

# FORMER 7-ELEVEN IN CENTRAL DOWNTOWN FRESNO

## Retail Space for Sublease

**KENNEDY WILSON**  
BROKERAGE

2630 Tulare Street | Fresno, CA 93721



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### AVAILABLE

Size: ±2,981 SF  
Rent: \$1.35 PSF/Mo., NNN  
Sublease  
Expiration: October 31, 2027

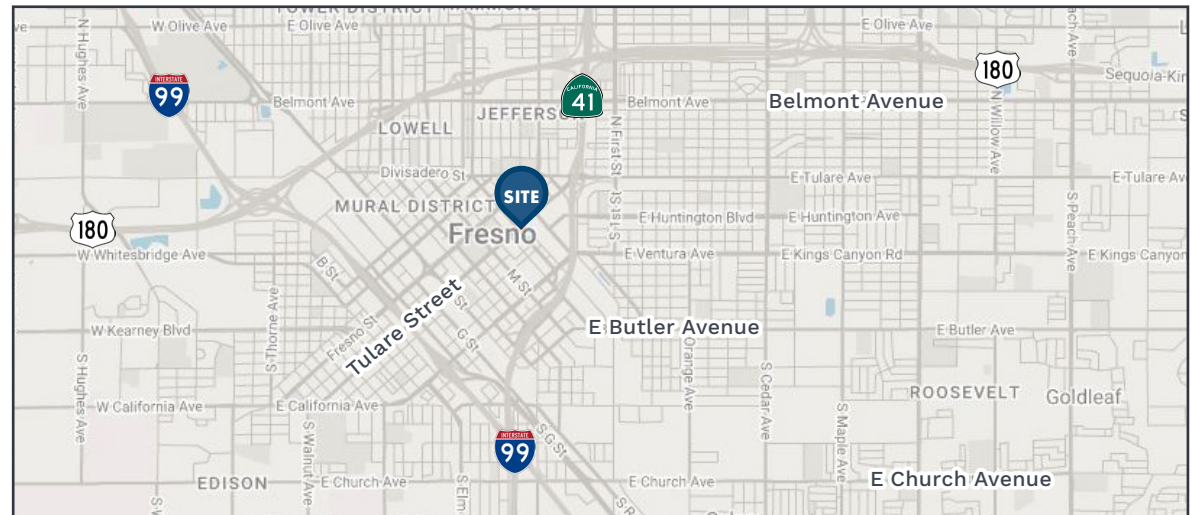
### PROPERTY HIGHLIGHTS

- Former 7-Eleven location at the intersection of Tulare Street and P Street
- Convenient location in downtown Fresno surrounded by government, fast food, hotel and industrial businesses
- Less than 10 miles from the Fresno-Yosemite International Airport and less than 5 miles from the Chandler Executive Airport
- Direct access to numerous highways; I-99, Hwy 41, I-180 and Hwy 168

Prospective tenants are hereby advised that all uses are subject to City approval



### IMMEDIATE TRADE AREA



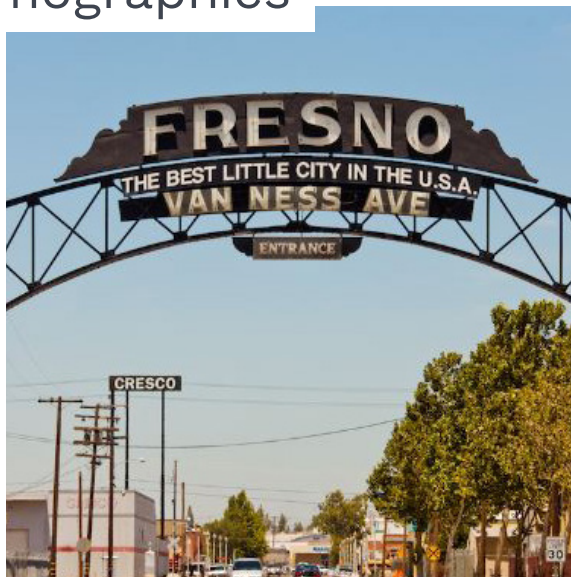
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### Area Demographics



	1 Mile	5 Mile	10 Miles
<b>POPULATION</b>			
<b>2023 Estimated Population</b>	<b>21,371</b>	<b>320,835</b>	<b>728,019</b>
2028 Projected Population	21,849	325,443	744,417
2010 Census Population	19,186	302,559	653,236
Projected Annual Growth 2023 to 2028	2.24%	1.44%	2.25%
Historical Annual Growth 2010 to 2023	11.39%	6.04%	11.45%
2023 Median Age	33.4	31.8	33.8
<b>HOUSEHOLDS</b>			
2023 Estimated Households	5,628	94,584	235,993
2028 Projected Households	5,812	95,970	241,271
2010 Census Households	4,735	89,146	212,107
Projected Annual Growth 2023 to 2028	3.27%	1.47%	2.24%
Historical Annual Growth 2010 to 2023	18.86%	6.10%	11.26%
<b>RACE &amp; ETHNICITY</b>			
2023 Estimated White	77.72%	70.25%	71.31%
2023 Estimated Black or African American	8.16%	9.19%	7.38%
2023 Estimated Asian or Pacific Islander	6.99%	12.85%	14.06%
2023 Estimated American Indian or Native Alaskan	4.45%	4.34%	3.29%
2023 Estimated Other Races	2.46%	3.07%	3.63%
2023 Estimated Hispanic	76.29%	64.91%	49.73%
<b>INCOME</b>			
<b>2023 Estimated Average Household Income</b>	<b>\$40,667</b>	<b>\$55,158</b>	<b>\$79,590</b>
2023 Estimated Median Household Income	\$24,939	\$39,489	\$60,171
<b>EDUCATION</b>			
2023 Estimated High School Graduate	22.45%	23.19%	21.49%
2023 Estimated Some College	22.66%	27.39%	31.48%
2023 Estimated Associates Degree Only	5.01%	6.37%	6.16%
2023 Estimated Bachelors Degree Only	5.42%	7.50%	13.88%
2023 Estimated Graduate Degree	2.97%	3.13%	7.08%

An aerial photograph of Sacramento, California, taken at dusk. The city skyline is visible, with several prominent buildings, including the State Capitol building on the left. The sky is a deep blue, and the city lights are beginning to glow. The overall tone is professional and sophisticated.

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