

AVAILABLE FOR LEASE  
PRIME TOWER DISTRICT SPACE

# 1028 N FULTON STREET

FRESNO, CA

AVAILABLE  
13,328± SF



**Shane Sousa**  
Sales Associate  
t. 559-447-6221  
shane@retailcalifornia.com  
CA RE Lic. #02152527

**Nick Frechou**  
Senior Vice President  
t. 559-447-6266  
nick@retailcalifornia.com  
CA RE Lic. #01887999

*Independently Owned and Operated* | Corporate License #00020875 | [retailcalifornia.com](http://retailcalifornia.com)

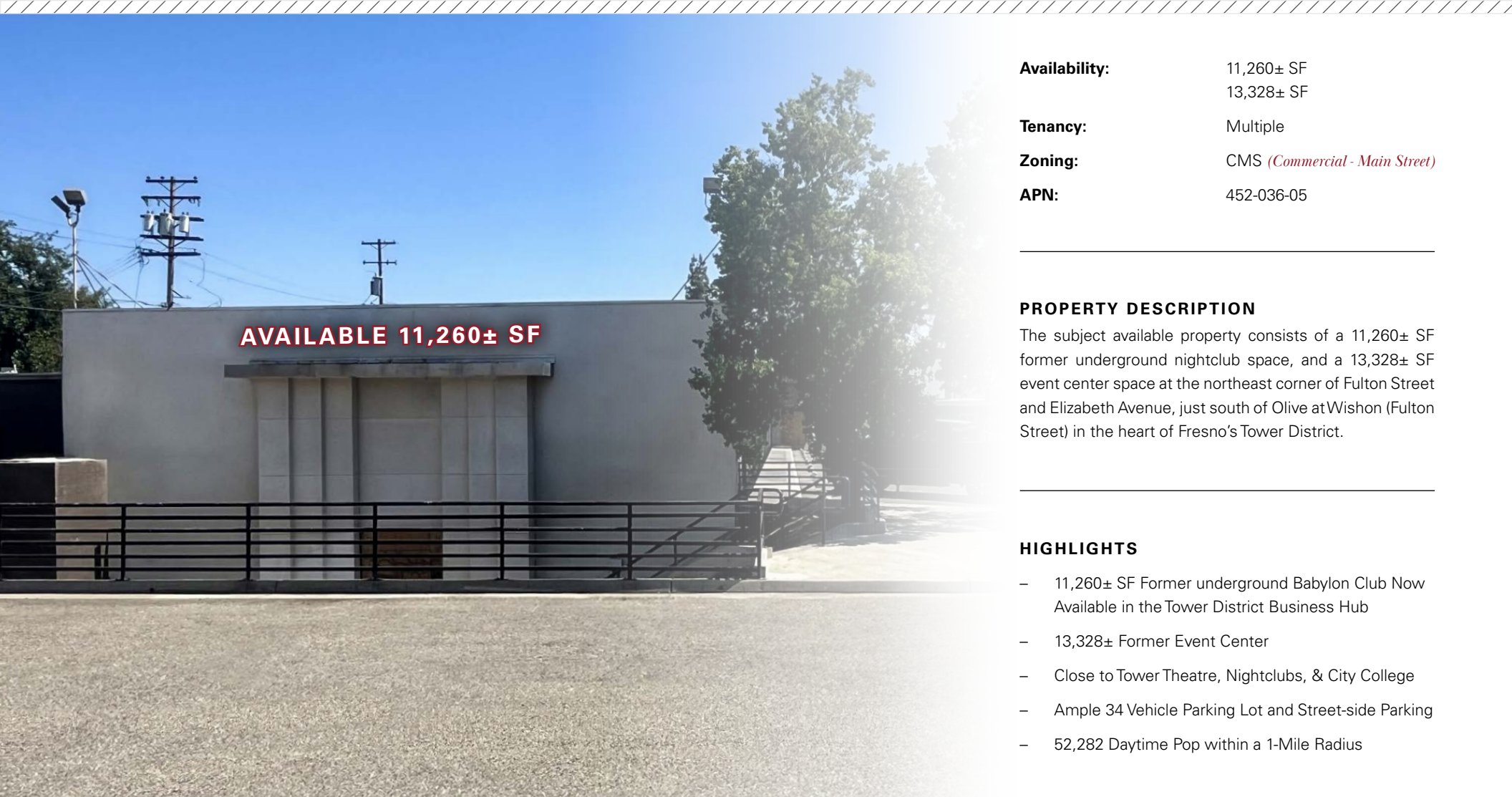
**FRESNO OFFICE:** 7480 N. Palm Ave. #101, Fresno, CA 93711, t. 559-432-6200

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



**1028 N FULTON STREET**  
FRESNO, CA

## PROPERTY INFORMATION



<b>Availability:</b>	11,260± SF 13,328± SF
<b>Tenancy:</b>	Multiple
<b>Zoning:</b>	CMS ( <i>Commercial - Main Street</i> )
<b>APN:</b>	452-036-05

### PROPERTY DESCRIPTION

The subject available property consists of a 11,260± SF former underground nightclub space, and a 13,328± SF event center space at the northeast corner of Fulton Street and Elizabeth Avenue, just south of Olive at Wishon (Fulton Street) in the heart of Fresno's Tower District.

### HIGHLIGHTS

- 11,260± SF Former underground Babylon Club Now Available in the Tower District Business Hub
- 13,328± Former Event Center
- Close to Tower Theatre, Nightclubs, & City College
- Ample 34 Vehicle Parking Lot and Street-side Parking
- 52,282 Daytime Pop within a 1-Mile Radius

**Contact Agent**  
FOR LEASE RATE

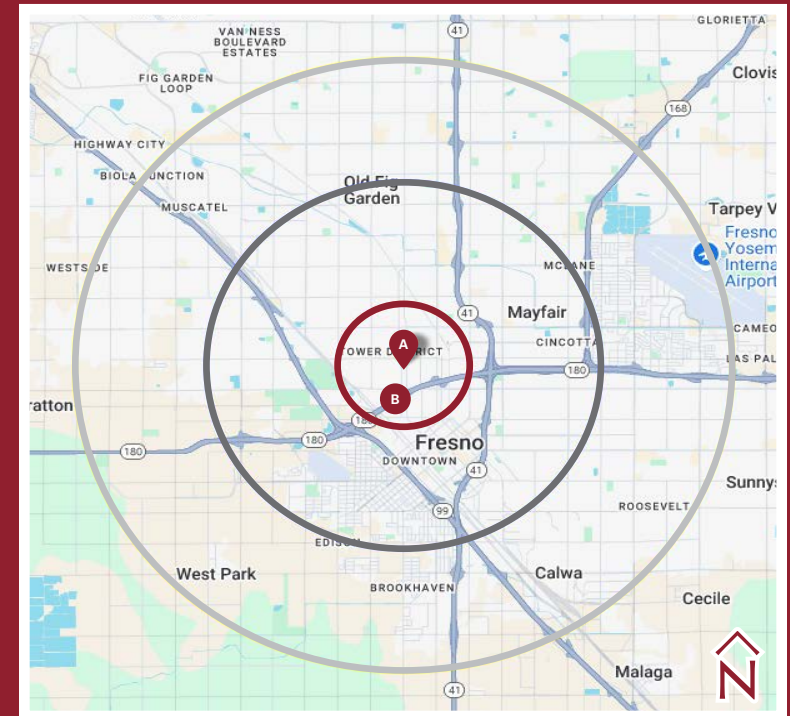
# 1028 N FULTON STREET

FRESNO, CA

## AREA DEMOGRAPHICS

POPULATION	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
	2030 Projection	20,265	157,471	352,698
	2025 Estimate	20,489	159,304	355,664
	Growth 2025-2030	-1.09%	-1.15%	-0.83%
	Growth 2020-2025	-1.05%	-2.15%	-0.76%
	Growth 2010-2020	-0.71%	1.78%	2.29%
HOUSEHOLD	2030 Projection	7,615	49,661	111,669
	2025 Estimate	7,648	50,025	112,207
	Growth 2025-2030	-0.44%	-0.73%	-0.48%
	Growth 2020-2025	-1.10%	-1.16%	-0.69%
	Growth 2010-2020	8.84%	5.95%	5.10%
	<b>2025 Est. Average HH Income</b>	\$68,880	\$63,303	\$71,584

Source: Claritas 2025



### TRAFFIC COUNTS

(Within a One Mile Radius)

**A** 5,235± ADT

Fulton Street at Olive Avenue  
(Southbound)

**B** 102,847± ADT

Highway 180  
(Westbound & Eastbound)

Source: Kalibrate TrafficMetrix 2025



1028 N FULTON STREET  
FRESNO, CA

AERIAL  
MAP



**Shane Sousa**  
Sales Associate  
t 559-447-6221  
shane@retailcalifornia.com  
CA RE Lic. #02152527

**Nick Frechou**  
Senior Vice President  
t 559-447-6266  
nick@retailcalifornia.com  
CA RE Lic. #01887999

Independently Owned and Operated | Corporate License #00020875 | [retailcalifornia.com](http://retailcalifornia.com)

**FRESNO OFFICE:** 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.