

RETAIL FOR LEASE

PRIME DOWNTOWN FRESNO RETAIL/OFFICE SPACES AVAILABLE

1241 Broadway St, Fresno, CA 93721



AVAILABLE SF:	1,620 - 5,585 SF
LEASE RATE:	\$1.50 - 1.75 SF/Month (MG)
	Retail, Restaurant & Office
LOT SIZE:	0.6 Acres
BUILDING SIZE:	111,886 SF
YEAR BUILT:	1912
RENOVATED:	2020
ZONING:	DTC
MARKET:	Downtown Fresno
CROSS STREETS:	H St

PROPERTY FEATURES

- 111,886 SF 9 Story Historical Landmark Hotel in Fresno
- Busiest Retail Growth Corridor in Downtown Fresno
- Tenant Improvements Available | Class A Finishes
- Historic Building Serving The Fresno/Clovis Area
- Close Proximity to Major Traffic Generators CA-41, CA-180/168 & CA-99
- Direct Access to \$50M Fulton Street Revitalization Just Completed
- Walk-able Location | Densely Populated Trade Area | Quality
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- High Pedestrian Traffic For All of Downtown Fresno
- Highly Anticipated CA High Speed Rail Station 1/2 Mile Away
- Fresno is the 5th largest city in CA w/ over 1M population
- Easy Access Throughout Fresno, Clovis & Surrounding Cities
- Densely Populated Trade Area w/ 325,576 People in 3-Miles
- Great Exposure w/ H st and Fresno St Frontage w/ 2 Curb

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PROPERTY OVERVIEW

Former Fresno Hotel in Downtown Fresno. The 111,886 SF Building is a 7 story historical landmark in Fresno. The Historical building is on a 0.6 acre lot zoned DTC within the infamous enterprise zone. There are currently 5 spaces available for Lease: #1 is 1,690 SF, #2 is 2,695 SF, #3 is 2,290 SF and includes a Terrace, #4 is 1,690 SF, and #5 is 1,675 SF. There is Tenant Improvements Available! this building is a very walk-able location and densely populated trade area. The Fulton Street Revitalization was just completed! On February 27, 2014, the Fresno City Council decided the fate of Fulton Mall with a 5-2 vote in favor of putting traffic back on Fulton street, and a groundbreaking ceremony was held on March 3, 2016. There is high pedestrian traffic for all of Downtown Fresno, and is in a very convenient area that had access to all the major highways that include CA-99, CA-41 and CA-180/168.

The Hotel Californian stands at the intersection of Kern Street and Van Ness Avenue in downtown Fresno, California. In adherence to the Italian Renaissance and Beaux-Arts design tradition, the Hotel Californian's primary façades are visually divided into a two-story base, a shaft of five floors, and a capitol formed by the eighth floor and roof parapet. The nine-story structure originally served as a fashionable hostelry and housed various retail and commercial office spaces.



The Hotel California was constructed in downtown Fresno as a luxury hotel for city visitors and as a meeting place for city residents. Designed by H. Rafael Lake and constructed by R. F. Felchlin & Company, the building immediately became a symbolic landmark for the growing prosperity of the City of Fresno. In the ensuing years, the Hotel Californian gained a reputation as the best hotel between San Francisco and Los Angeles, and hosted a great number of famous individuals and important events. It remains emblematic of Fresno's prosperity in the 1920s and is an outstanding example of the type of development that occurred in California's Central Valley cities wishing to promote a strong sense of their success and urbanization during this period.

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PROPERTY OVERVIEW

The symmetry of the Hotel Californian's design is visible when viewing the building from Kern Street, the original primary façade, where the open portion of the "U" shape creates the impression of two parallel towers connected at the rear. Floors two through eight are shaped in this manner, while the facade of the ground and second stories occupies the full width of the lot. The portions of the two "towers" facing Kern Street are each three bays wide. They are nearly identical in exterior design to the building's Van Ness Avenue façade, the chief exception being the dramatic cast stone surrounds of the windows occupying the middle bay of the eighth floor on each tower. Emphasis is placed on the windows by the extruding console-supported balconettes below, Corinthian columns on either side, and entablatures above supporting scrolled ornaments and a prominent central cartouche.

The Hotel California continues to stand as a physical manifestation of the growth and prosperity of the City of Fresno during the early 1920s. It is an outstanding example of the type of development that occurred during this period in California's Central Valley, and represents the pride and promotional efforts of the community at that time. An imposing building in the city's downtown district to this day, the Hotel Californian is also one of the community's most important architectural landmarks, and a signature work of prominent California architect H. Rafael Lake.



LOCATION OVERVIEW

East of Fresno St. between the Fulton Mall and H St.

This property is well located off of the southeast corner of H st and Fresno St just east of Freeways CA-99, west of CA-41. This Historic Building is in close proximity to CA-41, CA-180/168 and CA-99 and is a tremendous draw and well supports the tenants near by like: the 190,000 SF IRS building, The Grand 1401, Warnors Theatre, CVS, Club One Casino, Fresno County Superior Court, Fresno County Sheriff's Office, Chuckchansi Park, Joe's Steak House, Tioga Sequoia Brewing Company, Within walking distance to the Fulton Mall and Chukchansi Triple AAA Ballpark. This is a 7 story building with a great view of Fresno and the surrounding communities.

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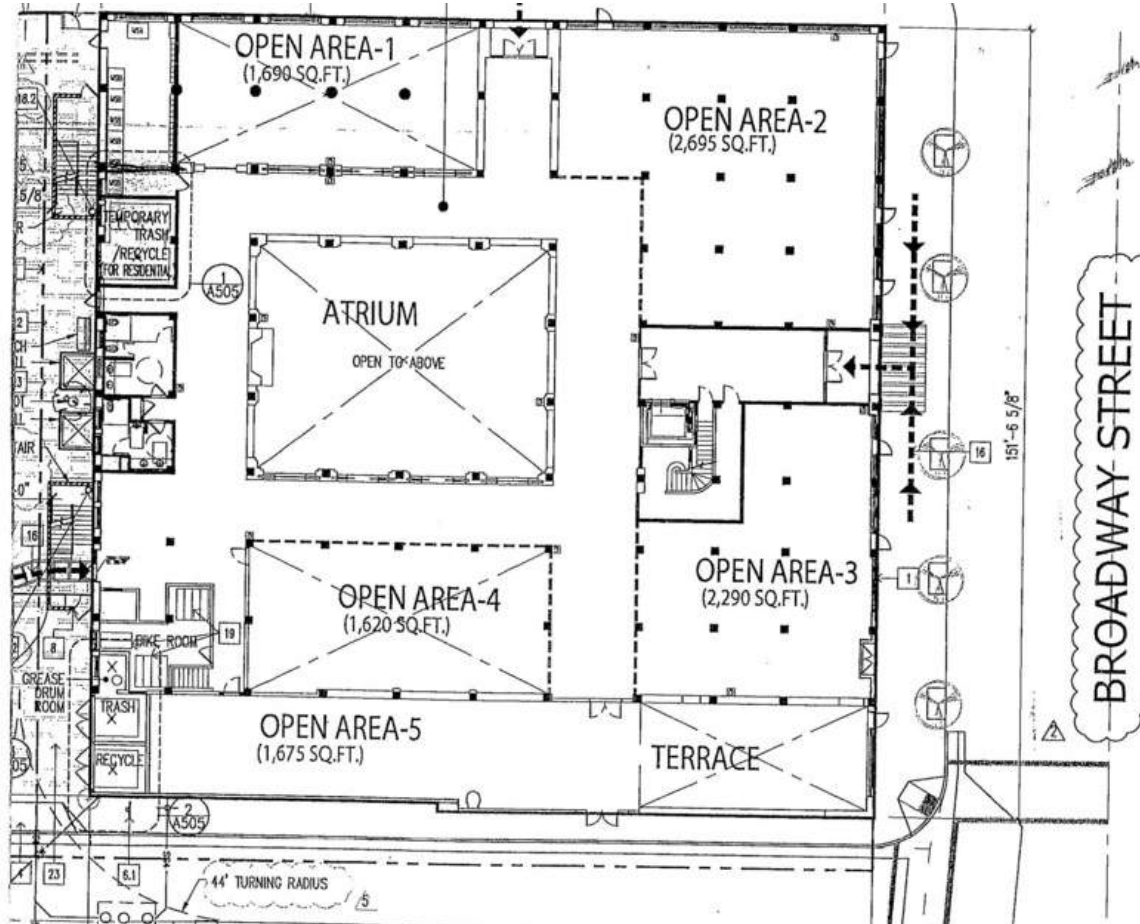
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)
#1		\$1.50 SF/MONTH	Modified Gross	1,690 SF
#2		\$1.50 SF/MONTH	Modified Gross	2,695 SF
#3 with Terrace		\$1.75 SF/MONTH	Modified Gross	2,290 - 5,585 SF
#4		\$1.50 SF/MONTH	Modified Gross	1,620 - 5,585 SF
#5		\$1.50 SF/MONTH	Modified Gross	1,675 - 5,585 SF

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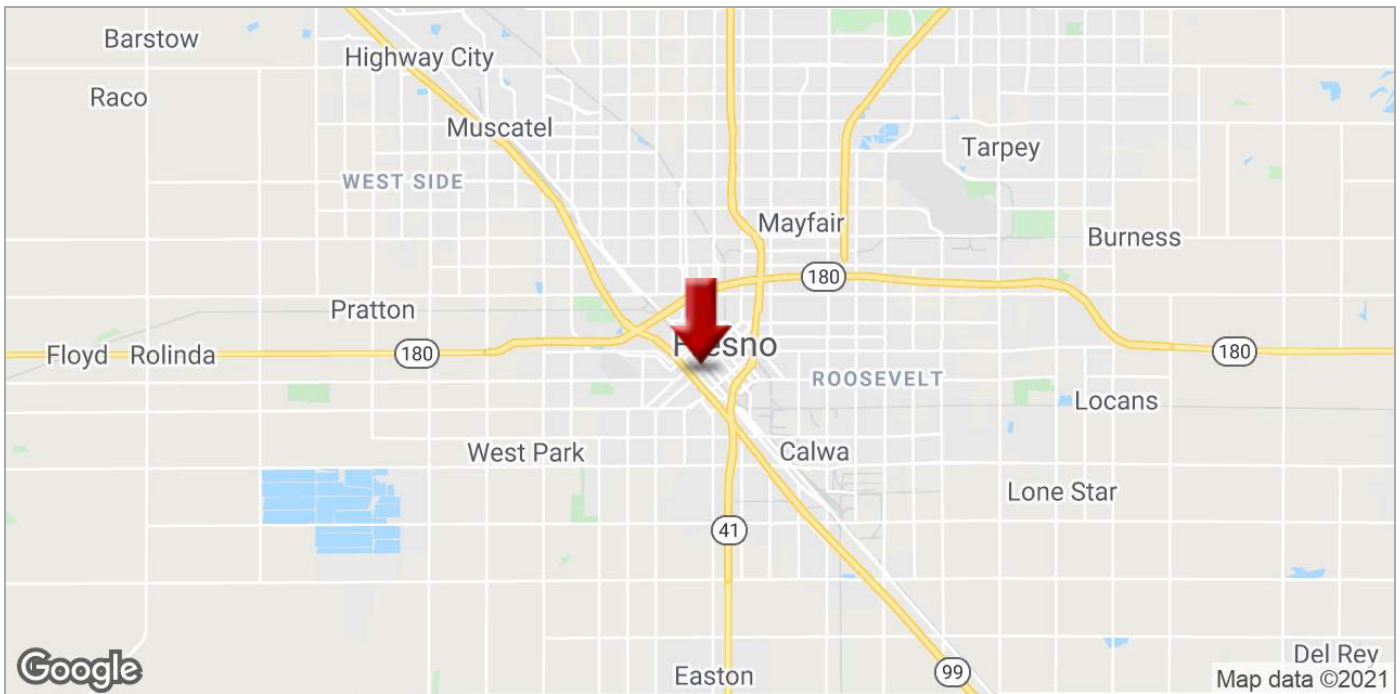
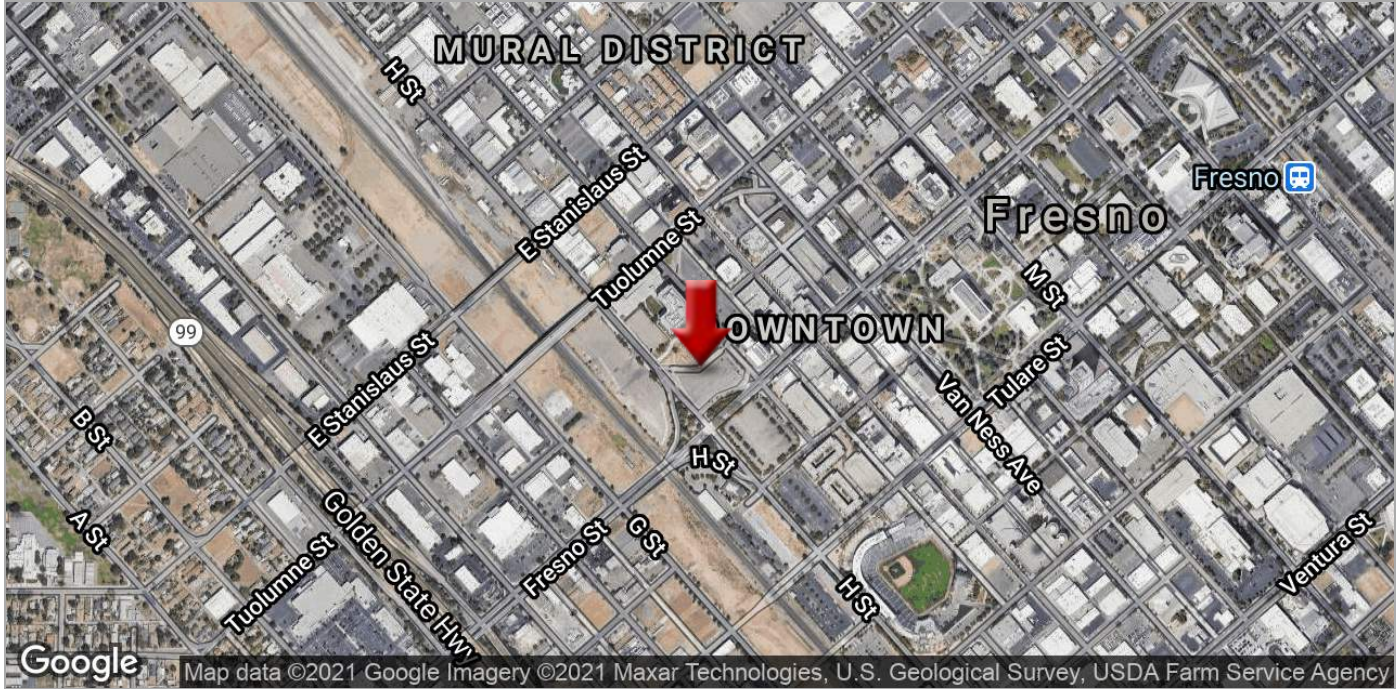
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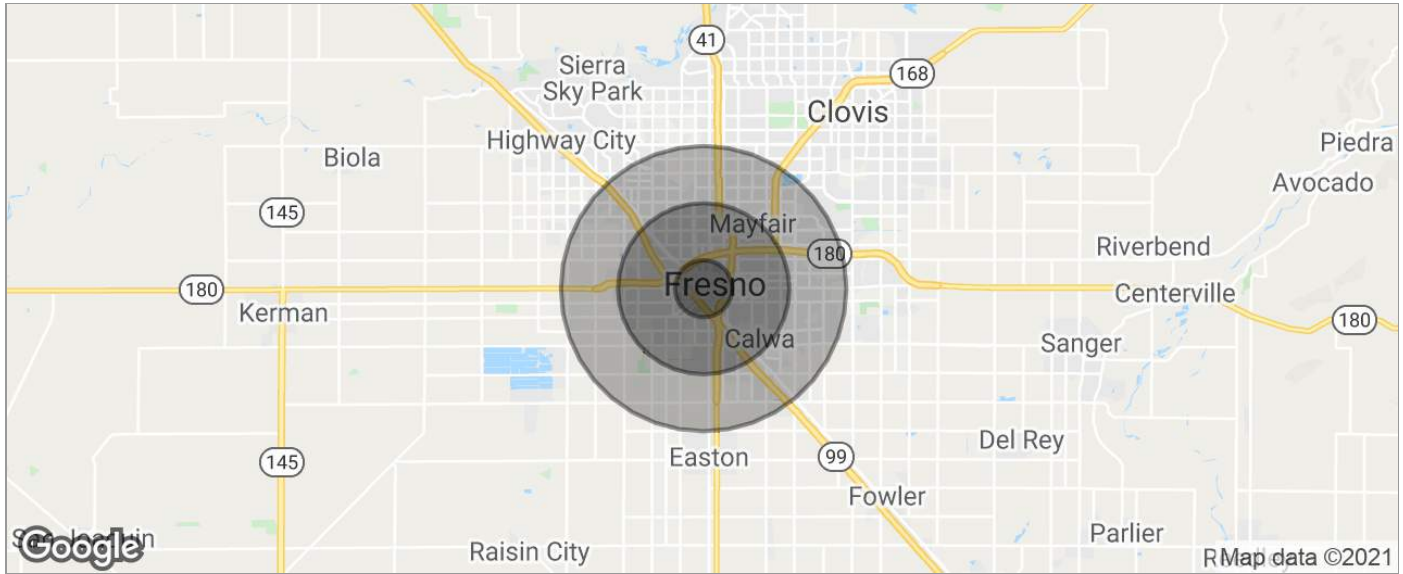
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	21,313	114,593	325,576
MEDIAN AGE	32.1	32.3	31.1
MEDIAN AGE (MALE)	29.1	30.5	30.0
MEDIAN AGE (FEMALE)	35.3	34.4	32.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	8,662	40,865	108,383
# OF PERSONS PER HH	2.5	2.8	3.0
AVERAGE HH INCOME	\$45,026	\$60,189	\$63,262
AVERAGE HOUSE VALUE	\$298,882	\$306,537	\$320,929
RACE	1 MILE	3 MILES	5 MILES
% WHITE	63.5%	64.7%	58.9%
% BLACK	3.3%	3.9%	5.3%
% ASIAN	7.1%	9.9%	12.9%
% HAWAIIAN	0.7%	0.3%	0.1%
% INDIAN	4.2%	1.8%	1.2%
% OTHER	15.8%	14.7%	16.9%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	31.7%	30.3%	34.7%

* Demographic data derived from 2010 US Census

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