

GREAT OWNER USER OR INVESTOR OPPORTUNITY

# FRESNO RETAIL STORE FOR SALE

921 & 927 FULTON STREET, FRESNO, CA 93721



FOR SALE \$749,000

## KW COMMERCIAL

889 Americana Way, Suite 408  
Glendale, CA 91210



Each Office Independently Owned and Operated

## OFFERING MEMORANDUM

### JAWAD FAWAZ

Commercial Multifamily & Retail Specialist.

O: (818) 306-6000

C: (818) 306-6000

jawadcre1@gmail.com

#1919309, CA

### DAVID MOSKOWITZ

Director, Commercial Division

O: (323) 493-3659

dmoskowitzkw@gmail.com

01372552

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.

# DISCLAIMER

921 FULTON STREET



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

## KW COMMERCIAL

889 Americana Way, Suite 408  
Glendale, CA 91210



Each Office Independently Owned and Operated

## PRESENTED BY:

### JAWAD FAWAZ

Commercial Multifamily & Retail Specialist.

O: (818) 306-6000

C: (818) 306-6000

jawadcre1@gmail.com

#1919309, CA

### DAVID MOSKOWITZ

Director, Commercial Division

O: (323) 493-3659

dmoskowitzkw@gmail.com

01372552

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# EXECUTIVE SUMMARY

921 FULTON STREET



## OFFERING SUMMARY

<b>PRICE:</b>	\$749,000
<b>LEASE TERM:</b>	Month to Month "Can be Delivered Vacant at COE"
<b>LEASE RATE:</b>	\$4000 / month
<b>LOT SIZE:</b> <b>BUILDING SIZE:</b>	7,650 SF 6,995 SF
<b>PRICE / ACRE:</b>	\$107/SF
<b>ACCESS:</b>	Easy Access From 2 Entrances/Exits
<b>ZONING:</b>	DTC
<b>PERMITTED USES:</b>	Retail
<b>APN:</b>	468-281-03
<b>MARKET:</b>	Downtown Fresno

## PROPERTY OVERVIEW

Welcome to an exceptional retail opportunity in the heart of downtown Fresno! This prominent freestanding building spans approximately 6,995 square feet and sits on a spacious parcel of about 7,650 square feet, ensuring high visibility in a bustling location. What sets this property apart is its unique potential for division, offering two separate and distinct spaces, each with its own private rear entrance—a rare advantage in the market. This feature opens up opportunities for an owner-user to occupy one section while leasing out the other, maximizing the property's income potential.

Recently renovated, the front retail store is in new condition, offering a modern and inviting atmosphere for businesses in search of a fresh setting. The remodel has revitalized the space, making it move-in ready for various retail ventures. Coupled with its prime corner location in downtown Fresno, this enhances its appeal as a standout presence in the thriving district.

The building is intelligently designed, featuring two rear storage rooms and four restrooms, providing convenience and functionality for businesses occupying both spaces. Strategically positioned at a prime corner in downtown Fresno, this property is a focal point with prominent signage, making it a standout presence in the thriving downtown district.

This expansive space caters to a diverse range of businesses, with its generous square footage ideal for a clothing retail store. The layout allows for an extensive display of merchandise, complemented by a spacious rear storage area for inventory management. The exterior boasts sturdy brick construction and a recently updated roof, ensuring a modern and well-maintained appearance.

Accessibility is a key feature, with convenient vehicle access provided through both front and rear parking options. The property offers parking space for up to four vehicles in the private rear area, enhancing the overall convenience for visitors in this highly walkable downtown location. Front street parking is also abundant, catering to the needs of a bustling retail environment.

This property guarantees maximum visibility and draws significant traffic from nearby retailers and neighborhoods. With a dense population of over 139,000 people within a 3-mile radius and an impressive daily car count of approximately 14,301, this retail space stands out as a prime commercial opportunity in downtown Fresno. Don't miss the chance to be a part of the vibrant retail landscape in this thriving urban center!



# PROPERTY DESCRIPTION

921 FULTON STREET



## PROPERTY HIGHLIGHTS

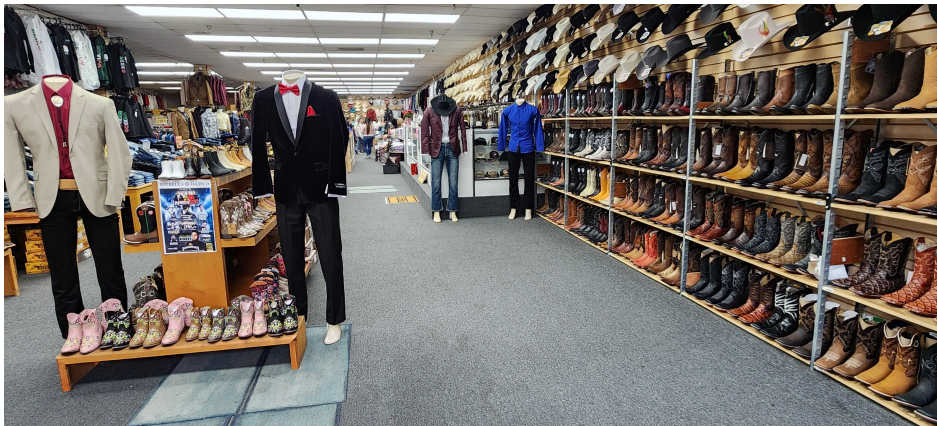
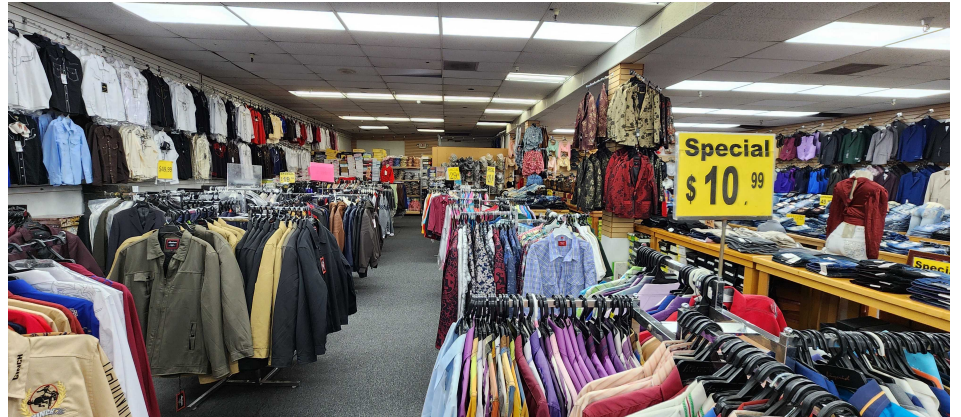
±6,995 Total Square Feet of Flexible Space

- Configurable for Division or Combination
- Can be Utilized Together or Individually
- Can be Delivered Vacant at COE or with Tenant
- Includes 2 Storage Rooms and 4 Private Restrooms
- Conveniently Located in Downtown Fresno
- Within Walking Distance to Banks, Retail Shops, and Restaurants
- Pedestrian-Friendly Situated in a Highly Populated Trade Area
- Recently Front Store Completely Renovated
- Excellent Visibility in Blocks Within Downtown Sanger
- Proximity to Major Traffic Generators and Freeway Ramps
- Ample Private Parking with Multiple Access Points
- Serves a Densely Populated Trade Area
- This Property is Located on Fulton Street Directly Behind Chuckchansi Park Between Tulare Street and Inyo Street in Downtown Fresno.



# PROPERTY PHOTOS

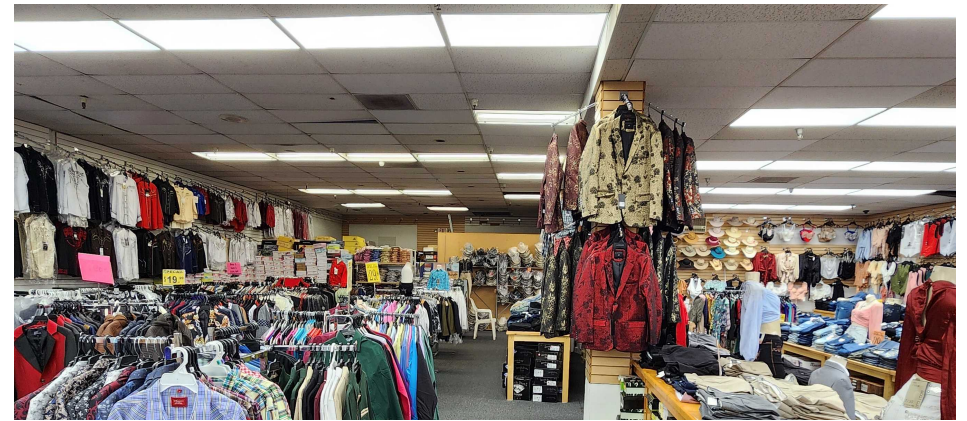
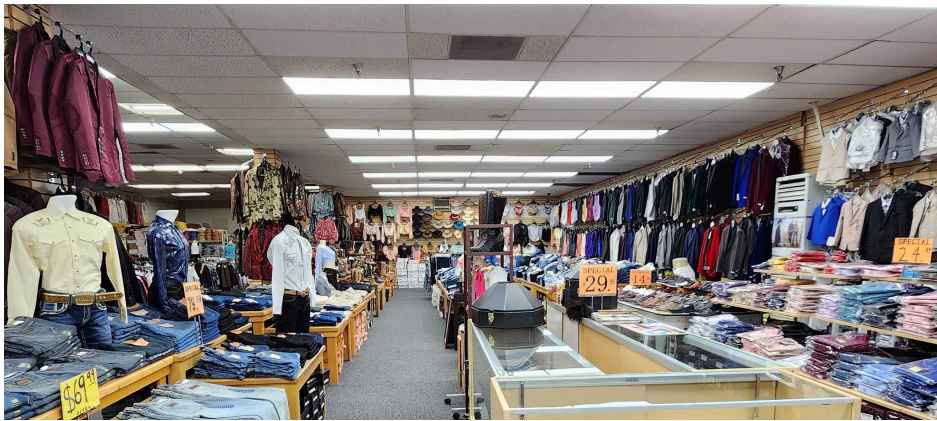
921 FULTON STREET





# PROPERTY PHOTOS

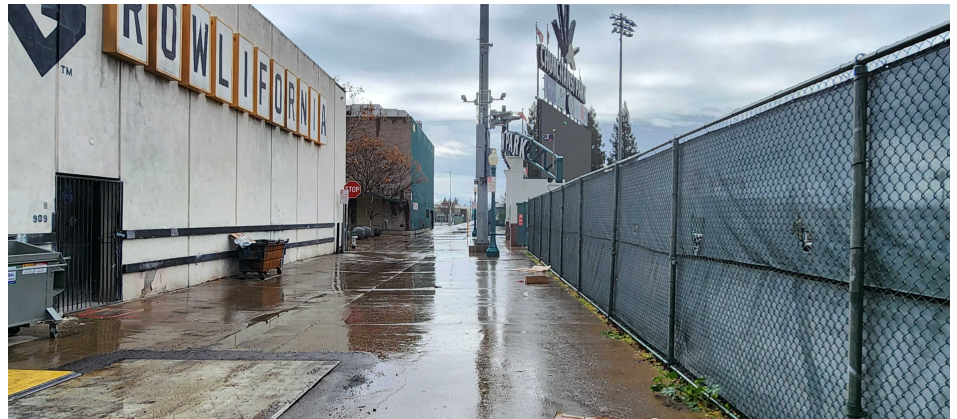
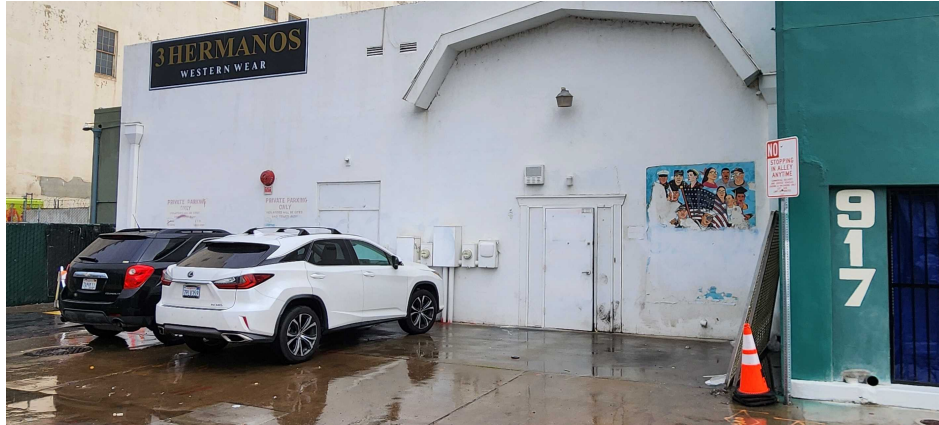
921 FULTON STREET





# PROPERTY PHOTOS

921 FULTON STREET





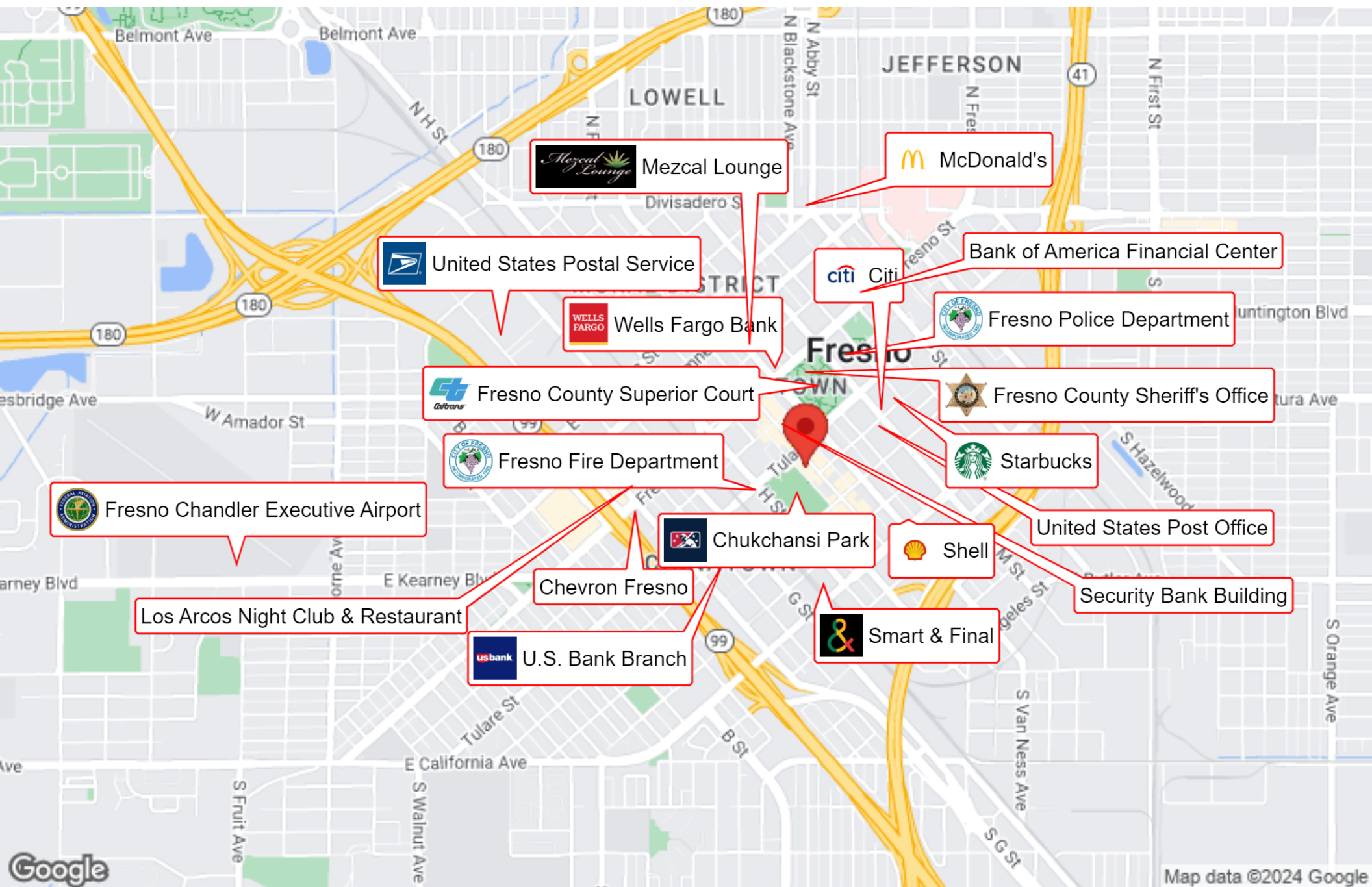
# LOCATION MAPS

921 FULTON STREET



# BUSINESS MAP

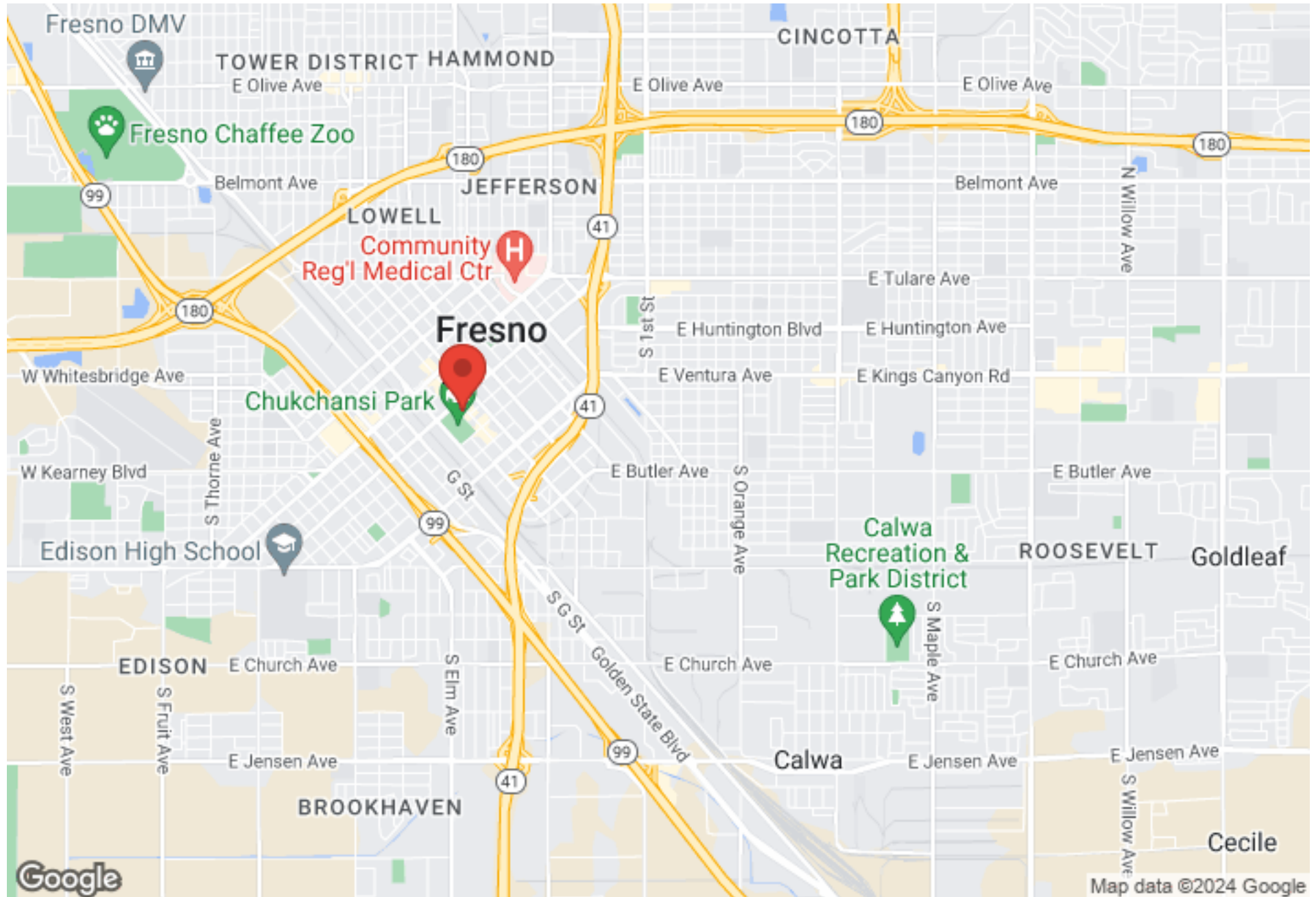
921 FULTON STREET





# REGIONAL MAP

921 FULTON STREET





# AERIAL MAP

921 FULTON STREET



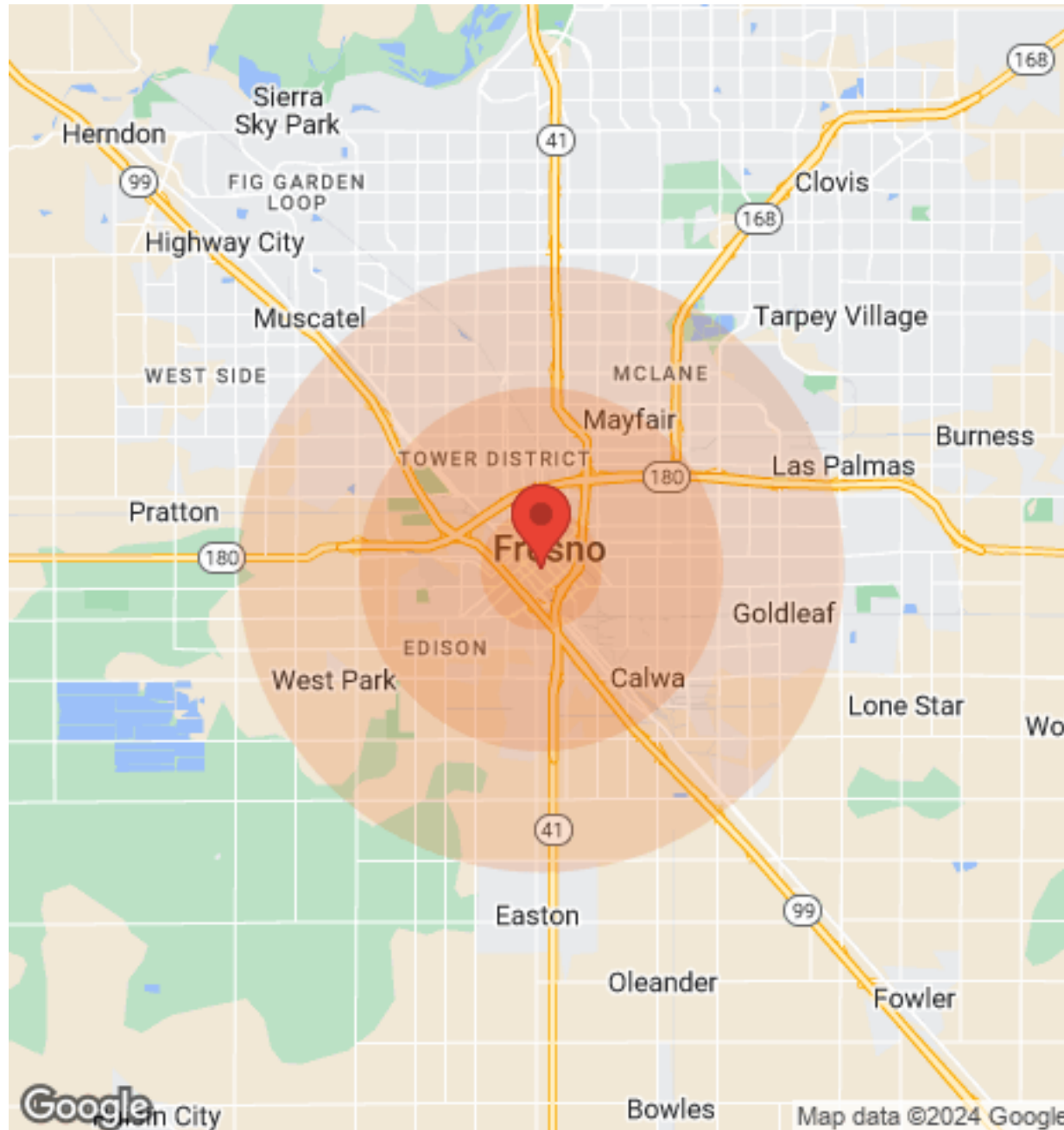
Google

Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



# DEMOGRAPHICS

921 FULTON STREET



Population	1 Mile	3 Miles	5 Miles
Male	9,941	72,949	153,180
Female	9,528	74,084	155,685
Total Population	19,469	147,033	308,865

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,873	42,471	85,596
Ages 15-24	2,789	25,750	52,045
Ages 25-54	8,488	57,981	121,357
Ages 55-64	1,672	11,110	25,064
Ages 65+	1,647	9,721	24,803

Race	1 Mile	3 Miles	5 Miles
White	8,777	55,260	126,148
Black	1,904	11,377	22,257
Am In/AK Nat	229	1,723	3,315
Hawaiian	N/A	10	114
Hispanic	14,864	110,754	208,122
Multi-Racial	15,582	129,568	247,430

Income	1 Mile	3 Miles	5 Miles
Median	\$23,478	\$27,329	\$31,242
< \$15,000	1,792	10,303	20,798
\$15,000-\$24,999	906	7,572	15,957
\$25,000-\$34,999	612	5,588	11,978
\$35,000-\$49,999	490	5,746	13,497
\$50,000-\$74,999	471	5,589	14,096
\$75,000-\$99,999	296	2,338	7,202
\$100,000-\$149,999	66	1,482	4,547
\$150,000-\$199,999	64	371	1,104
> \$200,000	11	99	634

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,410	43,522	100,795
Occupied	4,792	39,780	92,634
Owner Occupied	895	14,603	38,410
Renter Occupied	3,897	25,177	54,224
Vacant	618	3,742	8,161

# PROFESSIONAL BIO

921 FULTON STREET



## DAVID MOSKOWITZ

Director, Commercial Division



KW Commercial  
889 Americana Way, Suite 408  
Glendale, CA 91210  
O: (323) 493-3659  
dmoskowitzkw@gmail.com  
01372552

### PROFESSIONAL BACKGROUND:

Director, KW Commercial Burbank (2019-Present)  
Director, Mentorship/Training KW Commercial Burbank/Glendale  
Former Division Head, KW Commercial: Brentwood (2011-2019)  
Former Division Head, KW Commercial Hollywood Hills Market Center  
Former Managing Director, KW Commercial: Keller Williams Central Coast  
Member, KW Commercial International Practice Group – Multi-Family  
Founding Member of KW Commercial Agent Leadership Counsel (2009-2012)  
National Education Committee, KW Commercial  
Expert 1031 Exchange Consultant  
NCE Designated Equity Marketing Specialist (EMS)

### SPECIALTY:

- Multifamily and Investment Property
- Retail Sales, STNL & Strip Centers
- 1031 Tax Deferred Exchanging
- Leasing, Landlord and Tenant Representation

### SUMMARY:

With over 35 years of business experience behind him, David Moskowitz has found the Keller Williams spirit of entrepreneurship and innovation a driving force in his business. Having been a founding member of the KW Commercial Agent Leadership Counsel, he has seen the growth of KW Commercial from its inception. He has no doubt that the same energy, vision and passion the company and its agents have shown in creating the fastest growing company in real estate will be applied to make KW Commercial the commercial real estate company of choice.



# PROFESSIONAL BIO

---

921 FULTON STREET



## JAWAD FAWAZ

Commercial Multifamily & Retail Specialist.



Jawad Fawaz is a seasoned real estate specialist, bringing to the table a unique blend of real estate and mortgage industry experience. As an expert serving in the industry for 20+ years, Jawad specializes in commercial multifamily and retail selling.

With the ever-increasing demand in the commercial real estate market, Jawad understands the need for investing in high-return properties and advises clients on challenging projects.

His approach to do so is threefold: leveraging mortgage industry experience to understand client financial needs, identifying profitable deals, and keeping up with the latest market trends and pricing changes. As a result of his solution-driven approach, Jawad has built a trust-driven and long-term client base.

Jawad has a Master in Computer Science from Azusa Pacific University. He is also a language enthusiast with proficiency in English, Arabic, German, and Spanish. He is affiliated with the California Association of Realtors, the Global Business Alliance Committee, and is currently serving as a KW Commercial member as well.

Jawad is passionate about traveling, reading, swimming, and is a fitness enthusiast. Jawad also was involved in several after-school youth tutoring programs, and various events and projects organized by AAR.

---

KW Commercial  
889 Americana Way, Suite 408  
Glendale, CA 91210  
O: (818) 306-6000  
C: (818) 306-6000  
jawadcre1@gmail.com  
#1919309, CA