

OFFICE FOR LEASE

OFFICE/RETAIL SPACE AVAILABLE ON FULTON STREET IN DOWNTOWN FRESNO/MOVE IN READY!

552 N Fulton Street, Fresno, CA 93728



OFFERING SUMMARY

AVAILABLE SF:	792 - 1,505 SF
LEASE RATE:	\$1.00 SF/month (MG)
LOT SIZE:	25,650 SF
BUILDING SIZE:	21,469 SF
ZONING:	C-5
MARKET:	Downtown Fresno
SUBMARKET:	Tower District

PROPERTY HIGHLIGHTS

- Located in the Tower District in Downtown Fresno
- Near Fulton/Entertainment District
- Move in Ready!
- ±792, 950, 1082 or 1,505 SF Available Surrounded with Quality Tenants
- Highly Densely Populated Location On The Corner
- Great Visibility, Access, & Exposure
- Located on a Busy Intersection
- Plenty of Parking - Busy Retail Growth Corridor
- Street Frontage Provides Additional Parking
- Close Proximity to Major Traffic Generators & Fwy Ramps
- Densely Populated Trade Area w/ 179,000 People in 3-Miles
- Prime Cannabis Retail Zoning, Outside Exclusion, 800'+ Away

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

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

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.

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

OFFICE FOR LEASE

OFFICE/RETAIL SPACE AVAILABLE ON FULTON STREET IN DOWNTOWN FRESNO/MOVE IN READY!

552 N Fulton Street, Fresno, CA 93728



PROPERTY OVERVIEW

±792, 950, 1080 or 1,505 SF of Office/Retail space available on Fulton Street in Downtown, Fresno. Offers great visibility on the hard corner of a busy intersection with plenty of street parking. Spaces are in cold shell condition and are ready to be improved. Landlord is open to providing 3-9 months of free rent as compensation for a interior build-out on a 3-year lease, or is willing to build-out on a turn-key basis with a 5-year lease.

This address IS zoned for cannabis retail (CMX), outside the Exclusion Area, and IS more than 800 feet from a sensitive use located in District 3.

LOCATION OVERVIEW

This property is located north of Belmont Avenue, east of N Fulton Street, south of E Bremer Avenue and west of N Van Ness Avenue in downtown Fresno, California.



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

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

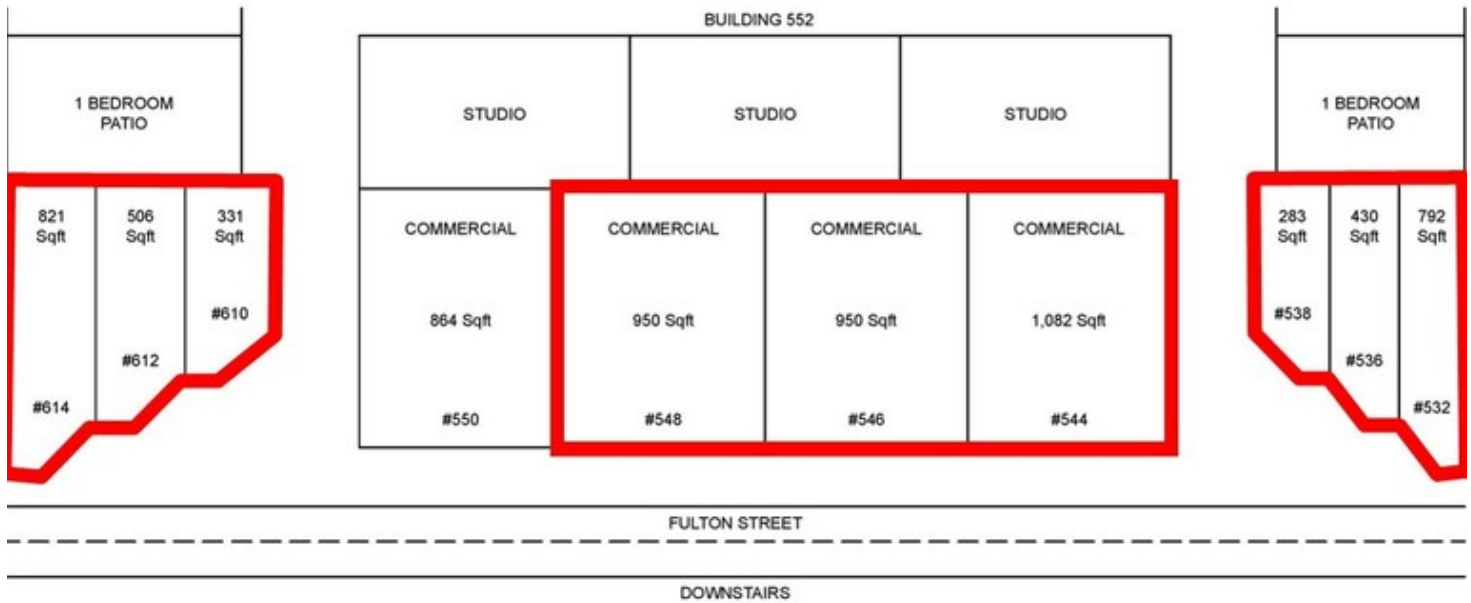
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

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

OFFICE FOR LEASE

OFFICE/RETAIL SPACE AVAILABLE ON FULTON STREET IN DOWNTOWN FRESNO/MOVE IN READY!

552 N Fulton Street, Fresno, CA 93728



LEASE RATE: \$1.00 SF **TOTAL SPACE:** 792 - 1,505 SF
LEASE TYPE: MG **LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
548 N Fulton Street		\$1.00 SF/month	Modified Gross	950 SF	Negotiable	
546 N Fulton Street		\$1.00 SF/month	Modified Gross	950 SF	Negotiable	
538-532 N Fulton Street		\$1.00 SF/month	Modified Gross	1,505 SF	Negotiable	
532 N Fulton Street		\$1.00 SF/month	Modified Gross	792 SF	Negotiable	
544 N Fulton Street		\$1.00 SF/month	Modified Gross	1,082 SF	Negotiable	

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

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

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.

Each Office Independently Owned and Operated CentralCaCommercial.com

552 N Fulton Street, Fresno, CA 93728



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

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

KEVIN LAND
Executive Managing Director
0: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

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.

Each Office Independently Owned and Operated CentralCaCommercial.com

OFFICE FOR LEASE

OFFICE/RETAIL SPACE AVAILABLE ON FULTON STREET IN DOWNTOWN FRESNO/MOVE IN READY!

552 N Fulton Street, Fresno, CA 93728



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

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

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.

Each Office Independently Owned and Operated CentralCaCommercial.com

OFFICE FOR LEASE

OFFICE/RETAIL SPACE AVAILABLE ON FULTON STREET IN DOWNTOWN FRESNO/MOVE IN READY!

552 N Fulton Street, Fresno, CA 93728



POPULATION	1 MILE	3 MILES	5 MILES
Total population	19,084	151,764	344,450
Median age	30.5	28.2	28.8
Median age (male)	30.1	27.8	27.8
Median age (Female)	31.5	29.2	29.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,439	46,693	106,666
# of persons per HH	3.0	3.3	3.2
Average HH income	\$36,667	\$40,184	\$44,430
Average house value	\$243,571	\$217,394	\$231,032
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	61.4%	60.2%	55.6%
RACE (%)	1 MILE	3 MILES	5 MILES
White	52.0%	49.7%	50.2%
Black	7.0%	8.3%	8.4%
Asian	4.3%	9.7%	10.8%
Hawaiian	0.0%	0.0%	0.1%
American Indian	1.4%	1.2%	1.1%
Other	31.1%	27.2%	25.4%

* Demographic data derived from 2020 ACS - US Census

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

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

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.

Each Office Independently Owned and Operated [CentralCaCommercial.com](https://www.centralcacommercial.com)