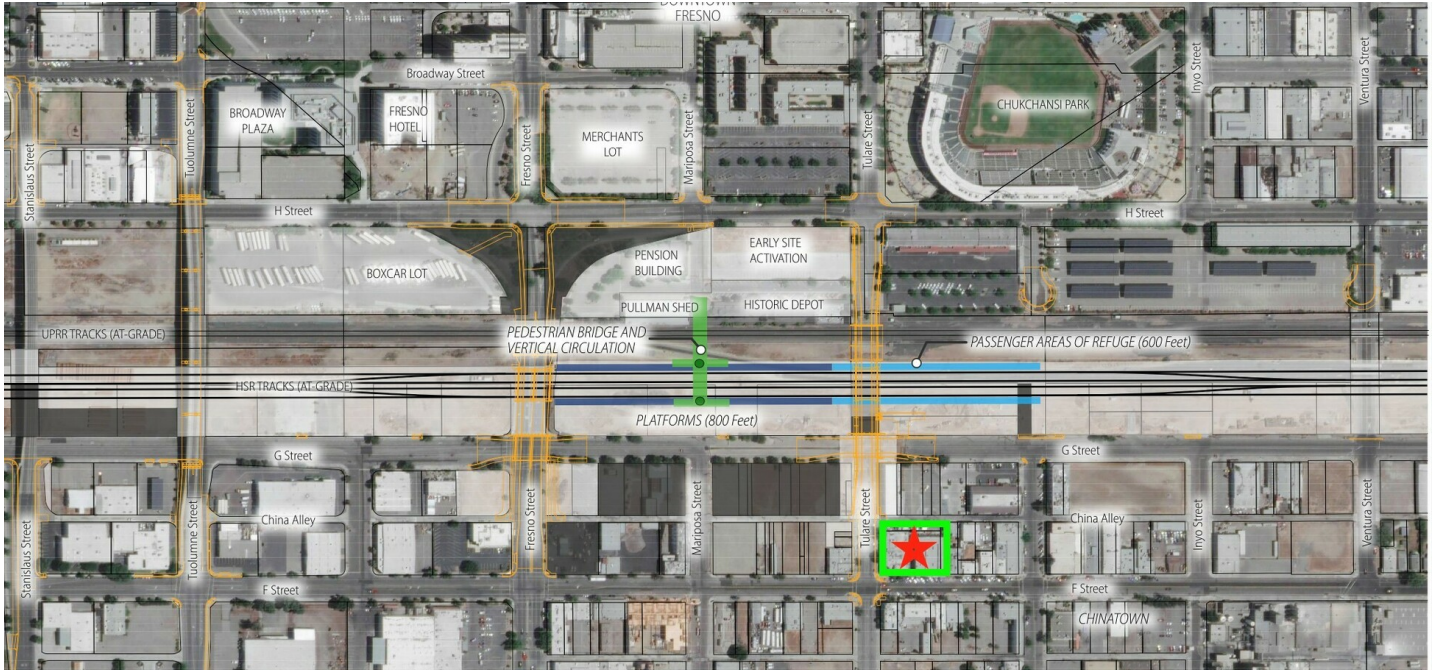
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High Speed Rail Location



Chinatown Urban Greening Project

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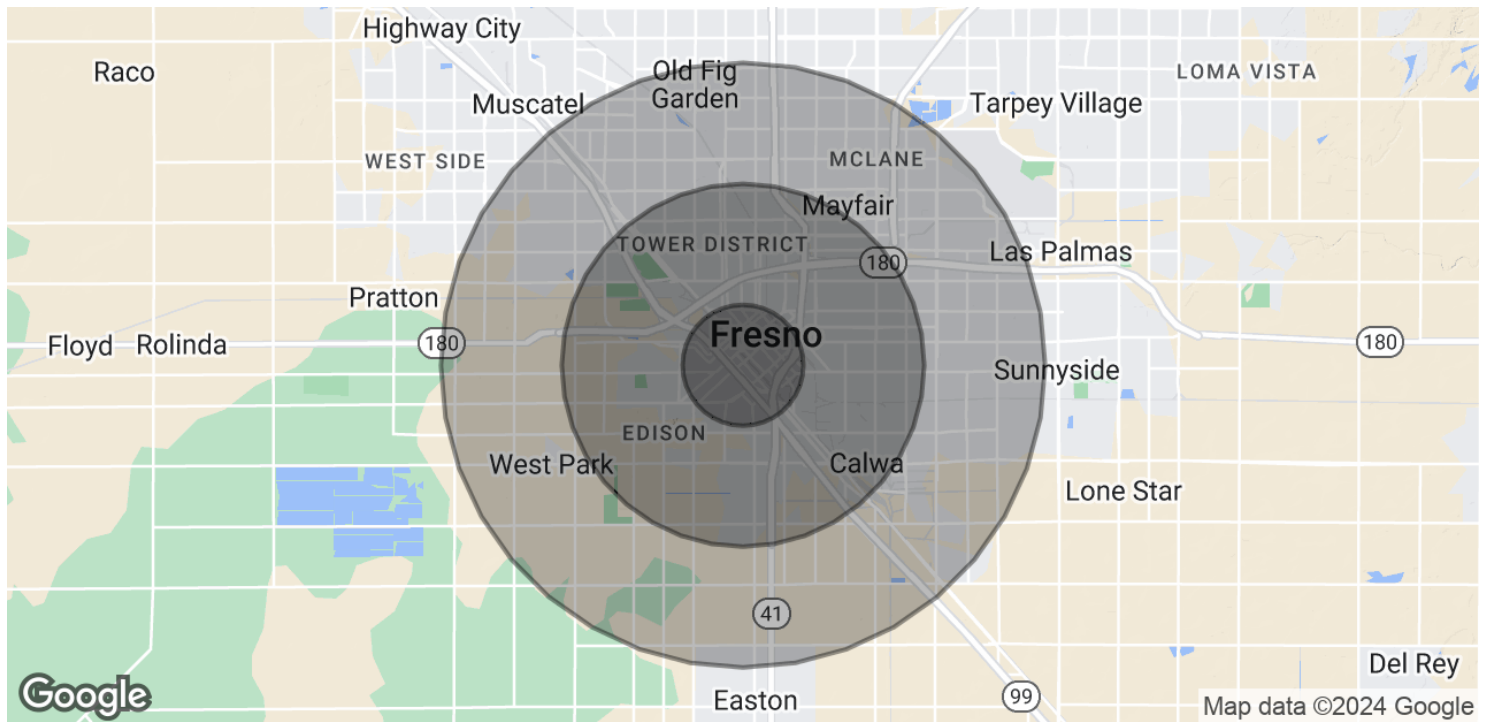
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,661	118,690	281,532
Average Age	30.4	29.6	30.6
Average Age (Male)	31.3	29.3	30.2
Average Age (Female)	30.9	30.3	31.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,802	37,792	92,433
# of Persons per HH	3.5	3.1	3.0
Average HH Income	\$34,142	\$41,011	\$48,740
Average House Value	\$111,097	\$131,516	\$158,396
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	64.3%	69.8%	62.9%

2020 American Community Survey (ACS)

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