



# Premier Downtown Fresno Location Restaurant /Office Space Available To Lease

High Foot Traffic & Convenient On Site Parking



**2602-2630 Tulare St., CA 93721**  
**Lease Rate \$1.75 PSF Subject to TI Requirement / Term**

## Property Highlights

- Amtrak & Greyhound bus station is across the street
- Fresno City Hall , State Building & Federal Courthouse are Adjacent with IRS Offices, Community Medical Center and access to Freeway 41 in close proximity
- Ideal for tenant looking for high foot traffic & vehicle traffic throughout the working week, weekends and into the evening
- Flexible floor plan design for restaurant space & office space to be negotiated
- Zoning: DTG-Downtown General
- Corner Location with Tulare & P. St.

7815 N. Palm Ave. Ste. 120  
Fresno, CA. 93711

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# The Location

With successful national chains and major government center buildings as immediate neighbors, and the Amtrak/Greyhound station directly across the street, this is the perfect opportunity for a number of different business categories. exceptional leasing opportunity for those tenants seeking a location on a major traffic corridor. The Tulare Street location is perfect for a business requiring a high flow of car and foot traffic, not only throughout the working week, but at weekends and into the evening with approximately 34,000 daytime employees.



# The Count - Employment & Foot Traffic


The Tulare and P Street location offers a high number (34,800 within a 1 mile radius) of daytime employees who work in the surrounding State, Federal and private office buildings. The Amtrak and Greyhound bus location directly opposite provides:

**AMTRAK PASSENGERS: 221,781 per fiscal year in 2022 (18,482 per month)**

**GREYHOUND PASSENGERS: 30,800 per month**

## Daytime Employment Report

1 Mile Radius

2602-2630 Tulare St, Fresno, CA 93721			
Building Type: <b>General Retail</b>	Total Available: <b>5,075 SF</b>		
Secondary: <b>Storefront Retail/Office</b>	% Leased: <b>37.06%</b>		
GLA: <b>8,063 SF</b>	Rent/SF/Mo: <b>Negotiable</b>		
Year Built: <b>1965</b>			
Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>3,397</b>	<b>34,800</b>	<b>10</b>
Retail & Wholesale Trade	292	2,006	7
Hospitality & Food Service	146	1,828	13
Real Estate, Renting, Leasing	70	450	6
Finance & Insurance	118	799	7
Information	51	569	11
Scientific & Technology Services	329	1,705	5
Management of Companies	7	63	9
Health Care & Social Assistance	1,709	11,429	7
Educational Services	51	1,545	30
Public Administration & Sales	137	10,431	76
Arts, Entertainment, Recreation	35	302	9
Utilities & Waste Management	73	492	7
Construction	64	781	12
Manufacturing	57	691	12
Agriculture, Mining, Fishing	5	12	2
Other Services	253	1,697	7



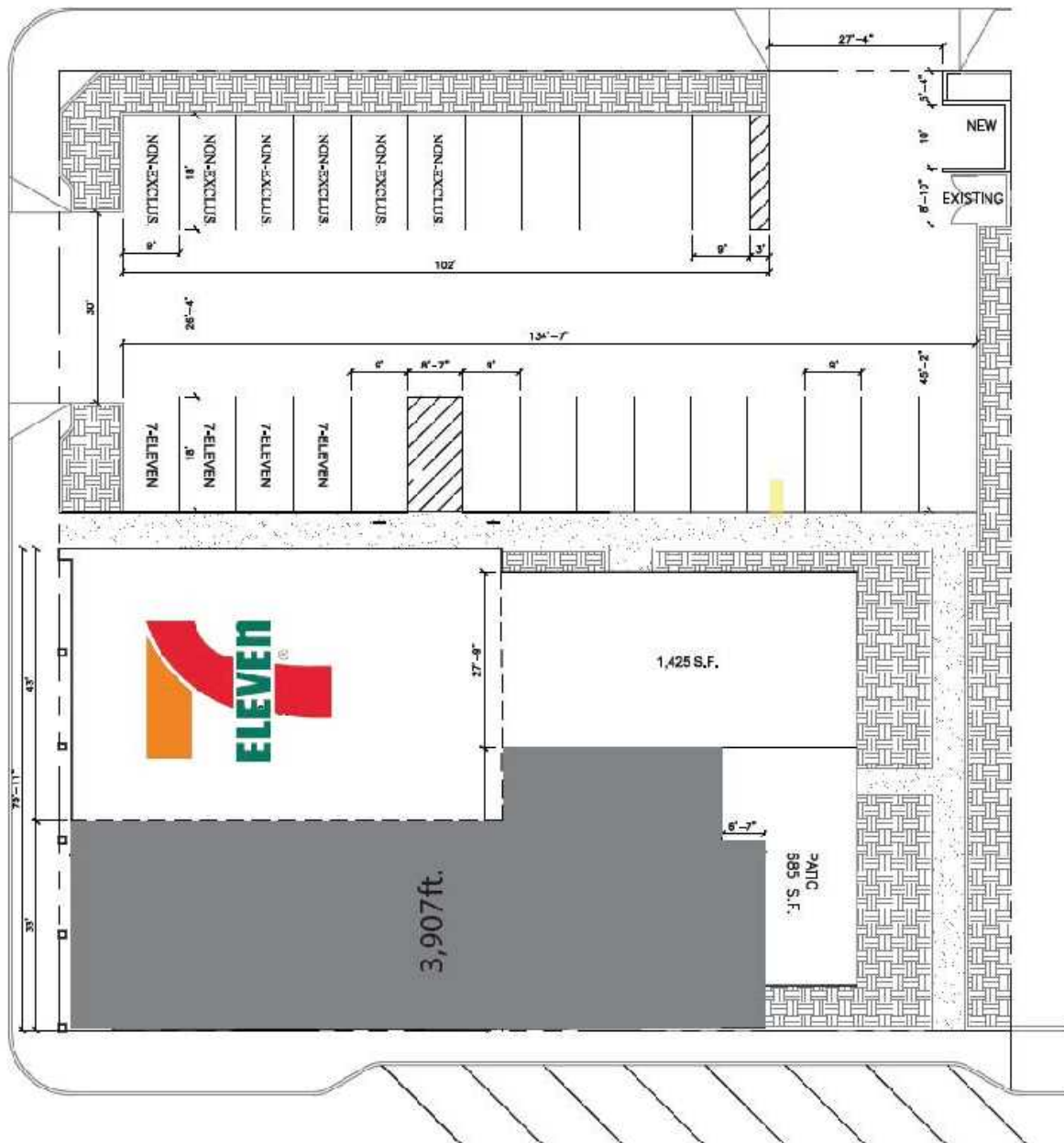
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5/30/2023

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# Available Space

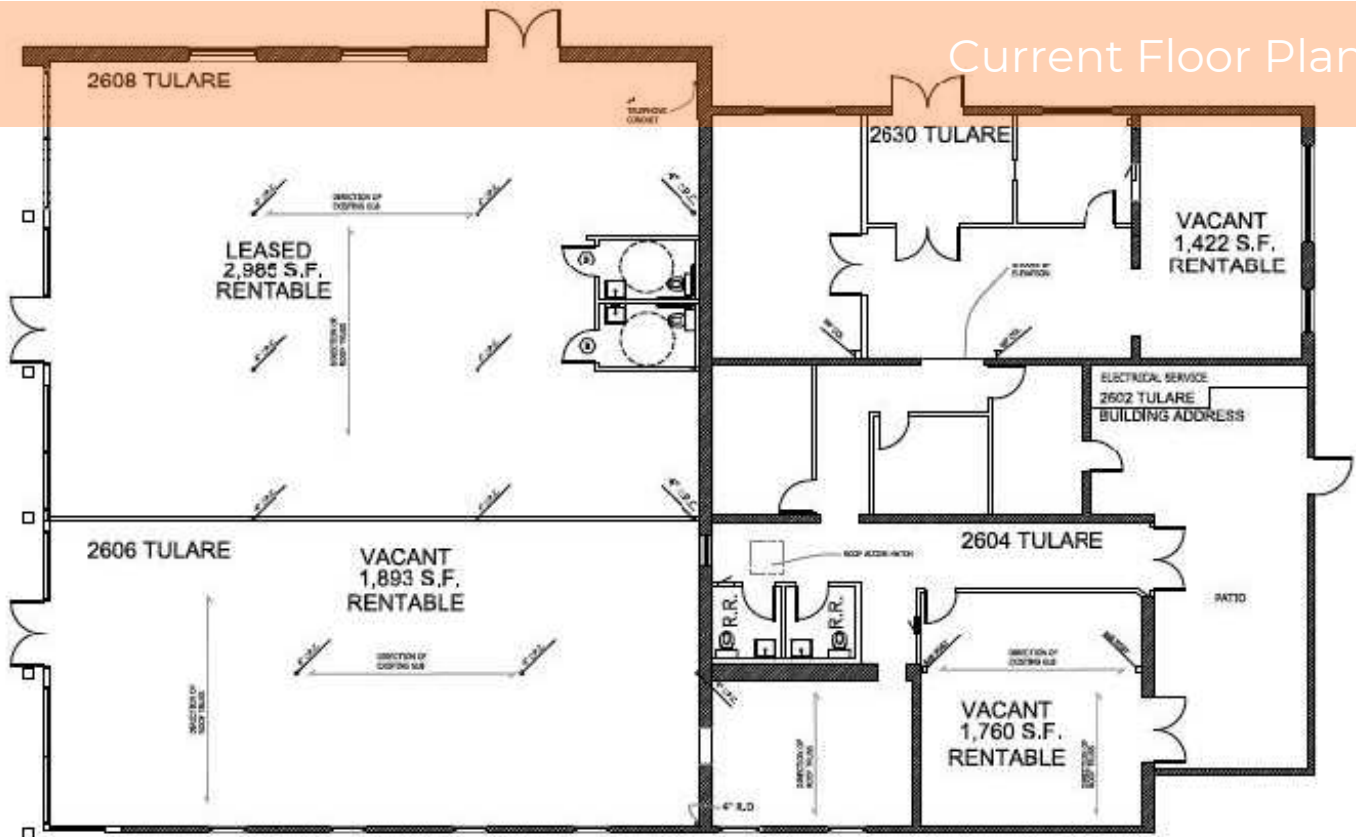
AVAILABLE SPACE : 5,075 sq. ft. with access to patio space. Currently an empty shell but can easily be fitted for a kitchen and food service. The current floor plan can be partitioned or adapted to fit any needs of the tenant and would be ideal for a restaurant. Three space options are available.



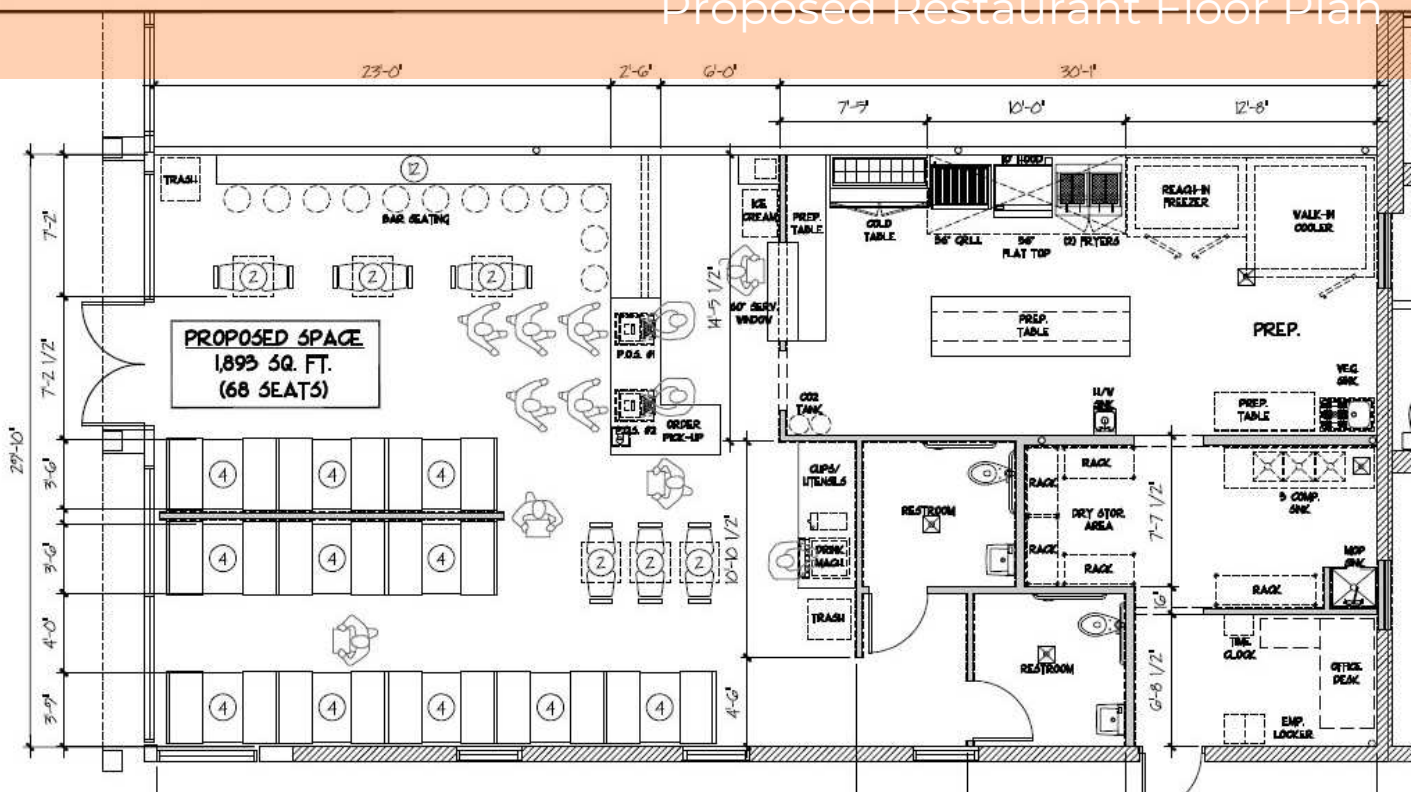
# FLOOR PLANS

Premier Downtown Fresno Location  
2602 Tulare Street | Fresno, CA 93721

## Current Floor Plan



## Proposed Restaurant Floor Plan



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