

AVAILABLE FOR SALE  
7,250± SF OF VACANT LAND

# SWC OF FULTON & SANTA CLARA STREETS

FRESNO, CA

**SITE**

PRICE REDUCTION! 

**NEWMARK**  
PEARSON COMMERCIAL

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# SWC OF FULTON & SANTA CLARA STREETS

FRESNO, CA

## PROPERTY

INFORMATION

**Availability:** 7,250± SF  
**Zoning:** DTN- C (*Downtown Neighborhood - Activity Class C*)  
**APN:** 468-293-01

### PROPERTY DESCRIPTION

Seize this incredible opportunity to develop in a thriving urban setting with Downtown Neighborhood (*DTN-C*) Zoning. The DTN-C District intends for lively, walkable, mixed-use urban neighborhoods surrounding the Downtown Core (*ask agent for specific use regulations*). Conveniently located near Highway 41 & Fulton Street, this property offers excellent accessibility and high visibility. With utilities nearby, this lot is ready for your vision—whether it's a dynamic mixed-use development, retail space, or urban residential project.

*Don't miss out on this prime investment in the Downtown Fresno area!*

### HIGHLIGHTS

- Downtown General (DTN-C) Zoning allowing for a mixed-use urban setting (*Ask agent for Use Regulations*)
- One of last remaining vacant parcels in Downtown Fresno
- Exceptional access to freeways
- Utilities nearby

~~\$75,000.00~~ \$65,000.00

ASKING PRICE





# SWC OF FULTON & SANTA CLARA STREETS

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AERIAL  
MAP





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