



PROPERTY HIGHLIGHTS

- Retail/office use
- Large surface parking lot available in back of the building
- Located on highly-visible corridor
- Near all major freeways in the Central Valley
- Competitive rental rate

For Lease

DOWNTOWN FRESNO RETAIL/OFFICE

3032-3044 TULARE STREET
DOWNTOWN FRESNO, CA 93721

CONTACT EXCLUSIVE
LISTING BROKER

Veronica Stumpf

CA DRE Lic. #01906952

(559) 222-3058

veronica@stumpfandcompany.com

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

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

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.



Updated availability! Experience the convenience of downtown Fresno with newly available office and retail spaces at a competitive rental rate and free parking! Located on one of the busiest corridors, these suites offer easy access to all major freeways in the Central Valley, ensuring convenience for your clientele. Spaces are currently built out for training centers, general retail, and primary care offices.

LOCATION

On the corner of Tulare Avenue and Fwy 41 on-ramp, with exceptional accessibility and visibility. Enjoy proximity to the newly-developed Starbucks, Downtown Community Regional Medical Center, City Hall, Amtrak/Greyhound station, large hotels, restaurants, and a large residential neighborhood.

YEAR BUILT

1953. Exterior renovated in 2021.

SIZE

Spaces ranging +/- 1,470 to 3,970 sf. See full brochure for space details. Contact listing broker for interior photos and video tours before scheduling a tour.

RENT

\$1.05 psf/month modified gross. Contact listing brokers for rent incentives.

PARKING

Approx. 30 private parking stalls behind building. Included in rent. High parking ratio for Downtown!

ZONING

DTN - Downtown Neighborhood, Activity Class B. Zoned for office, retail, medical, care facility, educational facility/training center, etc.



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UPDATED AVAILABILITY

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Address	Size	Rent	Description
3034-3036 Tulare St. (interior unit)	+/- 2,500 sf	\$2,625/month plus utilities	Former training center. Large open space with 3 private offices and 2 restrooms. Front and back entrances. Can be combined with other units for more space.
3038 Tulare St. (interior unit)	+/- 1,470 sf	\$1,543.50/month plus utilities	Former training center. Large open space with two restrooms. Front and back entrances. Can be combined with other units for more space.
3034-3038 Tulare St. (combine both available spaces)	+/- 3,970 sf	\$4,168.50/month plus utilities	Combination of private offices (3 total) and large open spaces.



3032-3044 Tulare St.

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ADDITIONAL PHOTOS

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3034-3036 TULARE



3038 TULARE



3032 TULARE



PARKING LOT