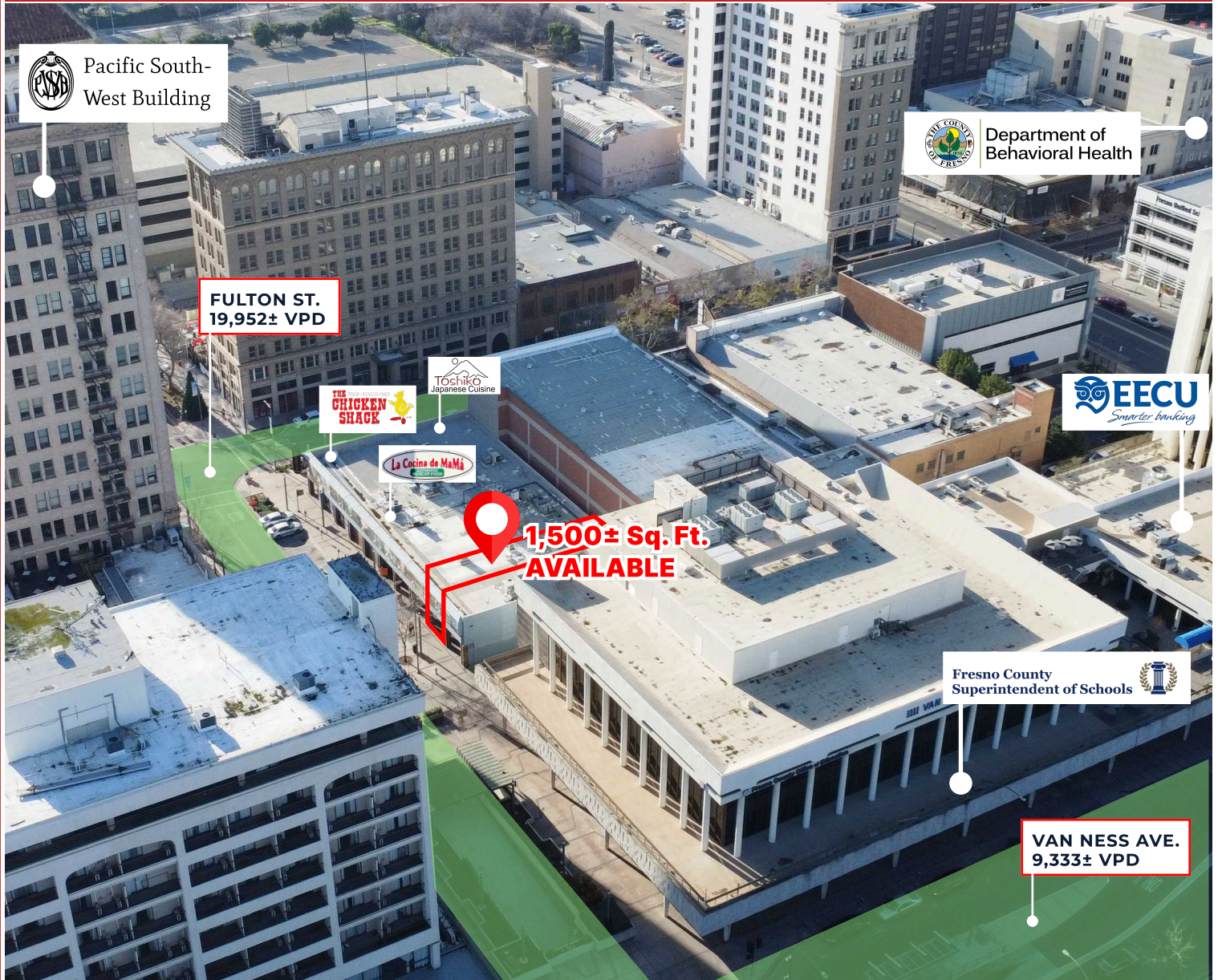


SAITO COMPANY

OFFERING MEMORANDUM

2019 Mariposa St.

Downtown Fresno Restaurant Space
1,500± Sq. Ft. Available



Patrick Monreal
Patrick@saitocompany.com
559.284.9028 | DRE 02007579

Mark Saito
Mark@saitocompany.com
559.284.0123 | DRE 00701227

2019 Mariposa St.
Fresno, CA 93721

For Lease

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 herein 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

2019 Mariposa St.

Property Overview

2019 Mariposa St. is a 1,500 sq. ft. restaurant space situated in the vibrant Fulton Corridor of Downtown Fresno. This space benefits from its proximity to a dynamic and dense mix of retail shops, government offices, and creative spaces. Adjacent to established restaurants such as The Chicken Shack and Toshiko Ramen and Sushi Bar, enhancing the area's consumer appeal. Located within Fulton's pedestrian mall, the area is thoughtfully designed to maximize accessibility to storefronts just like this and foster a welcoming atmosphere for outdoor engagement. The property is just minutes away from key attractions, including the Brewery District, Fresno Convention Center, Saroyan Theater, and Chukchansi Park, ensuring a consistent stream of visitors all year round.

It's advantageous location near Fresno City College, which serves over 20,000± students annually, and the bustling Tower District further solidify this space to be a premier destination for all restaurants.

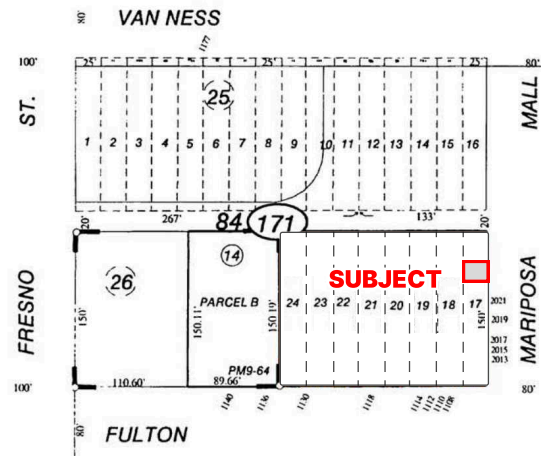
[Schedule a Tour Now](#)

TRAFFIC COUNTS:

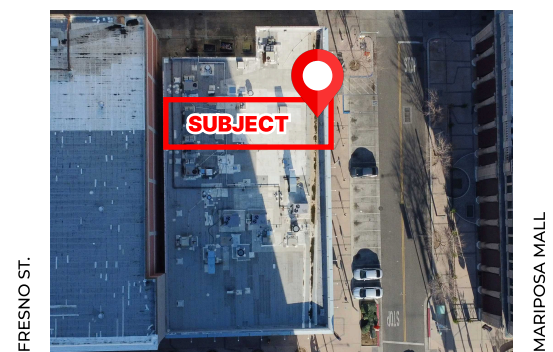
Fulton St.	19,952± VPD
Mariposa St.	4,192± VPD
Total Traffic Counts	24,144± VPD

Lease Offering

RATE:	Contact for Details
SIZE:	1,500± sq. ft. available
PARKING:	Shared parking stalls
TYPE:	Restuarant
ZONING:	DTC
COUNTY:	Fresno



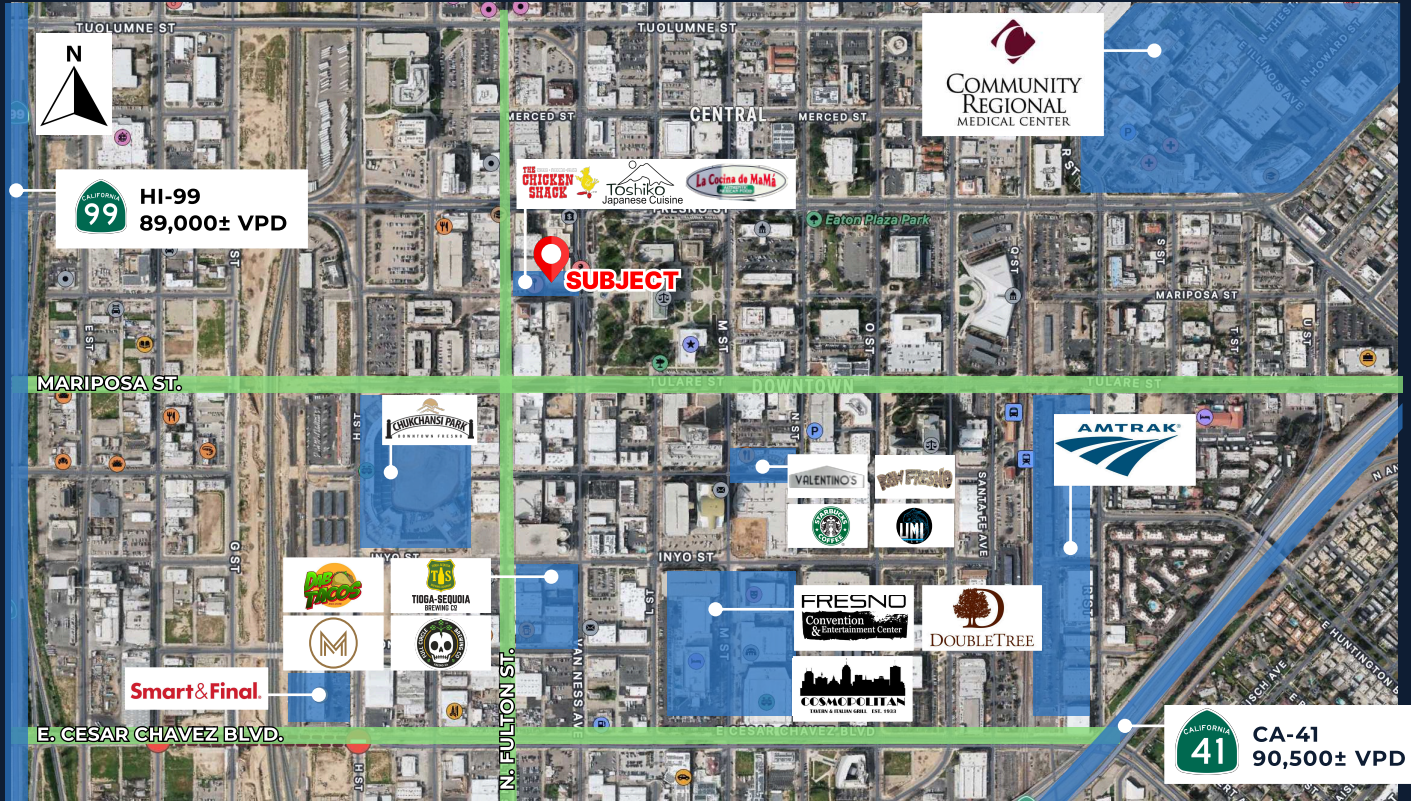
VAN NESS AVE.



FULTON ST.

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Vicinity Map



SURROUNDING POINTS OF INTEREST

Chuckchansi Park	0.2MI
Fresno City Hall	0.3MI
US Postal Office	0.6MI
Community Regional Medical Center	0.8MI
Saroyan Theatre	0.9MI
Selland Arena	0.9MI
Fresno City Hall	1.1MI
Tower District	2.4MI
Fresno City College	2.7MI



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LOCATION OVERVIEW

Fresno, CA.

Location Overview

Fresno, CA.

A Thriving Retail Hub

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 notable Downtown Fresno has cultivated a vibrant atmosphere, with destinations like the Fulton Street pedestrian mall, Chukchansi Park, and the Brewery District drawing consistent foot traffic. This activity underscores the area's appeal as a retail and entertainment destination. Major attractions, including the Fresno Convention Center and the Saroyan Theater, further enhance its status as a gathering point for both locals and visitors.

Supported by Fresno's broader economy, which thrives on sectors like agriculture, healthcare, and education, Downtown Fresno offers an ideal foundation for retail and hospitality 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.

Population

Population of Fresno, CA.

2023 POPULATION	1,032,114
2022 POPULATION	1,015,190
2021 POPULATION	1,014,000



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