

# RETAIL FOR LEASE

PRIME DOWNTOWN FRESNO RETAIL/OFFICE SPACES AVAILABLE

1241 Broadway St, Fresno, CA 93721



Lease Rate

**\$1.50 - 1.75  
SF/MONTH**

## PROPERTY HIGHLIGHTS

- 111,886 SF 9 Story Historical Landmark Hotel in Fresno
- Busiest Retail Growth Corridor in Downtown Fresno
- Tenant Improvements Available | Class A Finishes
- Historic Building Serving The Fresno/Clovis Area
- Close Proximity to Major Traffic Generators CA-41, CA-180/168 & CA-99
- Direct Access to \$50M Fulton Street Revitalization Just Completed
- Walk-able Location | Densely Populated Trade Area | Quality Tenants
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- High Pedestrian Traffic For All of Downtown Fresno
- Highly Anticipated CA High Speed Rail Station ½ Mile Away
- Fresno is the 5th largest city in CA w/ over 1M population
- Easy Access Throughout Fresno, Clovis & Surrounding Cities
- Densely Populated Trade Area w/ 325,576 People in 3-Miles

## OFFERING SUMMARY

Building Size:	111,886 SF
Available SF:	1,620 - 5,585 SF
Lot Size:	0.6 Acres
Number of Units:	5
Year Built:	1912
Renovated:	2024
Zoning:	DTC
Market:	Downtown Fresno

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](http://CentralCaCommercial.com)

# RETAIL FOR LEASE

PRIME DOWNTOWN FRESNO RETAIL/OFFICE SPACES AVAILABLE



1241 Broadway St, Fresno, CA 93721

## PROPERTY DESCRIPTION

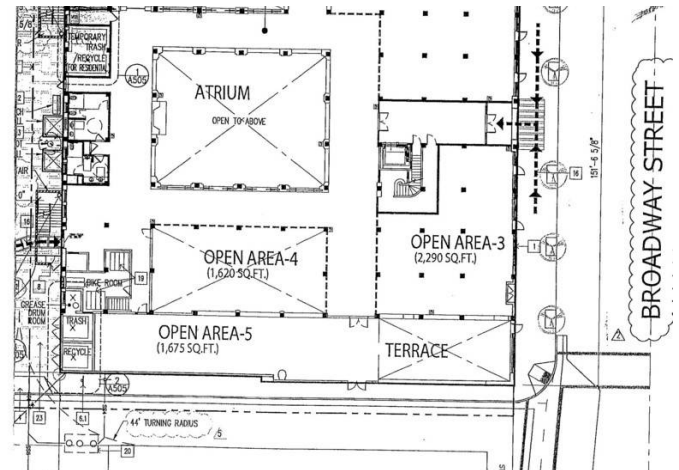
Former "Fresno Hotel" in Downtown Fresno. The 111,886 SF Building is a 9 story historical landmark in Fresno offering various retail, restaurants & office spaces. The Historical building is on a 0.6 acre lot zoned DTC within the infamous enterprise zone. There are currently 4 spaces available for Lease: #1 is 1,690 SF, #2 is 2,695 SF, #3 is 2,290 SF and includes a Terrace and #4 is 1,690 SF. This building is in a very walk-able location and densely populated trade area. The Fulton Street Revitalization was completed on February 27, 2014 whereas, the Fresno City Council decided the fate of Fulton Mall with a 5-2 vote in favor of putting traffic back on Fulton street, and a groundbreaking ceremony was held on March 3, 2016. There is high pedestrian traffic for all of Downtown Fresno, and is in a very convenient area that had access to all the major highways that include CA-99, CA-41 and CA-180/168.

The Hotel Californian stands at the intersection of Kern Street and Van Ness Avenue in downtown Fresno, California. In adherence to the Italian Renaissance and Beaux-Arts design tradition, the Hotel Californian's primary facades are visually divided into a two-story base, a shaft of five floors, and a capitol formed by the eighth floor and roof parapet. The nine-story structure originally served as a fashionable hostelry and housed various retail and commercial office spaces.

The Hotel California was constructed in downtown Fresno as a luxury hotel for city visitors and as a meeting place for city residents. Designed by H. Rafael Lake and constructed by R. F. Felchlin & Company, the building immediately became a symbolic landmark for the growing prosperity of the City of Fresno. In the ensuing years, the Hotel Californian gained a reputation as the best hotel between San Francisco and Los Angeles, and hosted a great number of famous individuals and important events. It remains emblematic of Fresno's prosperity in the 1920s and is an outstanding example of the type of development that occurred in California's Central Valley cities wishing to promote a strong sense of their success and urbanization during this period.

The symmetry of the Hotel Californian's design is visible when viewing the building from Kern Street, the original primary façade, where the open portion of the "U" shape creates the impression of two parallel towers connected at the rear. Floors two through eight are shaped in this manner, while the facade of the ground and second stories occupies the full width of the lot. The portions of the two "towers" facing Kern Street are each three bays wide. They are nearly identical in exterior design to the building's Van Ness Avenue façade, the chief exception being the dramatic cast stone surrounds of the windows occupying the middle bay of the eighth floor on each tower. Emphasis is placed on the windows by the extruding console-supported balconettes below, Corinthian columns on either side, and entablatures above supporting scrolled ornaments and a prominent central cartouche.

The Hotel California continues to stand as a physical manifestation of the growth and prosperity of the City of Fresno during the early 1920s. It is an outstanding example of the type of development that occurred during this period in California's Central Valley, and represents the pride and promotional efforts of the community at that time. An imposing building in the city's downtown district to this day, the Hotel Californian is also one of the community's most important architectural landmarks, and a signature work of prominent California architect H. Rafael Lake.



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

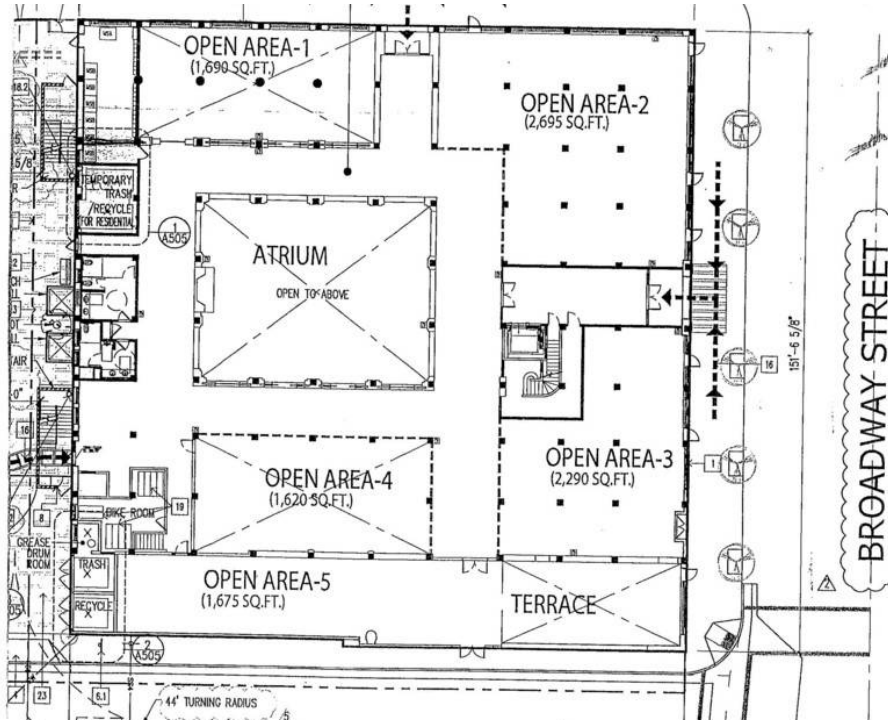
**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

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

# RETAIL FOR LEASE

PRIME DOWNTOWN FRESNO RETAIL/OFFICE SPACES AVAILABLE

1241 Broadway St, Fresno, CA 93721



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
#1	Available	1,690 SF	Modified Gross	\$1.50 SF/month
#2	Available	2,695 SF	Modified Gross	\$1.50 SF/month
#3 with Terrace	Available	2,290 - 5,585 SF	Modified Gross	\$1.75 SF/month
#4	Available	1,620 - 5,585 SF	Modified Gross	\$1.50 SF/month

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@centralcommercial.com  
 CA #01945284

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

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

# RETAIL FOR LEASE

PRIME DOWNTOWN FRESNO RETAIL/OFFICE SPACES AVAILABLE

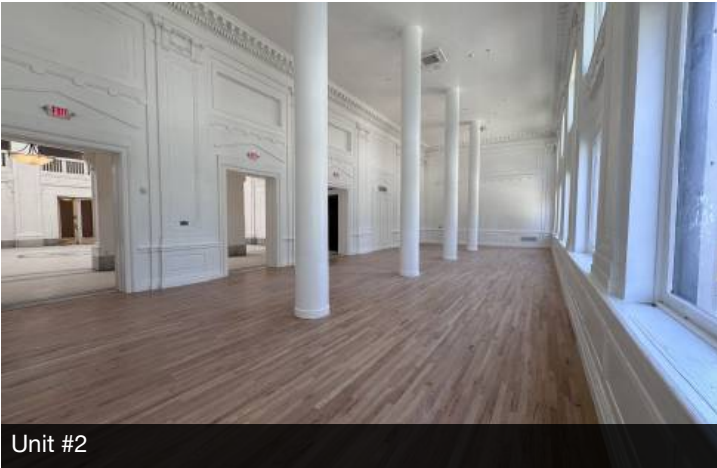
1241 Broadway St, Fresno, CA 93721



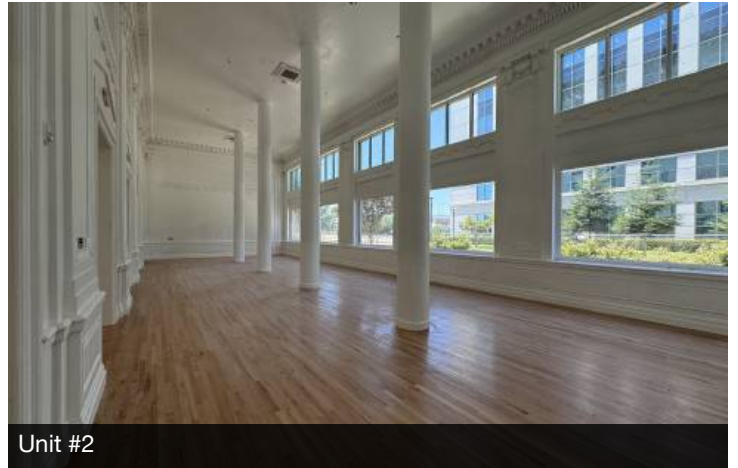
Unit #1



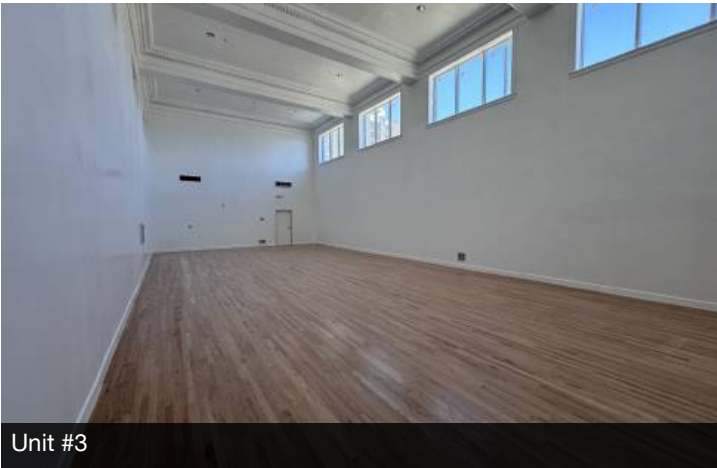
Unit #1



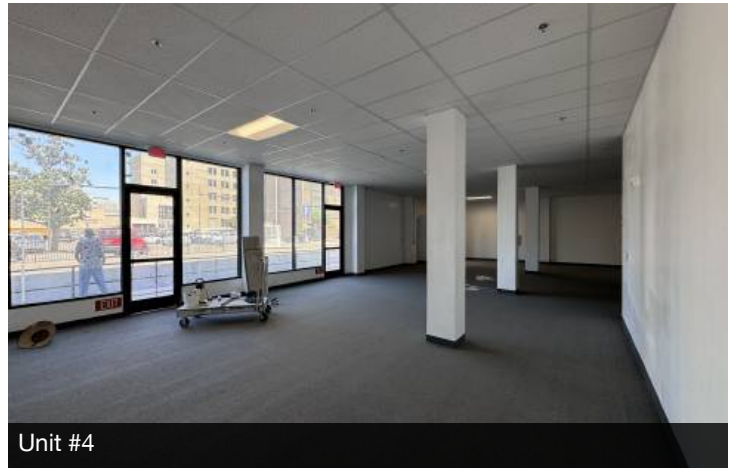
Unit #2



Unit #2



Unit #3



Unit #4

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](http://CentralCaCommercial.com)

# RETAIL FOR LEASE

PRIME DOWNTOWN FRESNO RETAIL/OFFICE SPACES AVAILABLE



1241 Broadway 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@centralcommercial.com  
CA #01945284

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

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

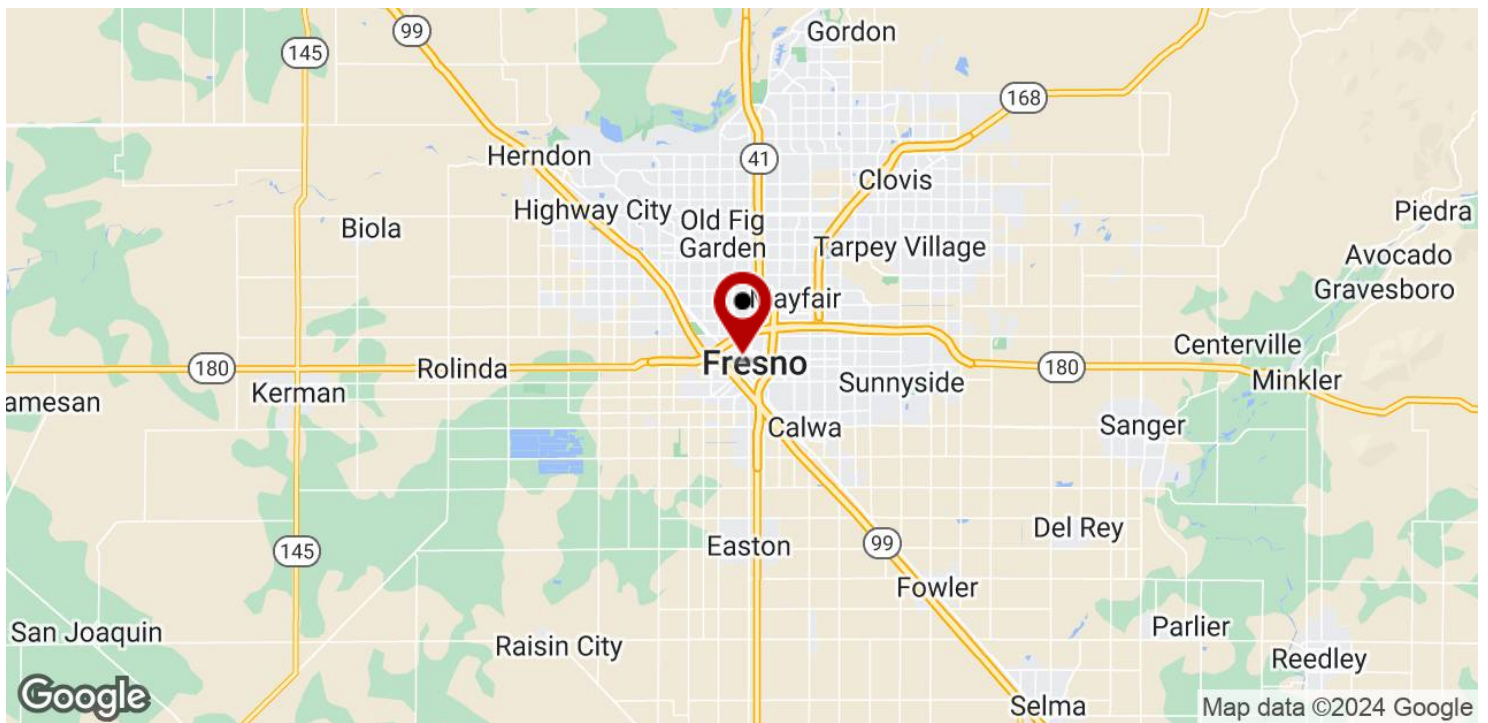
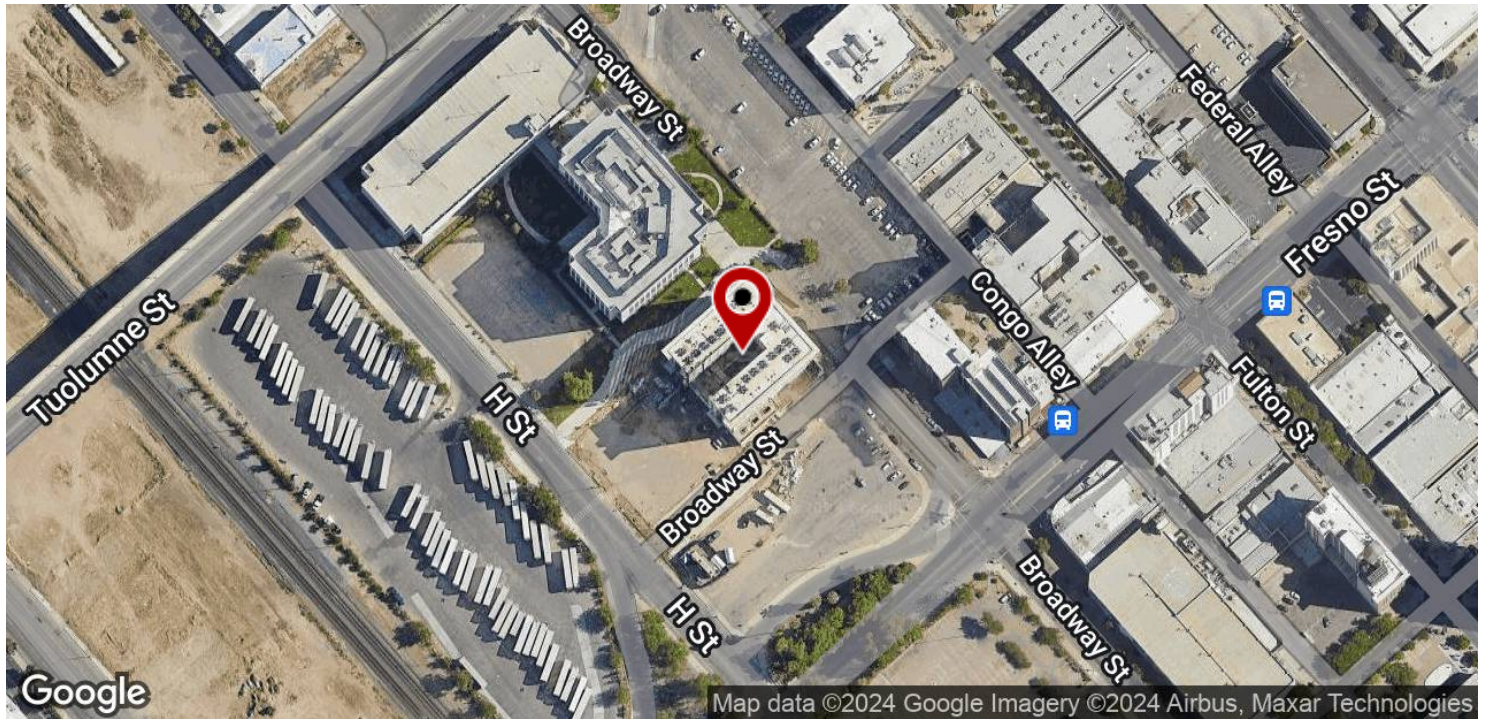
Each Office Independently Owned and Operated [CentralCaCommercial.com](http://CentralCaCommercial.com)

# RETAIL FOR LEASE

PRIME DOWNTOWN FRESNO RETAIL/OFFICE SPACES AVAILABLE



1241 Broadway 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

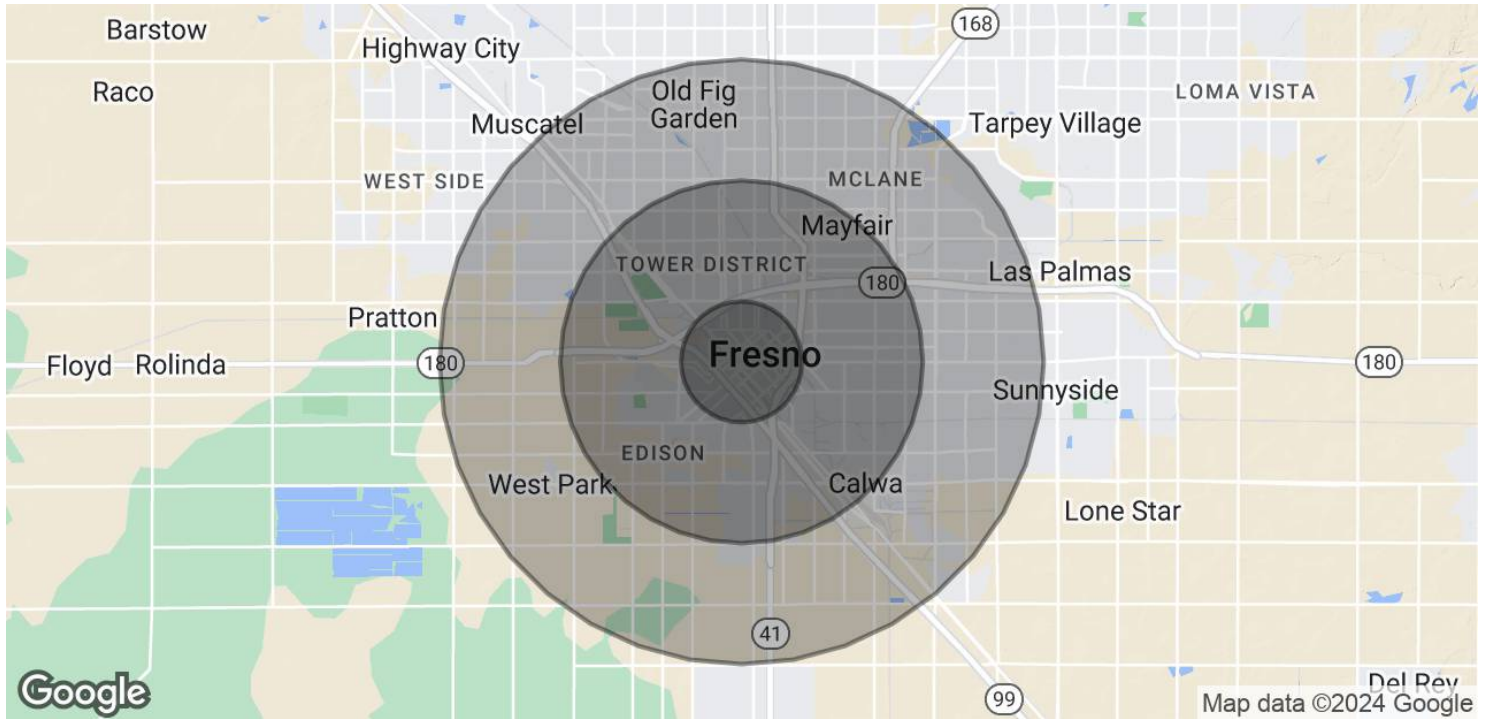
Each Office Independently Owned and Operated [CentralCaCommercial.com](http://CentralCaCommercial.com)

# RETAIL FOR LEASE

PRIME DOWNTOWN FRESNO RETAIL/OFFICE SPACES AVAILABLE



1241 Broadway St, Fresno, CA 93721



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total Population	21,313	114,593	325,576
Average Age	32.1	32.3	31.1
Average Age (Male)	29.1	30.5	30.0
Average Age (Female)	35.3	34.4	32.5
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	8,662	40,865	108,383
# of Persons per HH	2.5	2.8	3.0
Average HH Income	\$45,026	\$60,189	\$63,262
Average House Value	\$298,882	\$306,537	\$320,929
<b>ETHNICITY (%)</b>			
Hispanic	31.7%	30.3%	34.7%

\* 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