

EXTREMELY RARE, FREE-STANDING, FULLY-RENOVATED, MODERN & EFFICIENT WORKSPACE

531 FULTON

DOWNTOWN FRESNO BREWERY DISTRICT

AVAILABLE FOR LEASE
20,020± SF

NEWMARK
PEARSON COMMERCIAL

Menas Arisian
Sales Associate - Land Division
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CA RE Lic. #01948029

Independently Owned and Operated | Corporate License #00020875 | newmarkpearson.com

FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200 | **VISALIA OFFICE:** 3447 S. Demaree St., Visalia, CA 93277, t 559-732-7300

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531 FULTON STREET

FRESNO, CA

PROPERTY

INFORMATION

Open Flexible Floor Plan

Availability:	20,020± SF
<i>Office:</i>	10,930± SF
<i>Warehouse:</i>	9,090± SF
Lot Size:	0.93± Acres
Lease Rate:	\$1.00 PSF <i>(Monthly)</i>
Lease Type:	NNN
Construction Type:	Masonry
Warehouse Clear Height:	20'
Ground Level Doors:	3
Sprinklered:	Yes
Parking:	36 on site, <i>Unmetered street parking also available</i>
Year Built:	1970
Power:	1,200 amps 120/208 volt 3 phase
Zoning:	DTN <i>(Downtown Neighborhood)</i>
APN:	468-292-08



HIGHWAYS

- Easy Access to Highways 41, 168, 99 & 180



SECURITY

- Fenced Yard
- Alert 360 Security System

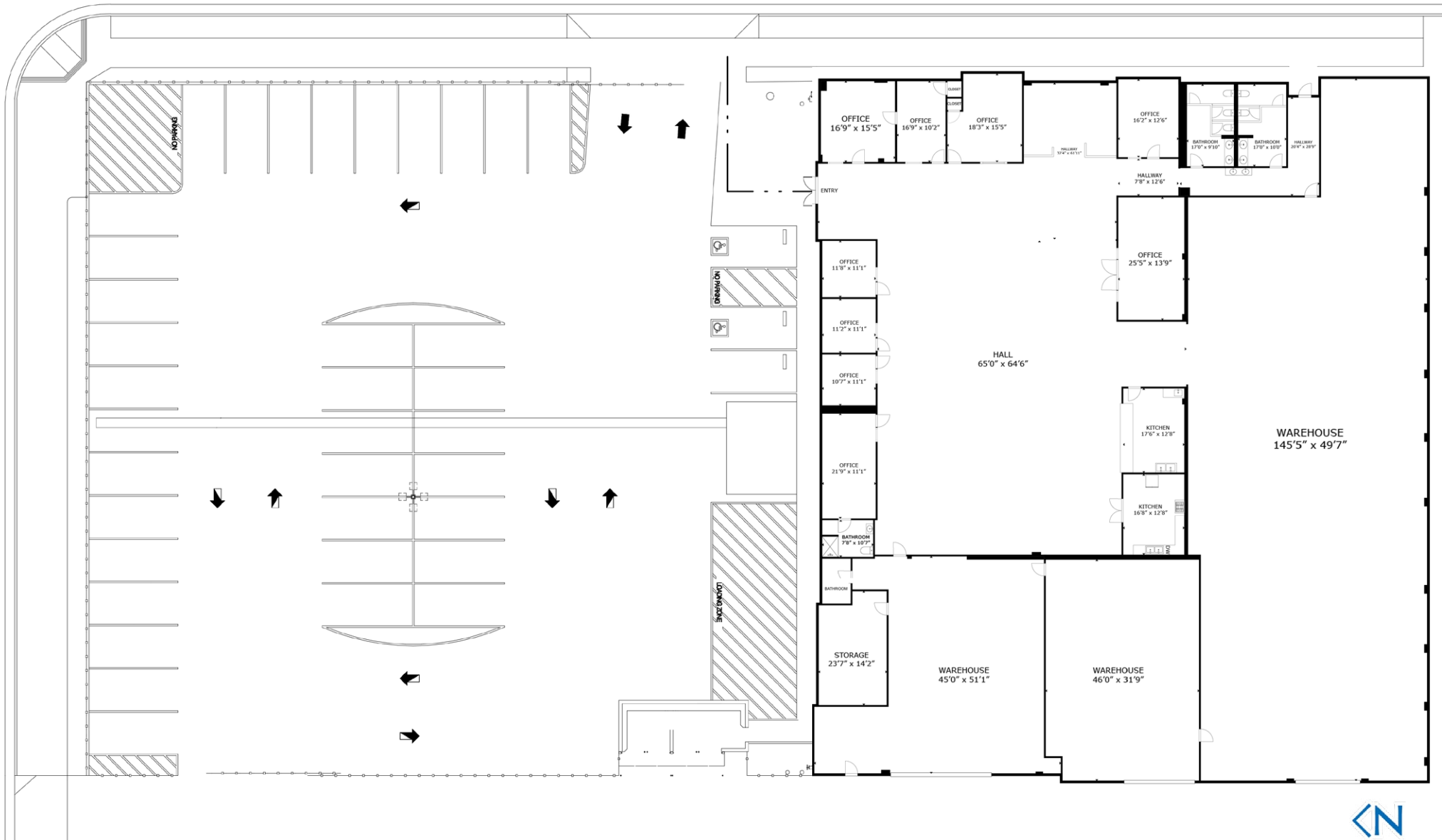


LIGHTING

- High Efficiency LED Office Lighting
- Skylights Create Abundant Natural Light

\$1.00 PSF (Monthly)
LEASE RATE

NNN
LEASE TYPE



531 FULTON STREET
FRESNO, CA

PHOTO
GALLERY

STOREFRONT ENTRY



CONFERENCE ROOM



EXECUTIVE OFFICES RING THE OPEN FLOOR SPACE



SEPARATED WORK STATIONS



BUILT IN RECEPTION DESK



FULL WET BAR



FULL KITCHEN WITH HOOD



TYPICAL RESTROOM



531 FULTON STREET
FRESNO, CA

PHOTO
GALLERY

WAREHOUSE SPACE



LOADING & UNLOADING



531 FULTON STREET

FRESNO, CA

AREA DEMOGRAPHICS

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2030 Projection	14,707	131,477	278,288
	2025 Estimate	14,764	132,900	280,595
	Growth 2025-2030	-0.39%	-1.07%	-0.82%
	Growth 2020-2025	-5.40%	-0.67%	-1.84%
	Growth 2010-2020	3.16%	-2.28%	2.80%
HOUSEHOLD	2030 Projection	3,625	38,288	84,223
	2025 Estimate	3,631	38,449	84,582
	Growth 2025-2030	-0.18%	-0.42%	-0.42%
	Growth 2020-2025	-9.46%	0.02%	-1.42%
	Growth 2010-2020	18.50%	6.31%	6.29%
	<i>2025 Est. Average HH Income</i>	\$47,682	\$57,857	\$ 66,663

Source: Claritas 2025

AREA STATISTICS



931,847
POPULATION



\$75,795
AVG. HH INCOME



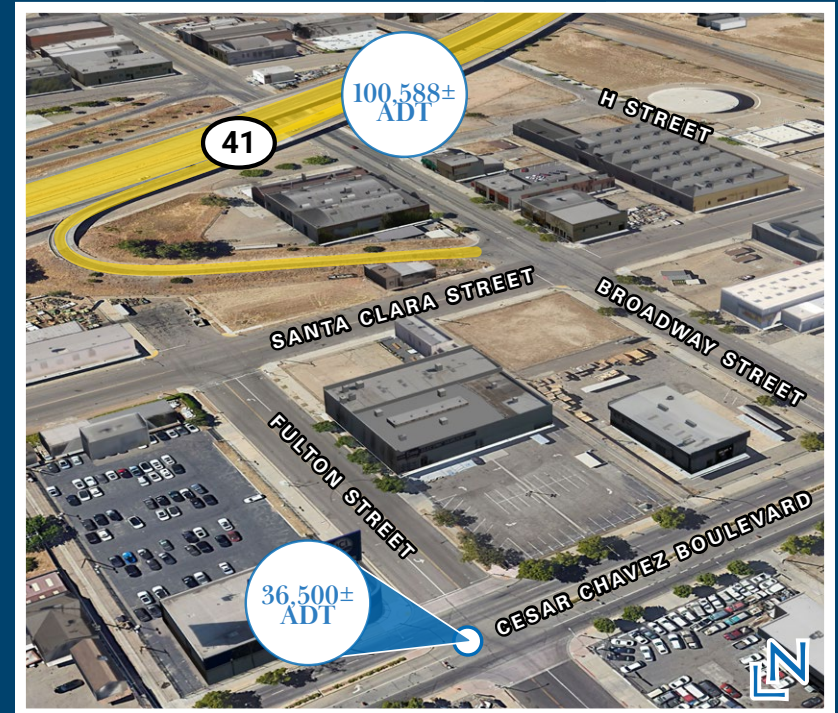
31.8%
COLLEGE GRADUATES



32.1
MEDIAN AGE



451,800
FRESNO MSA TOTAL LABOR FORCE



TRAFFIC COUNTS

(Within a One Mile Radius)

100,588± ADT

Highway 41

36,500± ADT

Cesar Chavez Boulevard at Fulton Street
(Northeastbound & Southwestbound)

Source: Kalibrate TrafficMetrix 2025



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