

RETAIL FOR LEASE

±4,500 SF OF RETAIL SPACE IN PRIME DOWNTOWN FRESNO, CA

1703 Fulton St, Fresno, CA 93721



Lease Rate

**\$0.85
SF/MONTH**

OFFERING SUMMARY

Building Size:	11,250 SF
Available SF:	4,500 SF
Lot Size:	0.26 Acres
Number of Units:	1
Zoning:	DTN: Downtown Neighborhood
Market:	Fresno
Submarket:	Downtown Fresno

PROPERTY HIGHLIGHTS

- ±4,500 SF of Retail Space Available in Downtown Fresno, CA
- Prime Corner Identity | Large Pylon Signage | Abundant Street Parking
- Direct Fulton St Visibility | Surrounded w/ Quality Tenants
- Busiest Retail Growth Corridor w/ ±43,957 Cars Per Day
- Close Proximity to Major Traffic Generators & All Fwy Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Well-Known Freestanding Retail Building Off Fulton St
- Densely Populated Trade Area w/ ±327,227 People in 5-Miles
- \$79,173 Avg. Household Income & 96,934 Households (5 Miles)
- Highly Visible Intersection w/ Ample Parking & Easy Access
- Close Proximity to Fresno City College & CSU Fresno
- Over 20,000 College Students Within A Fifteen Minute Drive
- Regional Bus System Provides Easy Access Within Fresno & Clovis
- Fresno County's Dominate Metropolitan Area

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PROPERTY DESCRIPTION

Prime Retail Space well-located in the heart of downtown Fresno, CA with prime Fulton St. frontage. This space offers ±4,500 SF consisting of wide open retail space, 1 private office, storage area, & a private restroom. The building is on a 0.26 acre lot with ample street parking & great signage. The building is in close proximity to all major freeways in Fresno providing easy access to nearby cities. Over ±43,957 cars per day when combining both directions of Fulton St & San Joaquin St.

LOCATION DESCRIPTION

Prime location on Fulton St located in the heart of Downtown Fresno. Located in close proximity to CA-99 and CA-180 in Downtown Fresno. This area consists of a mix of a dense, diverse, thriving neighborhood with Clubs, Restaurants and nightlife. Located North of San Joaquin Street, South of Amador Street, East of Broadway Street and West of Fulton Street. This retail Building is in close proximity to CA-41, CA-180/168 and CA-99 and is a tremendous draw and well supports the tenants nearby like: the 190,000 SF IRS building, The Grand 1401, Warners Theatre, CVS, Club One Casino, Fresno County Superior Court, Fresno County Sheriff's Office, Chukchansi Park, Joe's Steak House, Tioga Sequoia Brewing Company, Fulton District and Chukchansi Triple AAA Ballpark. Nearby Fulton District is a six-block pedestrian mall located in the central business district of Fresno, California. The Fulton mall runs from Inyo and Tuolumne Streets and is home to a wide variety of shopping, restaurants, offices and public art. In September 2013, the City of Fresno received a \$15.9 million TIGER Grant from the US Department of Transportation to reintroduce traffic to Fulton.



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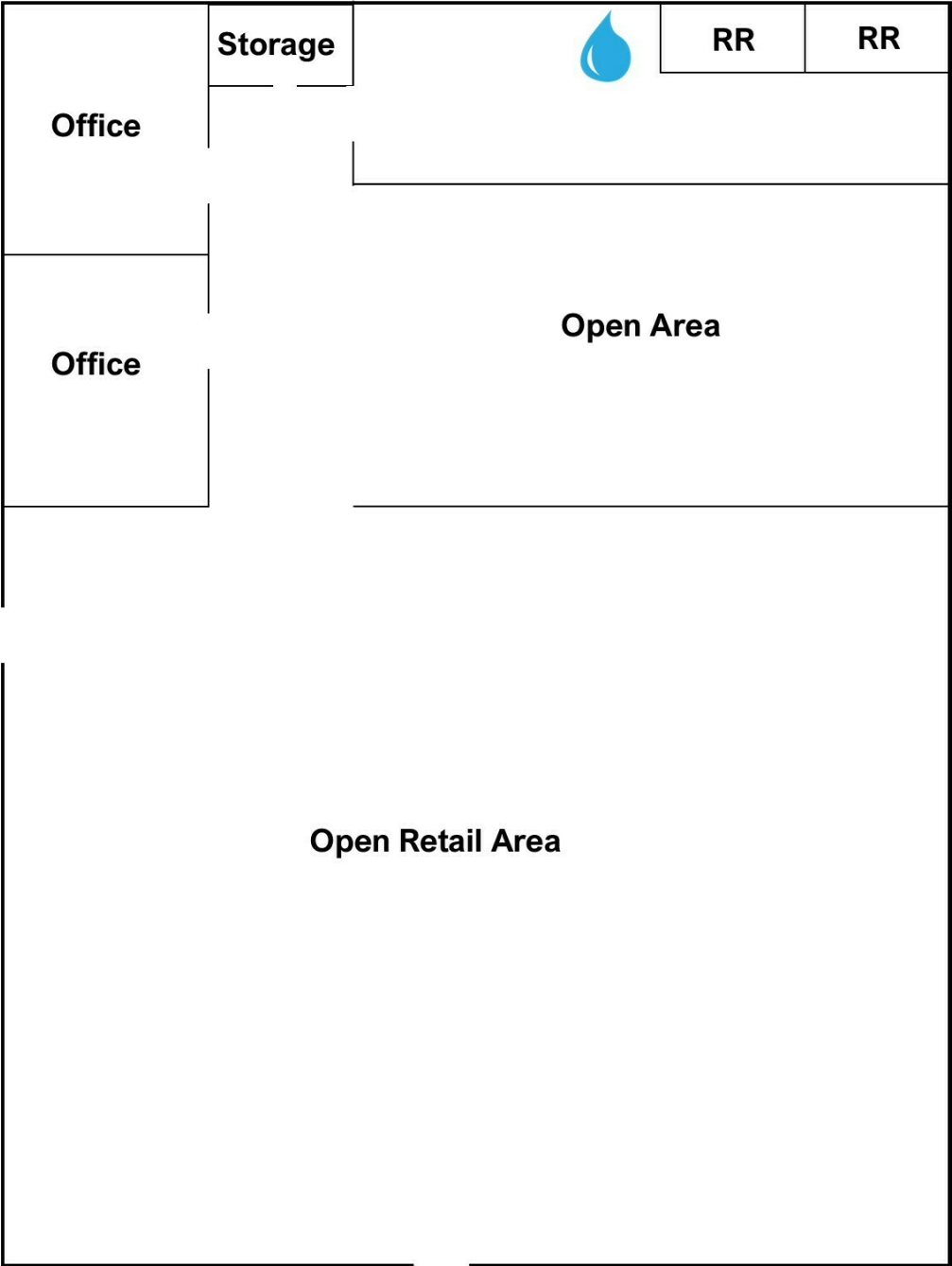
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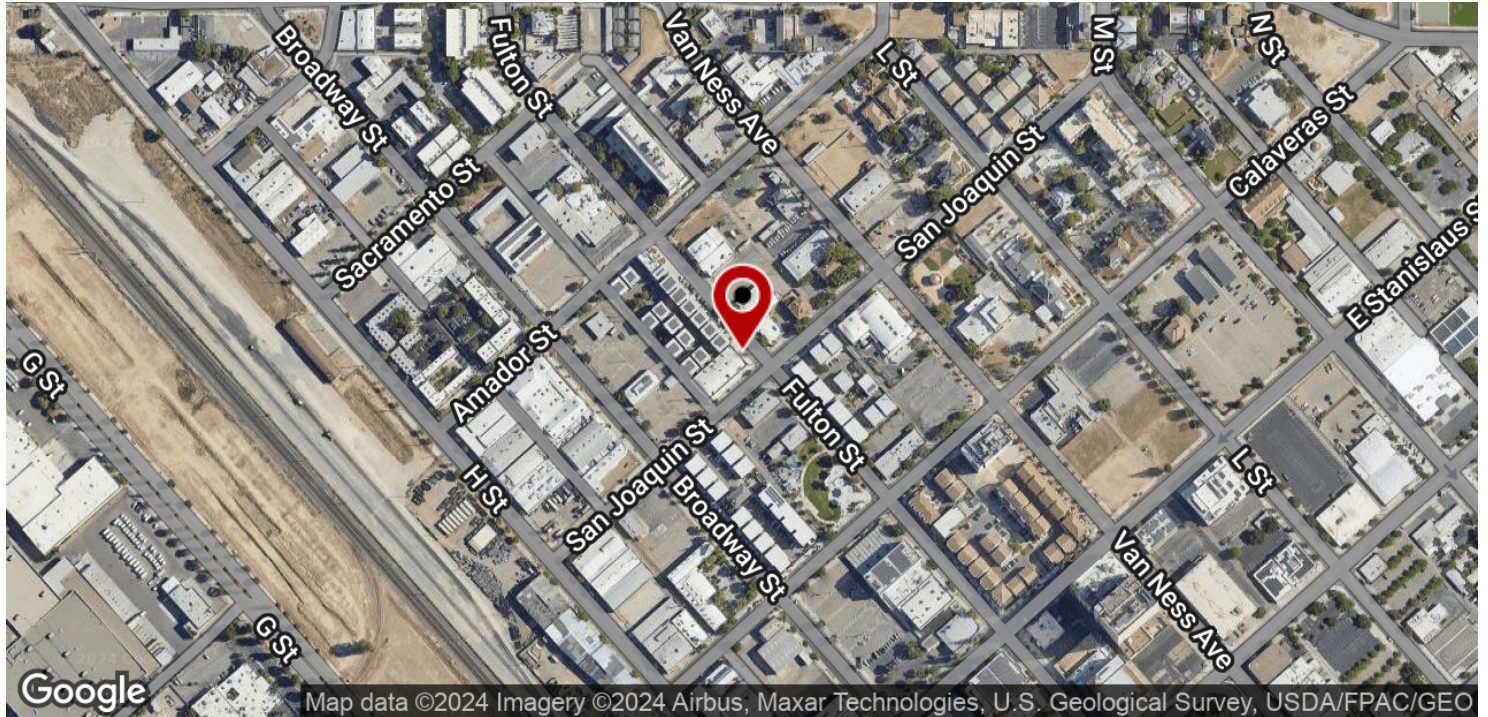
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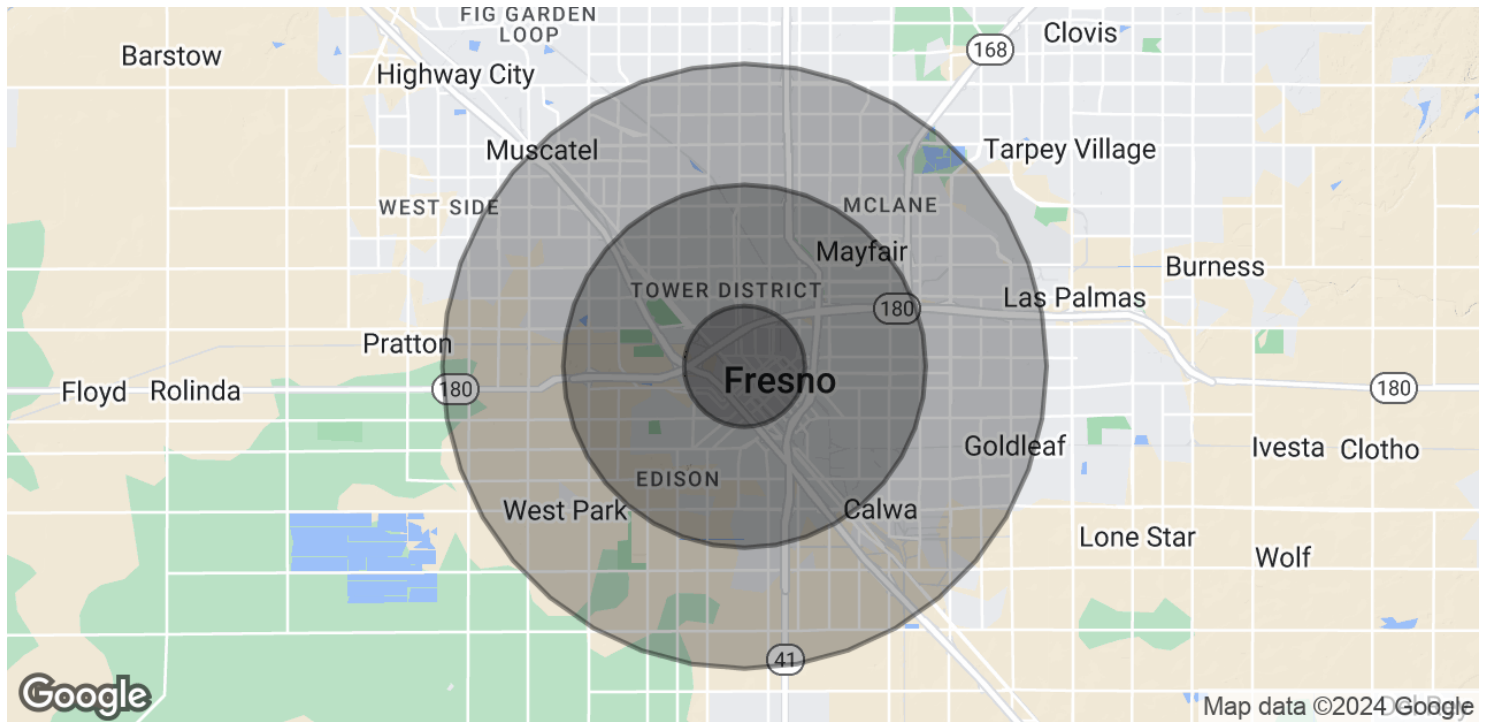
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,601	133,825	311,691
Average Age	32.1	30.9	30.9
Average Age (Male)	31.6	30.8	30.4
Average Age (Female)	34.0	31.4	31.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,887	45,340	103,328
# of Persons per HH	2.8	3.0	3.0
Average HH Income	\$34,109	\$42,860	\$50,536
Average House Value	\$82,054	\$141,202	\$164,094
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	65.7%	67.2%	61.4%

* Demographic data derived from 2020 ACS - US Census

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