

GREAT OWNER USER OR INVESTOR OPPORTUNITY

FRESNO RETAIL STORE FOR SALE

921 & 927 FULTON STREET, FRESNO, CA 93721



FOR SALE \$675,000 (Recently Discounted)

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

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01372552

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921 FULTON STREET



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PRESENTED BY:

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EXECUTIVE SUMMARY

921 FULTON STREET



OFFERING SUMMARY

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



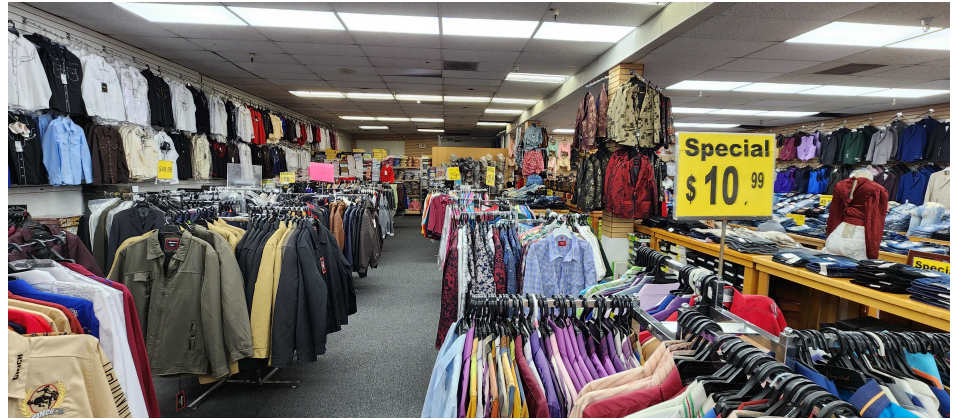
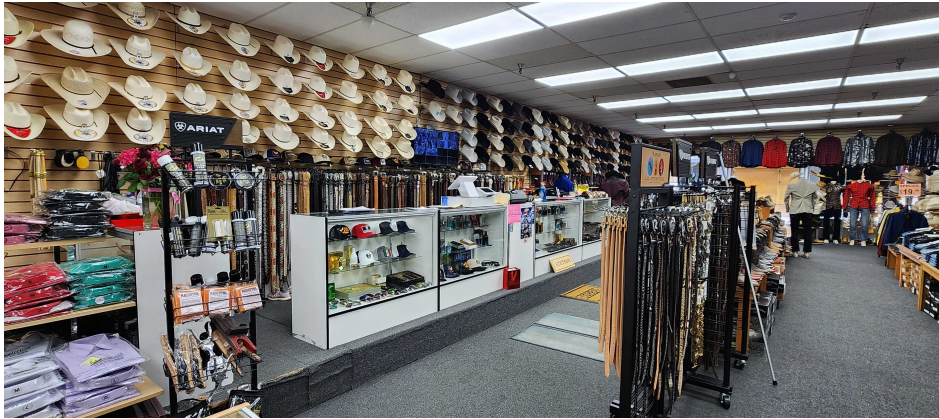
PROPERTY HIGHLIGHTS

±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.

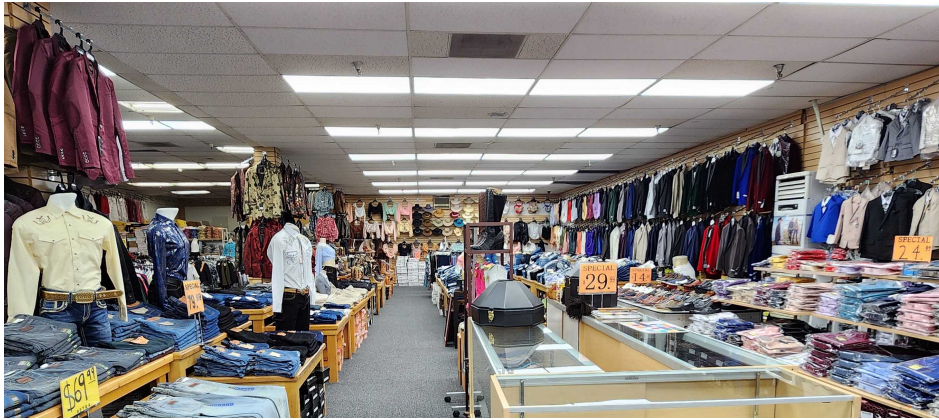
PROPERTY PHOTOS

921 FULTON STREET



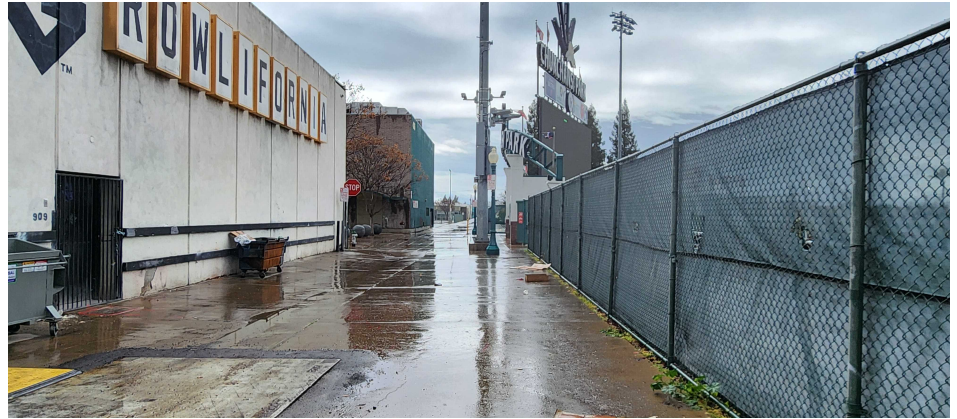
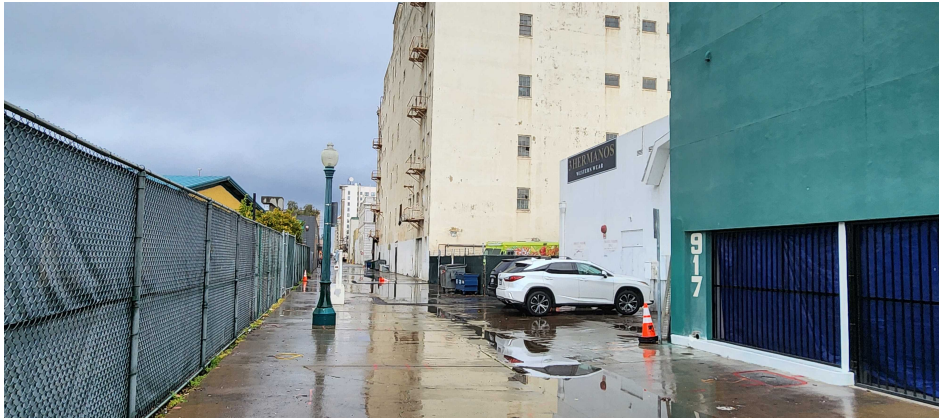
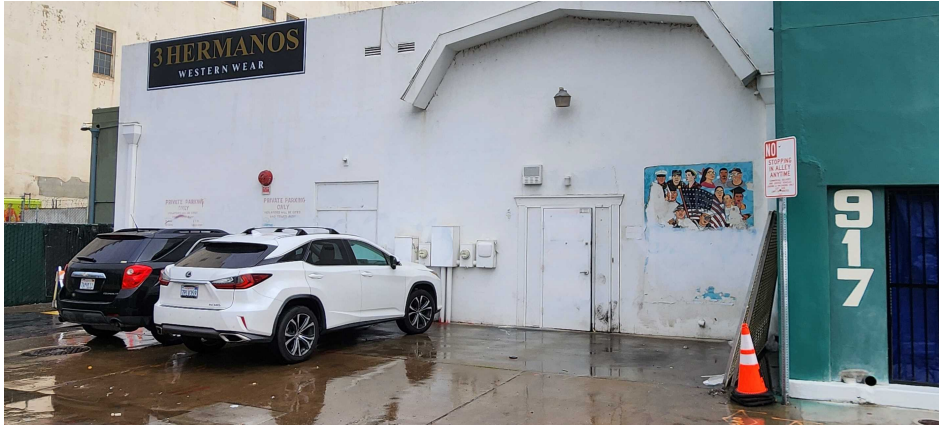
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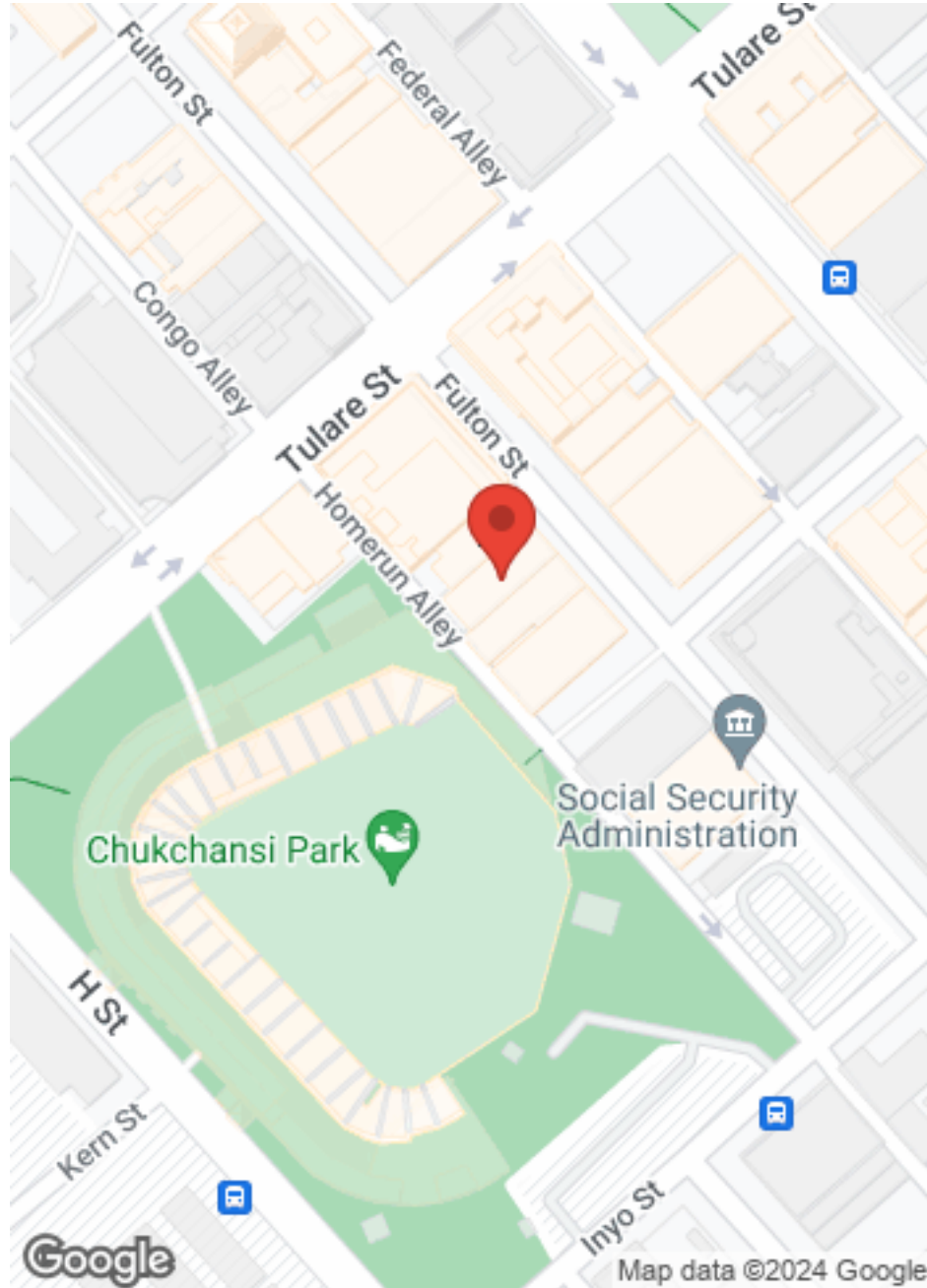
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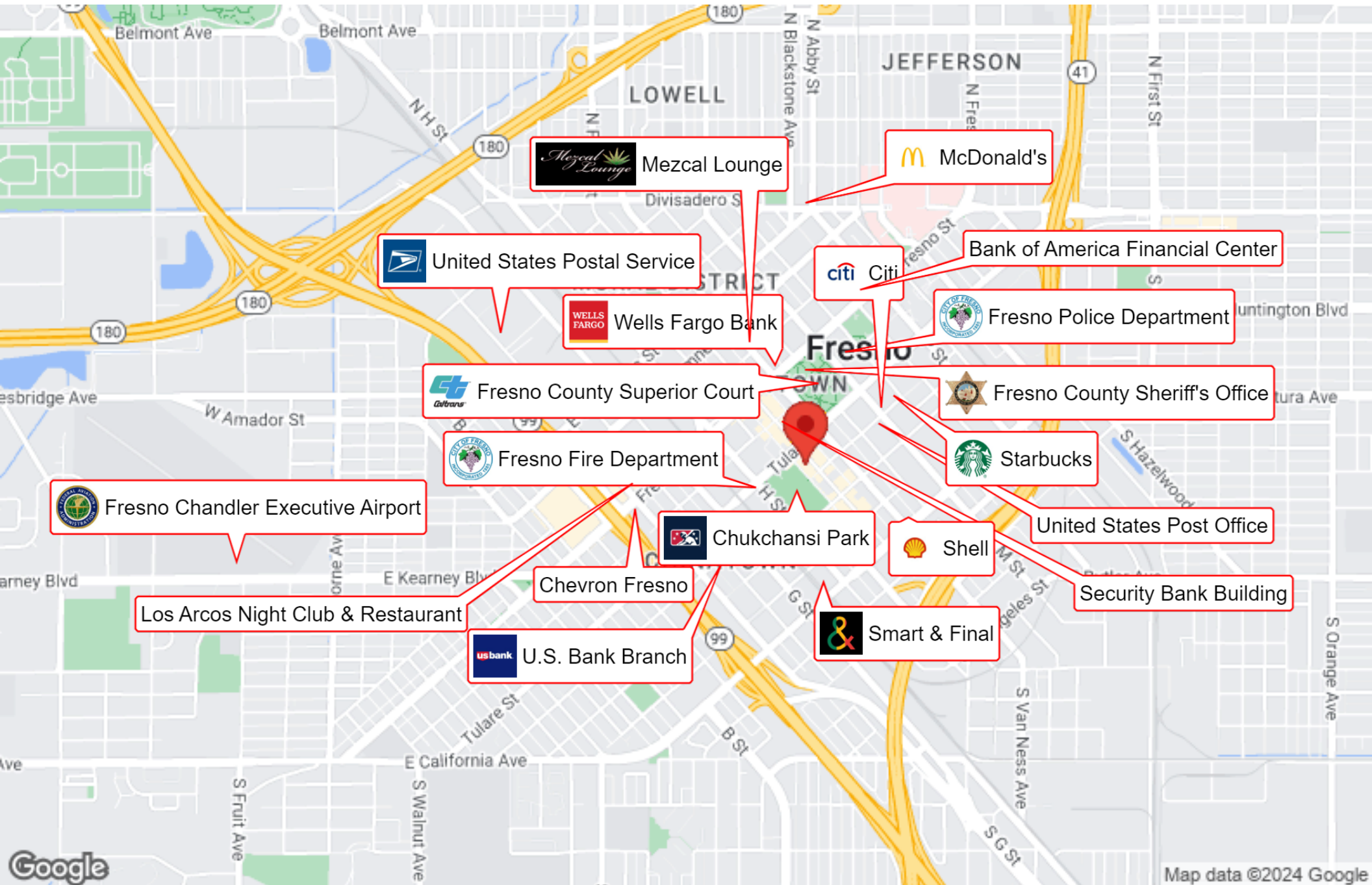
LOCATION MAPS

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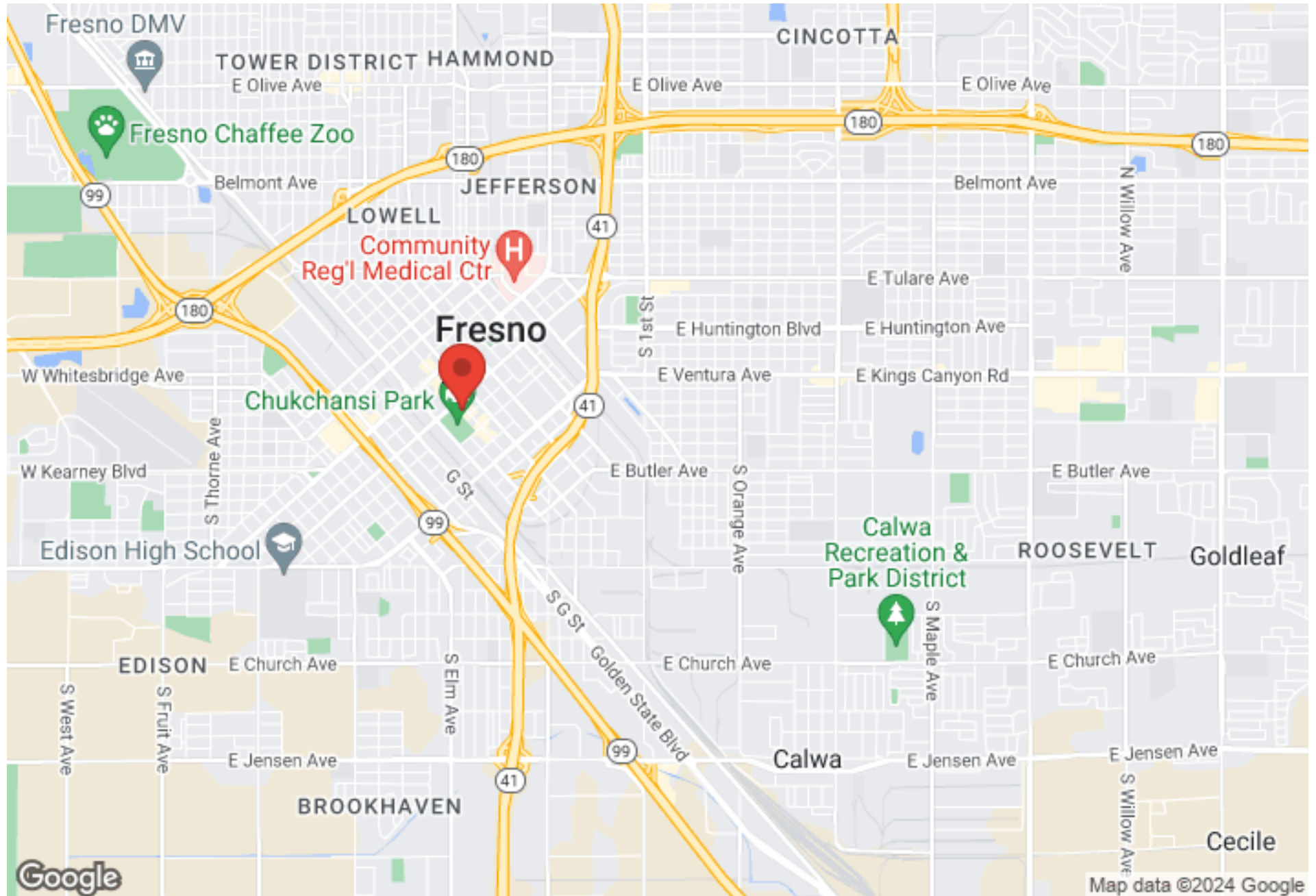
BUSINESS MAP

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REGIONAL MAP

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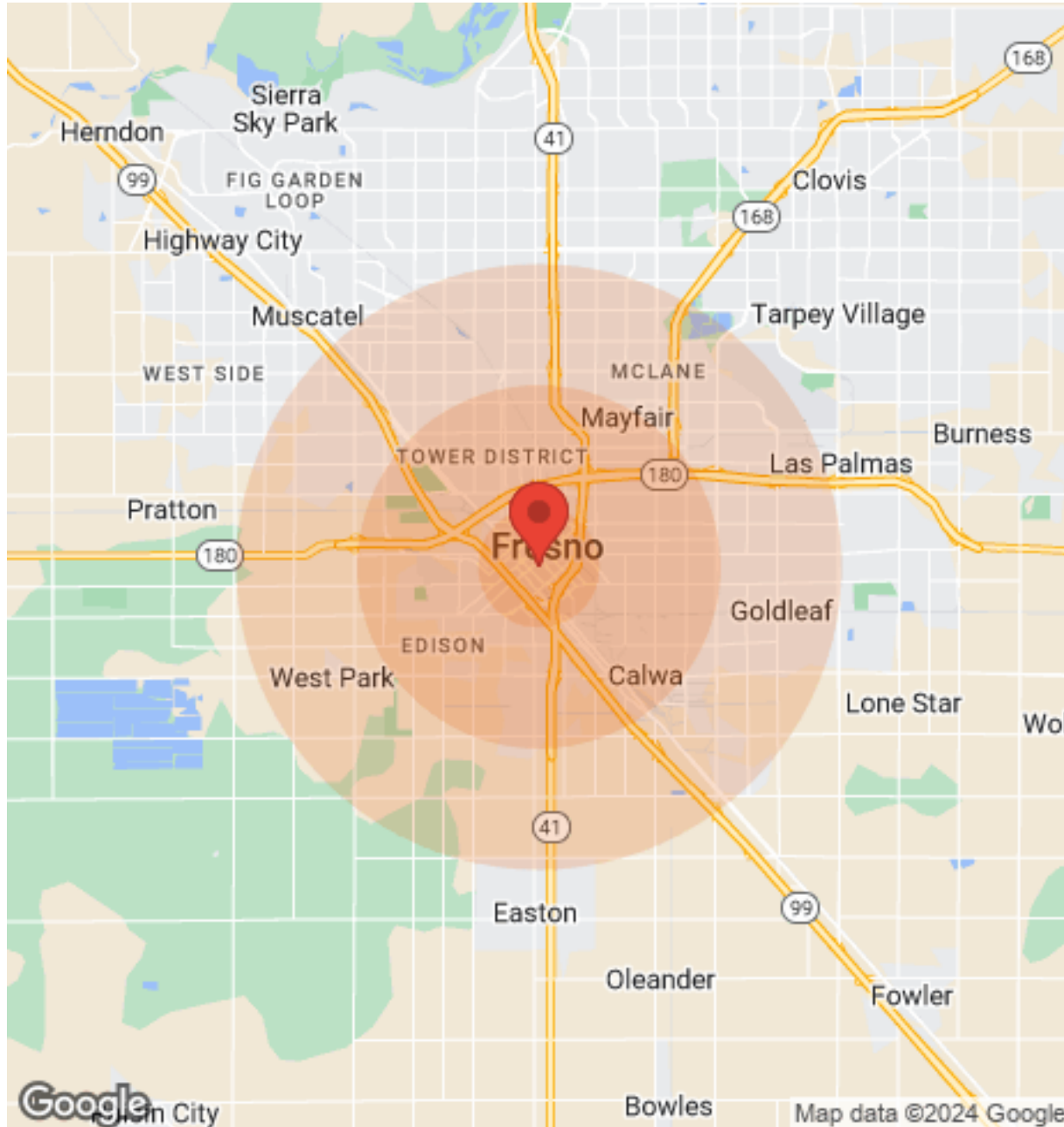
AERIAL MAP

921 FULTON STREET



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

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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

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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.

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