

## OFFICE FOR SALE & LEASE

COMPLETELY REMODELED FREESTANDING RETAIL SPACE IN TOWER DISTRICT

915 N Fulton St, Fresno, CA 93728



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$249,000
<b>AVAILABLE SF:</b>	3,000 SF
<b>LEASE RATE:</b>	\$2,250.00 per month (MG)
<b>LOT SIZE:</b>	6,300 SF
<b>BUILDING SIZE:</b>	3,000 SF
<b>RENOVATED:</b>	2019
<b>ZONING:</b>	CMS - Commercial Main Street
<b>MARKET:</b>	Downtown Fresno
<b>SUBMARKET:</b>	Tower District

### PROPERTY HIGHLIGHTS

- ±3,000 SF Available Surrounded w/ Quality Tenants
- Located In Densely Populated Tower District
- Easy Access From All Sides | Very Walk-able Location
- Great Exposure Blocks From Downtown Fresno
- Busy West Retail Growth Corridor | ±18,157 Cars Per Day
- ±88,686 Residents Within 3-Mile Radius
- Close Proximity to Major Traffic Generators & Fwy Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic

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### PROPERTY OVERVIEW

High exposure  $\pm 3,000$  SF freestanding retail building near the tower district. Recently remodeled wide-open building with (1) rear restroom. Vehicle access in a very walk-able area (dense location). This property is located in Central Fresno, just blocks away from downtown where High Speed Rail will be. Move-in ready interior, fresh exterior, and a lit front sign. The visibility offers a tremendous draw of traffic from the neighboring Tower District on top of the  $\pm 18,157$  cars per day. MTM tenant paying \$1,300/month (can be vacated or extended/increased).

### LOCATION OVERVIEW

This property is located north of E Dudley Avenue, east of N Broadway Street, south of E Elizabeth Street and west of N Fulton Street in Fresno, California.



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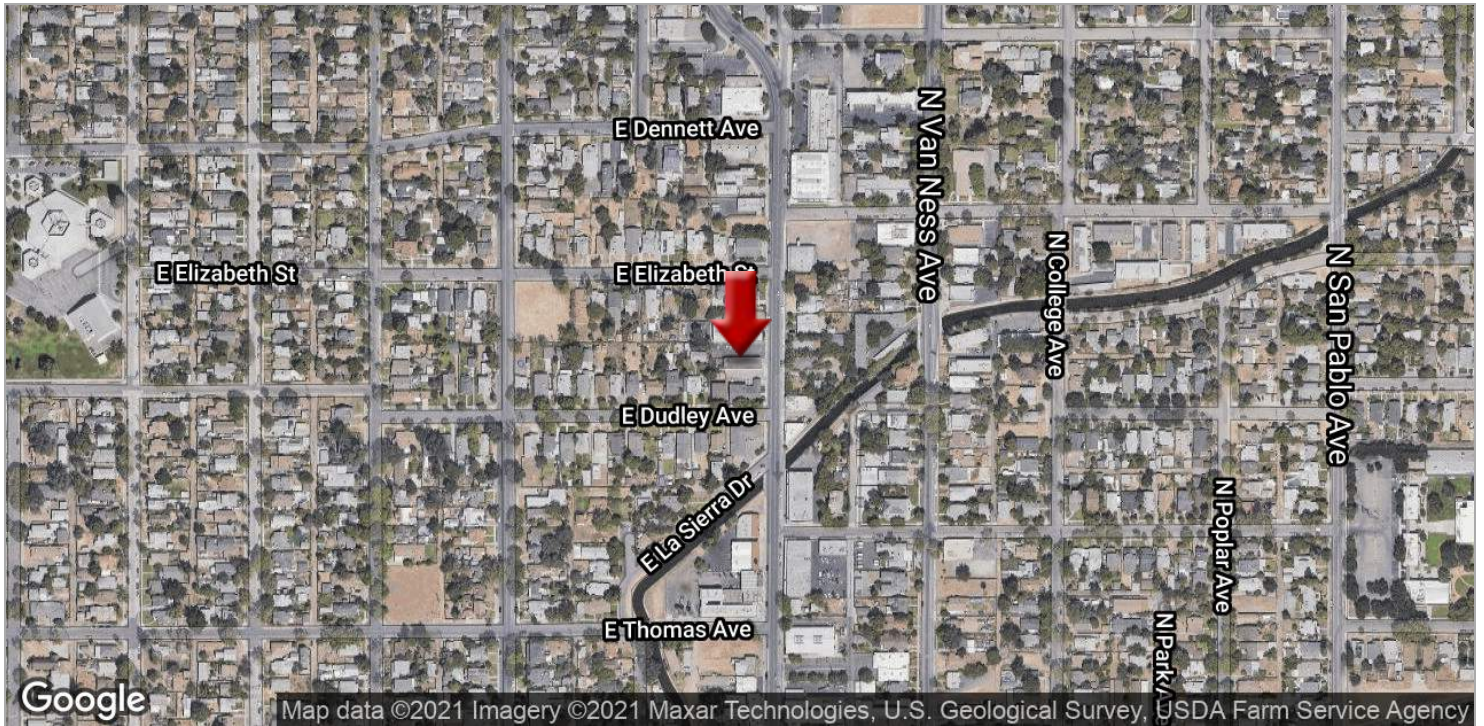
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	19,387	154,852	357,606
Median age	31.2	28.4	28.9
Median age (male)	30.9	27.9	27.9
Median age (Female)	31.9	29.4	30.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,921	48,098	111,282
# of persons per HH	2.8	3.2	3.2
Average HH income	\$39,348	\$40,760	\$44,994
Average house value	\$240,513	\$222,791	\$234,132
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	59.8%	59.4%	54.8%
RACE (%)	1 MILE	3 MILES	5 MILES
White	56.4%	50.4%	50.7%
Black	6.2%	8.1%	8.4%
Asian	4.0%	9.7%	10.9%
Hawaiian	0.0%	0.0%	0.1%
American Indian	1.1%	1.2%	1.1%
Other	27.7%	26.7%	24.9%

\* Demographic data derived from 2010 US Census

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