



# For Sale

*HISTORIC REHABILITATION OPPORTUNITY*

*2049 BROADWAY ST. & 617 E. DIVISADERO ST., DOWNTOWN FRESNO, CA*

*CONTACT EXCLUSIVE  
LISTING BROKER*

Stumpf and Company  
CA DRE Lic. #00533442  
(559) 222-3058

[veronica@stumpfandcompany.com](mailto:veronica@stumpfandcompany.com)

2045 E. Ashlan Ave., #102  
Fresno, CA 93726

Fresno (559) 222-3058  
Oakhurst (559) 641-6807

[www.stumpfandcompany.com](http://www.stumpfandcompany.com)

**VIEW OUR LISTINGS**

Although all information furnished regarding the subject property for sale and/or lease is from sources deemed reliable, this information has not been verified and no expressed representation is made nor is any to be implied as to the accuracy thereof and may be subject to errors, omissions, and change of price or lease without notice and to any special conditions imposed by our principal.





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## *DESCRIPTION*

Rare historic mixed-use rehabilitation opportunity in Downtown Fresno. Building plans were drafted in 2021 for 18 residential units and ground retail space. Designed for full build-out or phased development. Close to several newer mixed-use/mixed-income developments, with several more in the pipeline. Project may qualify for grants, tax incentives and reduced development fees to help reduce project costs. Capitalize on the Downtown's ongoing investment in redevelopment and infrastructure improvements.

## *LOCATION*

Located near the corner of Divisadero and Broadway St. Close proximity to the central business district and the Tower District. Easy access to major freeways, Community Regional Medical Center, the planned High-Speed Rail station, and major employment and education centers.

## *PRICE*

\$650,000 (\$41 psf). **Major price reduction!** Cash, new loan, or submit. Sale includes both parcels.

## *TOTAL SIZE*

Buildings: +/- 15,685 SF // Lots +/- 11,395 SF

## *YEAR BUILT*

1920s

## *PARKING*

Free street parking and potential site parking. Parking exceptions apply.

## *ZONING*

NMX (Neighborhood Mixed-Use), allowing for dense mixed-use development.



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### Executive Summary

2049 Broadway St, Fresno, California, 93721

Ring: 1 mile radius, Ring: 3 mile radius, Ring: 5 mile radius



Population	1 mile	3 miles	5 miles
2010 Population	17,586	137,612	317,417
2020 Population	18,610	139,305	325,941
2025 Population	17,936	135,595	320,279
2030 Population	17,680	134,611	319,297
2010-2020 Annual Rate	0.57%	0.12%	0.27%
2020-2025 Annual Rate	-0.70%	-0.51%	-0.33%
2025-2030 Annual Rate	-0.29%	-0.15%	-0.06%

Age	1 mile	3 miles	5 miles
2025 Median Age	33.2	32.3	32.1
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	24.7%	22.9%	24.3%
Black Alone	11.7%	8.9%	8.5%
American Indian Alone	3.4%	3.6%	3.0%
Asian Alone	4.2%	7.9%	11.2%
Pacific Islander Alone	0.1%	0.1%	0.2%
Some Other Race Alone	40.9%	40.8%	37.0%
Two or More Races	15.0%	15.8%	15.7%
Hispanic Origin	65.2%	68.2%	63.9%
Diversity Index	85.4	85.3	87.0

Households	1 mile	3 miles	5 miles
2010 Total Households	4,658	39,477	94,586
2020 Total Households	5,500	42,544	99,838
2025 Total Households	5,474	42,780	100,666
2030 Total Households	5,473	43,099	101,801
2010-2020 Annual Rate	1.68%	0.75%	0.54%
2020-2025 Annual Rate	-0.09%	0.11%	0.16%
2025-2030 Annual Rate	0.00%	0.15%	0.22%
2025 Average Household Size	2.72	3.06	3.11
Wealth Index	28	39	48