

RETAIL FOR SALE

OWNER USER OPPORTUNITY IN PRIME DOWNTOWN FULTON DISTRICT

921 Fulton St, Fresno, CA 93721



Sale Price

\$749,000

OFFERING SUMMARY

Building Size:	6,995 SF
Lot Size:	0.18 Acres
Number of Units:	1
Year Built:	1969
Zoning:	DTC: Downtown Core
Market:	Fresno
Submarket:	Downtown Fresno
Cross Streets:	Fulton St & Tulare St
APN:	468-281-03

PROPERTY HIGHLIGHTS

- Owner User Opportunity: (2) Spaces Totaling $\pm 6,995$ SF in Downtown Fresno
- At The Epicenter Of The \$20-Million Fulton Street Upgrade
- Potential to Lease Out One Section For Income Potential
- Prime Fulton Mall Location | Large Pylon Signage | Abundant Street Parking
- Direct Fulton St Visibility | Surrounded w/ Quality Tenants
- Located Directly East of Chukchansi Park | Walk-able Location
- Close Proximity to Major Traffic Generators & All Fwy Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Well-Known Retail Strip Mall in Downtown Fulton District
- Densely Populated Trade Area w/ $\pm 307,641$ People in 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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

RETAIL FOR SALE

OWNER USER OPPORTUNITY IN PRIME DOWNTOWN FULTON DISTRICT

921 Fulton St, Fresno, CA 93721



PROPERTY DESCRIPTION

Prime $\pm 6,995$ SF building on the newly upgraded Fulton Street, where \$20M of the \$250M downtown improvement funds were recently spent to upgrade traffic, access, and exposure to Downtown Fresno. Fulton District retail space well-located in the heart of downtown Fresno, CA with prime Fulton St frontage. #921 & 927 of consists of (2) spaces both with separate entrances, (2) rear storage rooms, & (4) private restrooms (two per address). There is currently a MTM tenant paying \$4,000/month. Great potential for an owner user opportunity with additional rental income. The building is located in downtown Fresno & is in close proximity to all major freeways providing easy access to nearby cities. Highly dense location with over $\pm 307,641$ people within a 5-mile radius. Space is a wide open clothing retail store with a large rear storage of inventory. The exterior is solid brick construction, and features a newer roof. Vehicle access with parking in the front and rear in a very walk-able area (dense downtown location). Located in downtown Fresno in front of the "Main and Main" on the newly remodeled Fulton District.

LOCATION DESCRIPTION

Prime location on Fulton St located in the heart of Downtown Fresno. Located in close proximity to CA-41, 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 Inyo Street, South of Tulare Street, East of Chukchansi Park and West of Fulton 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 nearby like: the 190,000 SF IRS building, TheGrand1401, Warnors 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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

RETAIL FOR SALE

OWNER USER OPPORTUNITY IN PRIME DOWNTOWN FULTON DISTRICT

921 Fulton St, Fresno, CA 93721



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

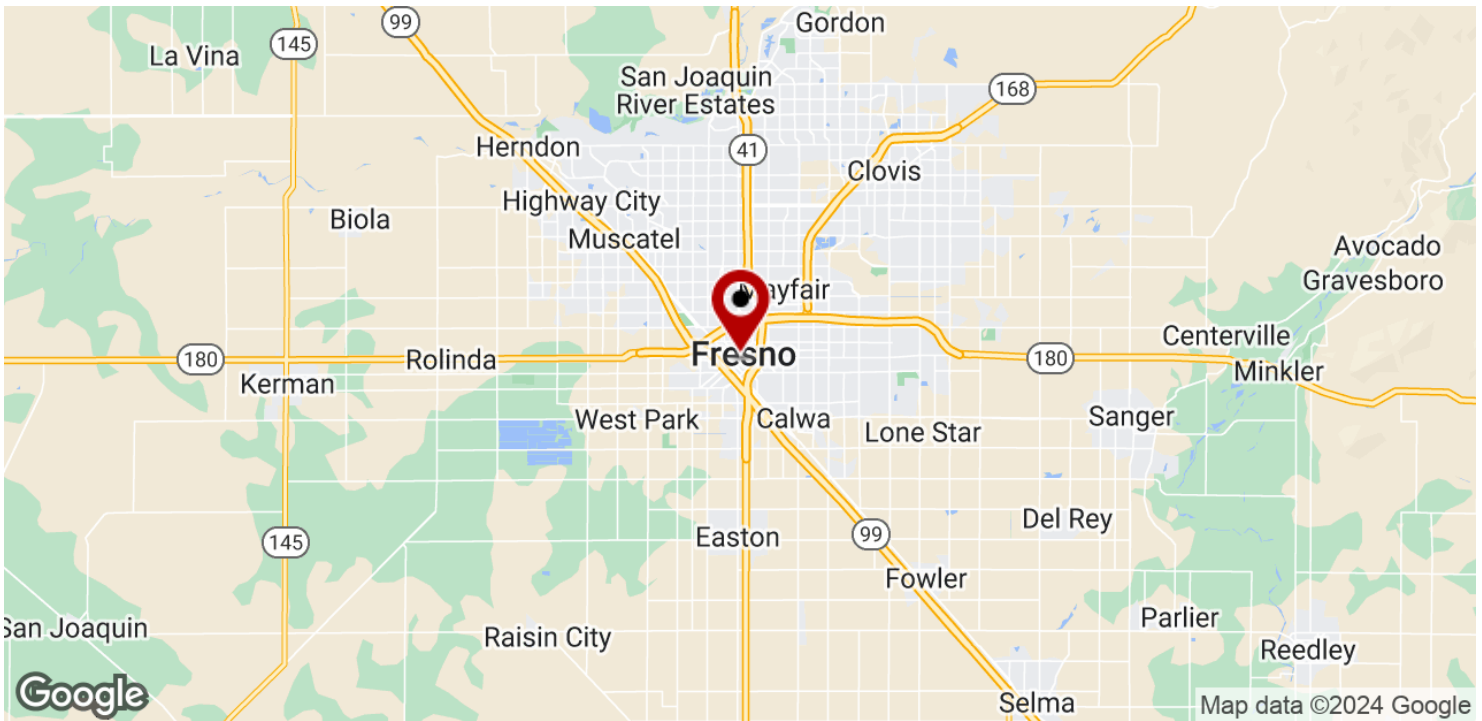
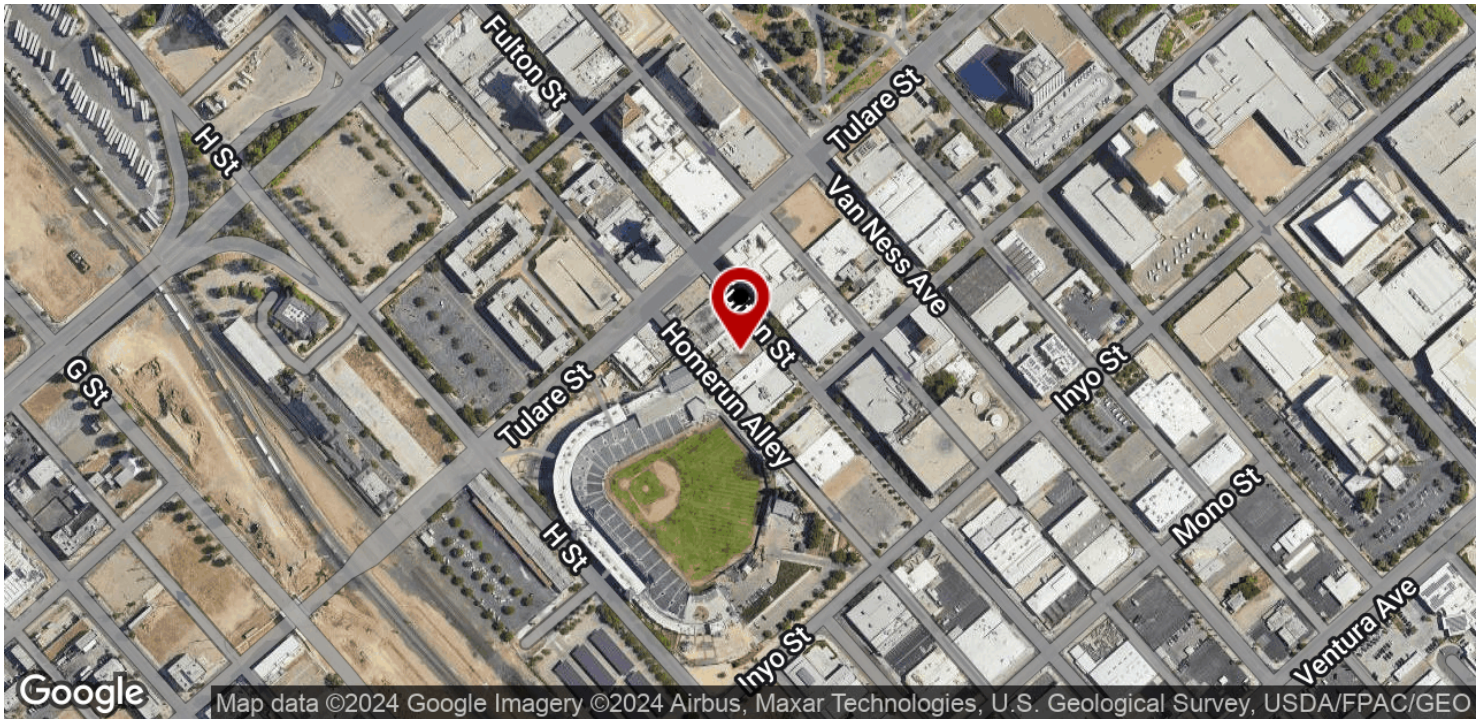
KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated CentralCaCommercial.com

RETAIL FOR SALE

OWNER USER OPPORTUNITY IN PRIME DOWNTOWN FULTON DISTRICT

921 Fulton St, Fresno, CA 93721



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL

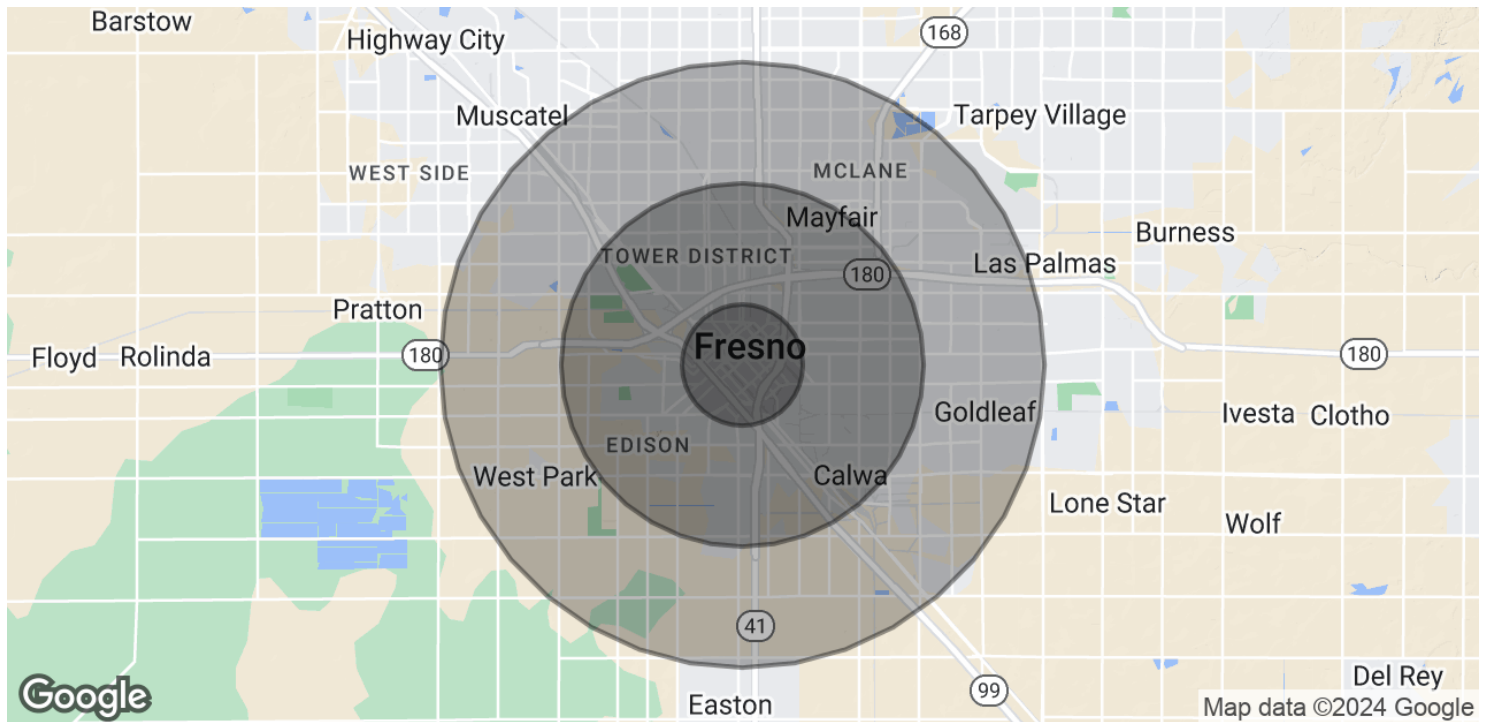
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

RETAIL FOR SALE

OWNER USER OPPORTUNITY IN PRIME DOWNTOWN FULTON DISTRICT

921 Fulton St, Fresno, CA 93721



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,992	131,199	290,030
Average Age	30.7	29.8	30.7
Average Age (Male)	30.8	29.4	30.3
Average Age (Female)	31.4	30.6	31.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,080	42,219	95,446
# of Persons per HH	3.3	3.1	3.0
Average HH Income	\$34,661	\$41,709	\$49,186
Average House Value	\$99,067	\$132,245	\$160,391
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	66.4%	69.4%	62.4%

* Demographic data derived from 2020 ACS - US Census

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**