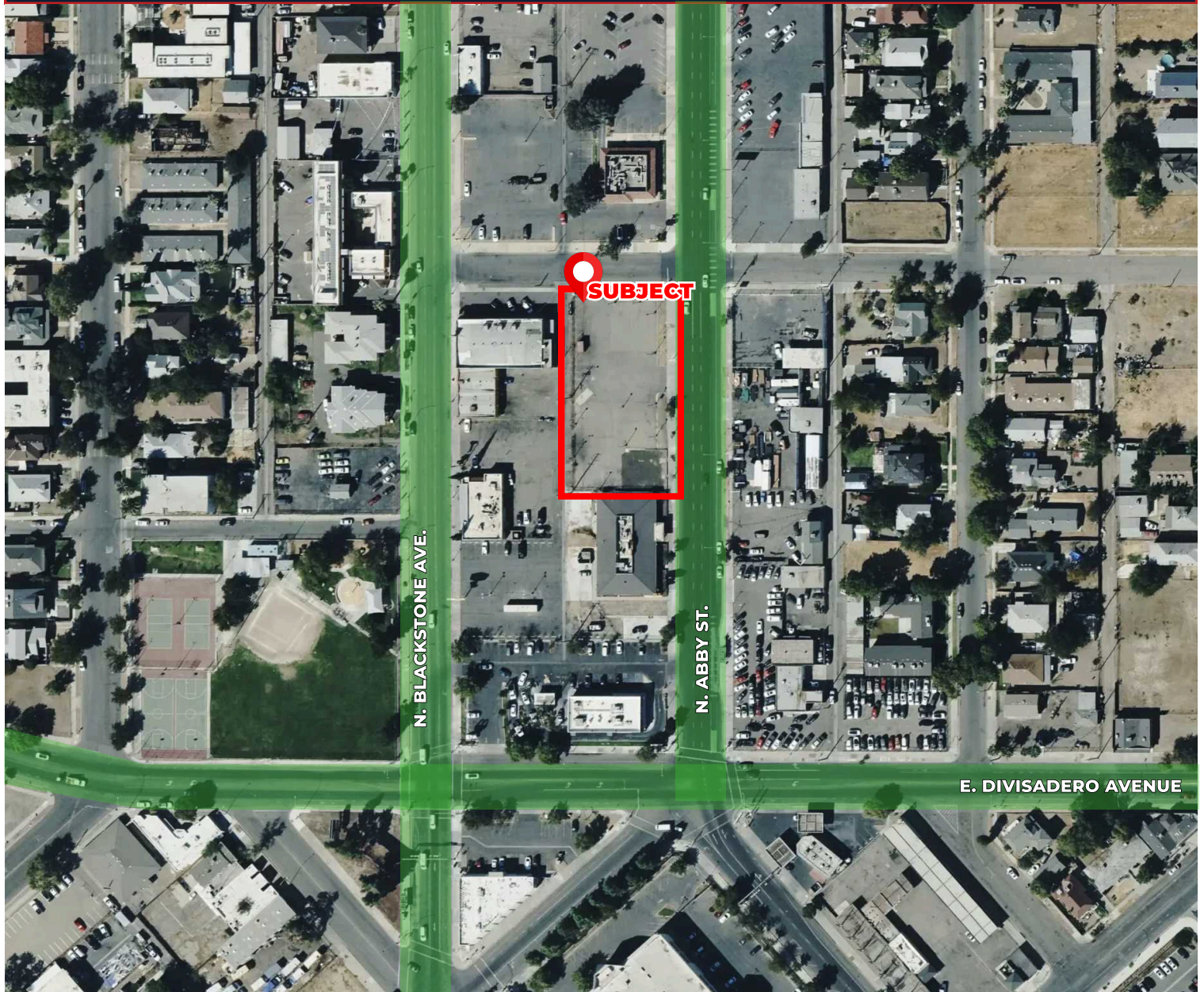


## For Lease

Prime Retail Land  
in Downtown Fresno



### Patrick Monreal

President | Sales and Leasing

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[patrick@saitocompany.com](mailto:patrick@saitocompany.com)

DRE 02007579

155 N. Abby St.  
Fresno, CA 93701

Retail Land Available

Location, demographics and information on subject property is supplied by sources believed to be reliable. However, the Mark Saito Company cannot guarantee its accuracy and make no warranty or representations as to its veracity. It is presented hereon with 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 these may not represent current or future performance of the property. All inquiries about content should be directed to the broker (BRE LIC# 00701227) Mark Saito and the Mark Saito Company. All rights reserved, 2025.



# PROPERTY OVERVIEW

N. Abby St.

SAITO  
COMPANY

## Property Overview

This prime 27,600± sq. ft. lot in Downtown Fresno offers excellent visibility with N. Abby frontage, fully paved, and two (2) large curb cut for convenient access. In addition, CMX zoning that allows flexible commercial uses.

The site is located near the signalized intersection of N. Abby Street and Divisadero Street, one of the busiest crossroads in Downtown Fresno. It is surrounded by government offices, restaurants, and a diverse mix of retail services. The property sits less than 10 miles from Fresno-Yosemite International Airport and just 5 minutes from Community Regional Medical Center, Fresno City College, Amtrak Station, and major retailers including Starbucks, Grocery Outlet, and Smart & Final. Community events in the area further support brand visibility and expand the customer base.

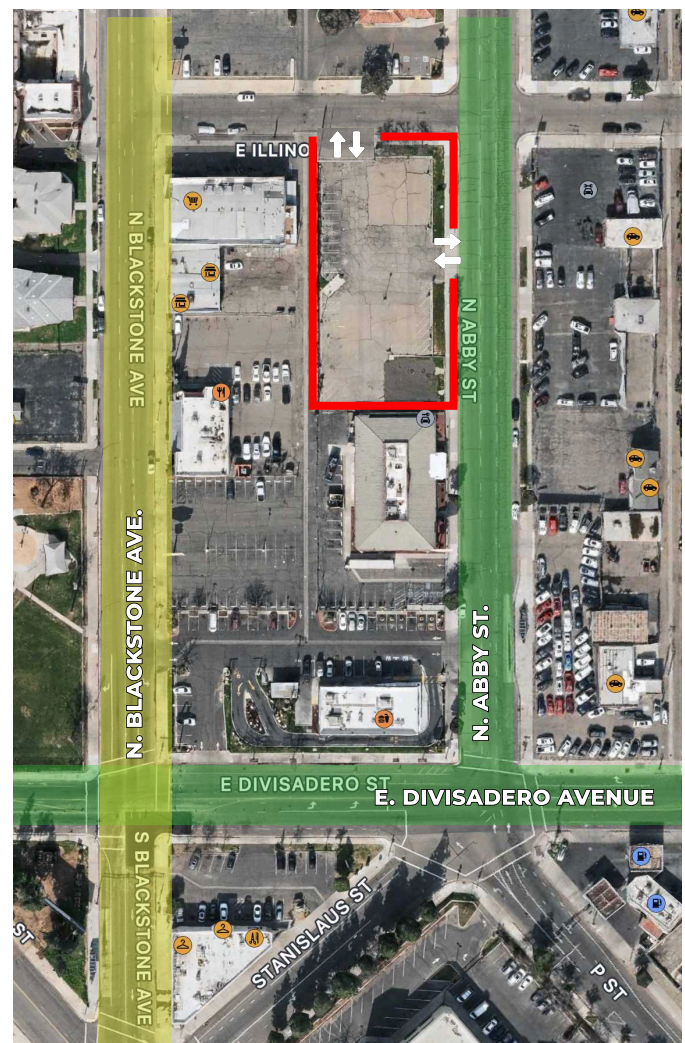
*This mix of retail, government, and transportation services fuels consistent traffic and reinforces lasting business growth.*

### Highlights

- Excellent visibility with N Abby St. frontage.
- Convenient access to CA-41 on/off ramps.
- Highly accessible from heavily traveled signalized intersection.
- Just minutes from Fulton corridor, Tower District, and many other retail establishments.

## Offering Details

LEASE TYPE:	Ground Lease
RATE	Contact for Details
LOT SIZE:	27,600± sq. ft.
TYPE:	Retail
ZONING:	CMX
COUNTY:	Fresno County



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# VICINITY MAP

N. Abby St.

SAITO  
COMPANY

## Vicinity Map



*Downtown Fresno offers an ideal foundation for retail and medical ventures. Its evolving infrastructure, increasing population, and proximity to major city assets solidify its position as a premier destination for businesses eager to be part of a growing and revitalized urban landscape.*

### TRAFFIC COUNTS:

Divisadero St. Eastbound	8,023± VPD
Abby St. Northbound	9,412± VPD
CA-41	90,500± VPD

### SURROUNDING MAJOR RETAILERS:

Community Regional Medical Center	0.5MI
Downtown Fresno	0.8MI
Amtrak	0.8MI
Fresno City College	3.1MI
Fresno Yosemite Airport	5.5MI



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# LOCATION OVERVIEW

Fresno, CA.

SAITO  
COMPANY

## Property Overview

## Map

### Fresno, CA.

As the 6th largest city in California, Fresno is a major player in the commercial sector. Its central location ensures connectivity to major cities like Los Angeles and San Francisco, making it an ideal hub for businesses targeting the Central Valley market.

Fresno's growing population and economic activity drive a thriving market. The attraction to Downtown Fresno highlights the city's retail appeal. With The Downtown Fresno Partnership's continuous efforts with private and public sectors to revitalize physical improvements and development. This hotspot currently draw significant foot traffic through events that attract thousands of residents, continuing to underscore Fresno's reputation as a retail destination.

*Situated at the center of this transformation, the property presents investors with a compelling combination of visibility, accessibility, and long-term value. Its strategic proximity to Fresno City College, Community Regional Medical Center, the Fulton District, and a broad network of civic, cultural, and nonprofit organizations fosters strong professional synergies and sustained tenant demand. With it's strong location on a premier corner-lot, high-quality infrastructure, and direct alignment with Fresno's ongoing revitalization, this building represents not only a best-in-class workplace but also a secure, high-upside investment in the future of Downtown Fresno.*



## Additional Photos



Location, demographics and plan information is supplied by sources believed to be reliable. However, the Mark Saito Company cannot guarantee its accuracy and make no warranty or representations as to its veracity. It is presented here with 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 these may not represent current or future performance of the property. All inquiries about content should be directed to the broker (BRE LIC# 00701227) Mark Saito and the Mark Saito Company. All rights reserved.