

## RETAIL FOR LEASE

±6,995 TOTAL SF OF COMMERCIAL RETAIL SPACE NEAR CHUKCHANSI PARK

921 Fulton St, Fresno, CA 93721



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	6,995 SF
<b>LEASE RATE:</b>	\$6,250 per month (NNN)
<b>LOT SIZE:</b>	7,650 SF
<b>BUILDING SIZE:</b>	6,995 SF
<b>ZONING:</b>	DTC/DT
<b>MARKET:</b>	Downtown Fresno
<b>SUBMARKET:</b>	Chukchansi Park Retail

### PROPERTY HIGHLIGHTS

- ±6,995 Total SF Spaces - Can Be Divided/Combined
- Offers Two Spaces - Together or Separate
- 2 Storage Rooms & 4 Private Restrooms
- Located in Downtown Fresno
- Walking Distance to Banks, Retail, and Restraints
- Located In a Densely Populated Trade Area
- Easy Access From 2 Entrances/Exits
- Walk-able Location | Densely Populated Trade Area
- Fresh Remodel - Move In Ready Condition
- Great Exposure Blocks Within Downtown Sanger
- Busy West Retail Growth Corridor
- Close Proximity to Major Traffic Generators & Fwy Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Ample Private Parking w/ Multiple Access Points
- Densely Populated Trade Area

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### PROPERTY OVERVIEW

High exposure freestanding building totaling ±6,995 SF on a ±7,650 SF parcel. This building offers two spaces that could be leased together or separate. It has two separate entrances, two rear storage rooms and four restrooms (two per address). This building is well located in a highly visible location offering great signage off the corner in the downtown heart of Fresno. Highly dense location with over 139,000 people within a 3-mile radius. Space is a wide open clothing retail store with a large rear storage of inventory. The exterior is solid brick construction, and features a newer roof. Vehicle access with parking in the front and rear in a very walk-able area (dense downtown location). Located in downtown Fresno in front of the "Main and Main" on the newly remodeled Fulton District. The visibility offers a tremendous draw of traffic from the nearby retailers and neighborhoods on top of the ±14,301 cars/day.

### LOCATION OVERVIEW

This property is located on Fulton Street directly behind Chuckchansi Park between Tulare Street and Inyo Street in downtown, Fresno.



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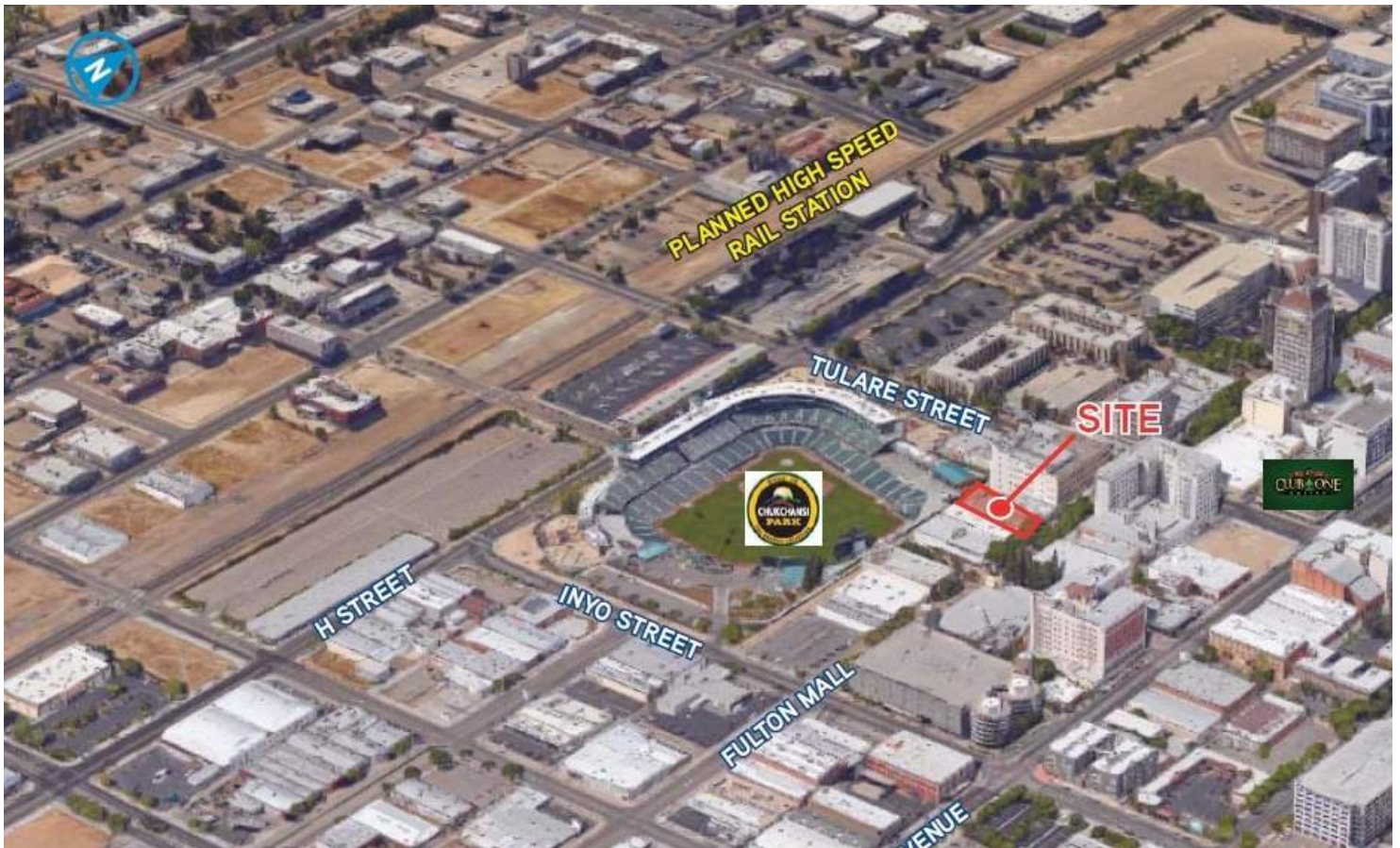
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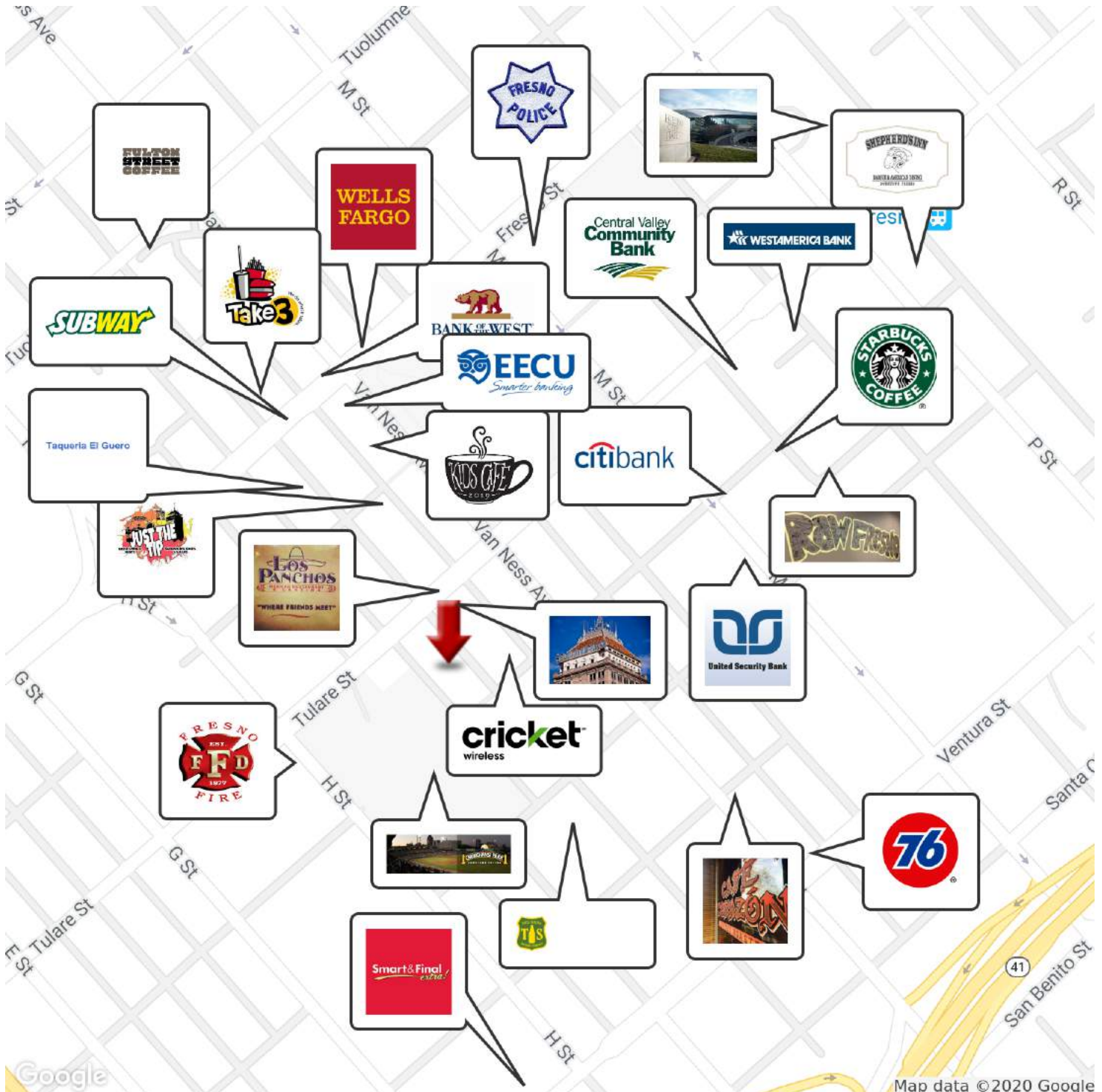
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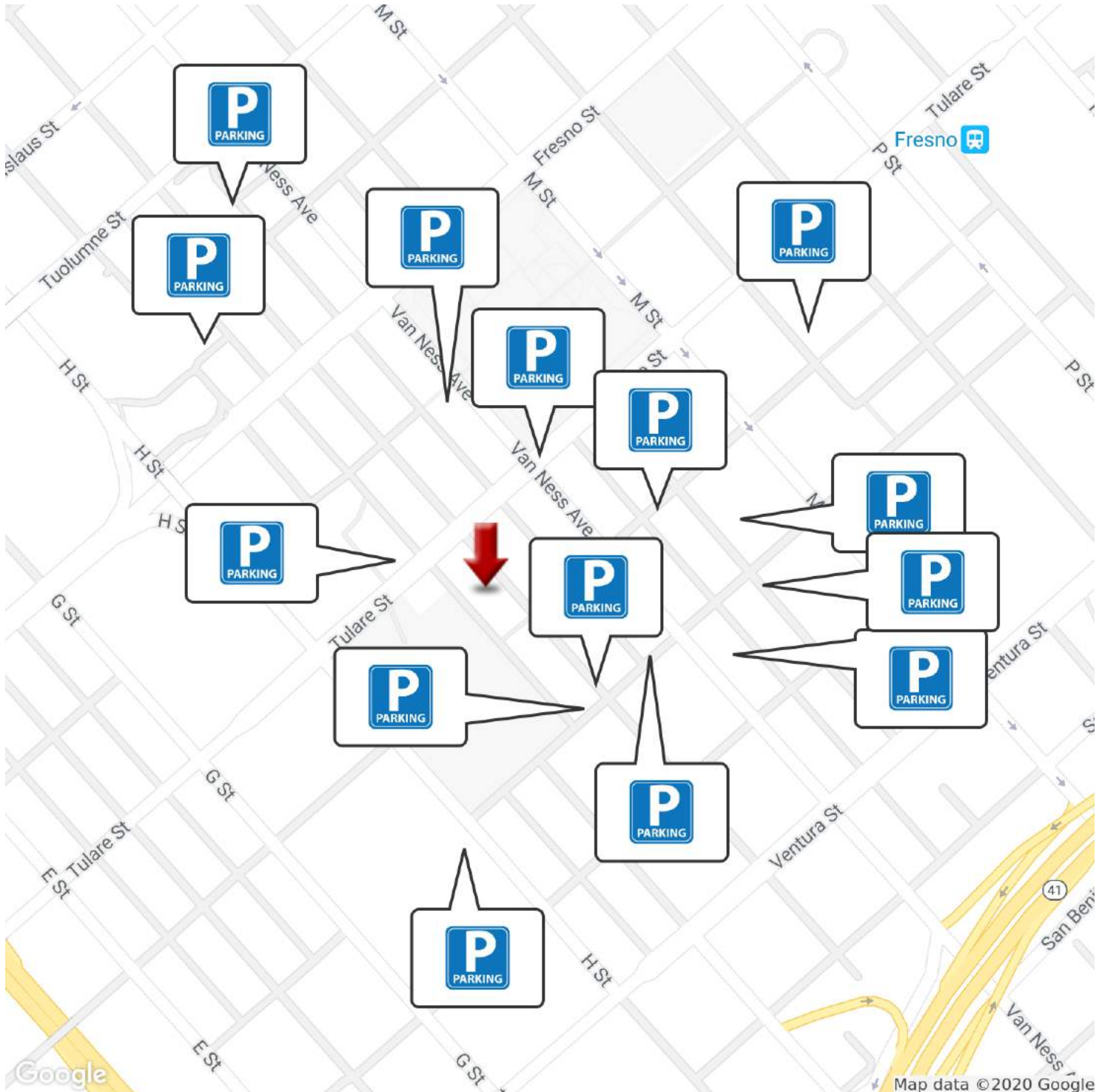
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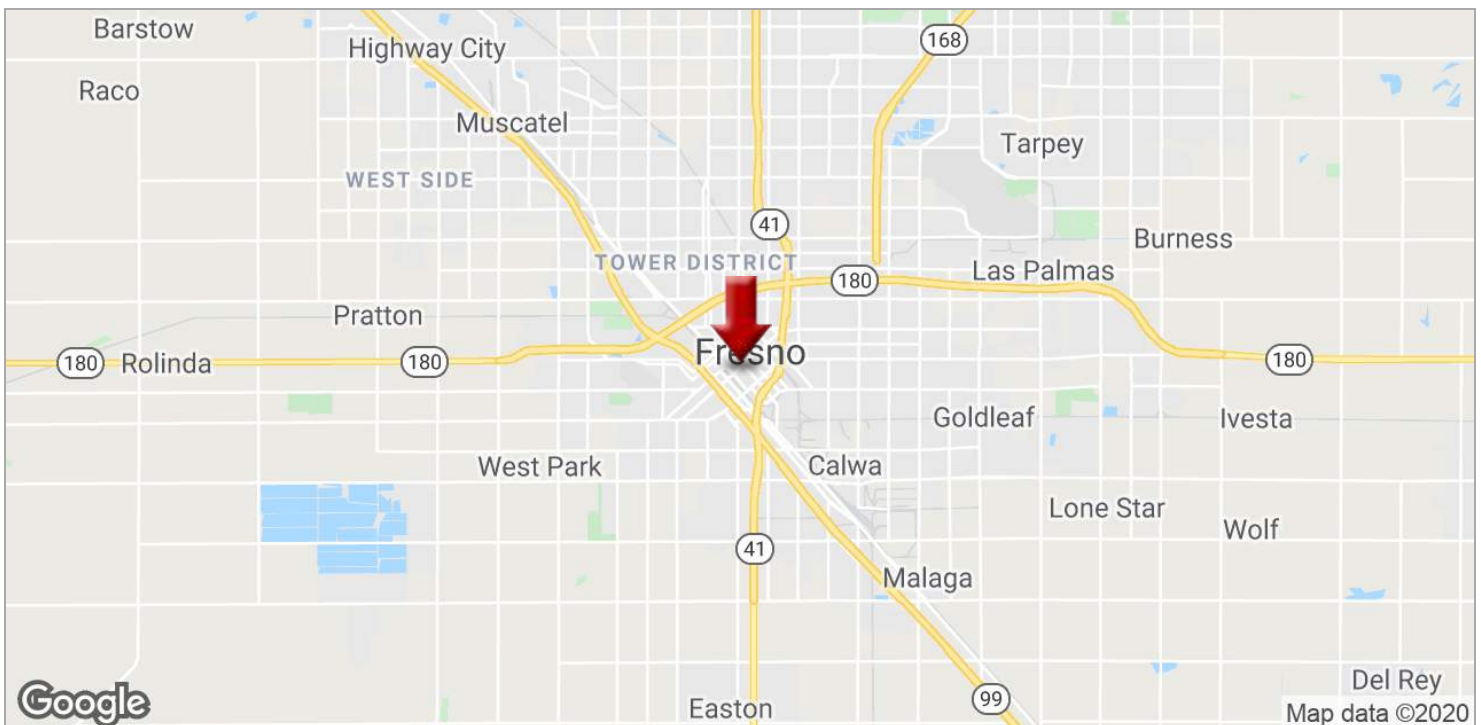
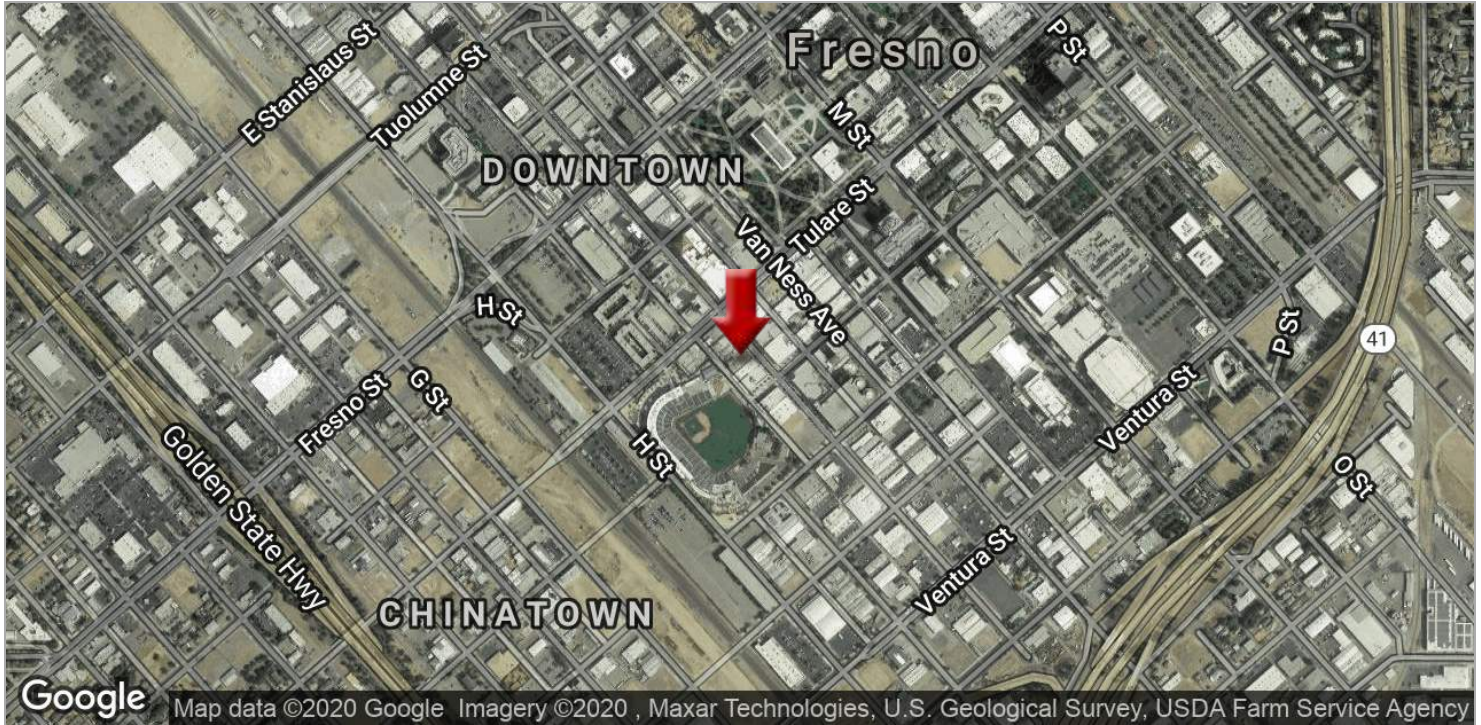
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	18,499	63,016	131,128
Median age	27.2	26.0	26.6
Median age (male)	27.1	25.6	26.1
Median age (Female)	29.0	27.2	27.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,373	17,062	36,747
# of persons per HH	4.2	3.7	3.6
Average HH income	\$30,698	\$34,105	\$37,502
Average house value	\$222,059	\$233,600	\$214,500
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	69.1%	67.7%	64.6%
RACE (%)	1 MILE	2 MILES	3 MILES
White	35.8%	40.2%	42.5%
Black	11.2%	11.4%	9.3%
Asian	5.5%	8.3%	11.3%
Hawaiian	0.1%	0.0%	0.0%
American Indian	1.9%	1.2%	1.1%
Other	42.4%	35.4%	32.5%

\* Demographic data derived from 2010 US Census

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