

## RETAIL FOR LEASE

### RETAIL/OFFICE STOREFRONT BUILDING - TI'S AVAILABLE

3040 Tulare St, Fresno, CA 93721



AVAILABLE SF:	1,130 - 2,520 SF
LEASE RATE:	\$1.00 SF/Month (MG)
LOT SIZE:	0.63 Acres
BUILDING SIZE:	11,250 SF
ZONING:	C2 Commercial
MARKET:	Downtown Fresno Retail
CROSS STREETS:	"U" Street

#### PROPERTY FEATURES

- ±2,520 SF Retail or Office Space Available
- Landlord Willing to Complete Tenant Improvements
- 23,953 Cars Per Day @ Tulare St; 94,965 Cars Per Day @ CA-41
- Ratio of 3.02/1,000 SF of Private Parking
- 227' Tulare St Frontage (with 1 curb cut)
- Well Located off CA-41 Off Ramps at Tulare St
- Ethernet/Phone Connections & High Speed Wireless Internet Ready
- Secure, Private, Established Location w/ Tulare St Signage Available
- Great Retail/Office Presence Surrounded with Quality Tenants

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#### PROPERTY OVERVIEW

2,520 SF of open retail or office space measuring 35' by 72'. Suite 3034 is 2,520 SF of open space ready for a build-out. Landlord to build brand-new restroom(s) in desired location. Suite is currently in Vanilla Shell condition with existing carpet and 2 front and 2 rear entrances/exits. Suite can be divided into 1,130 SF or 1,470 SF.

#### LOCATION OVERVIEW

Subject is well located off the CA-41 and Tulare Street Interchange just north of Huntington Blvd, east of T Street, west of U Street, and South of Divisadero Street on E Tulare Street.



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
3034 Tulare St	Street Retail	\$1.00 SF/MONTH	Modified Gross	2,600 SF	AVAILABLE

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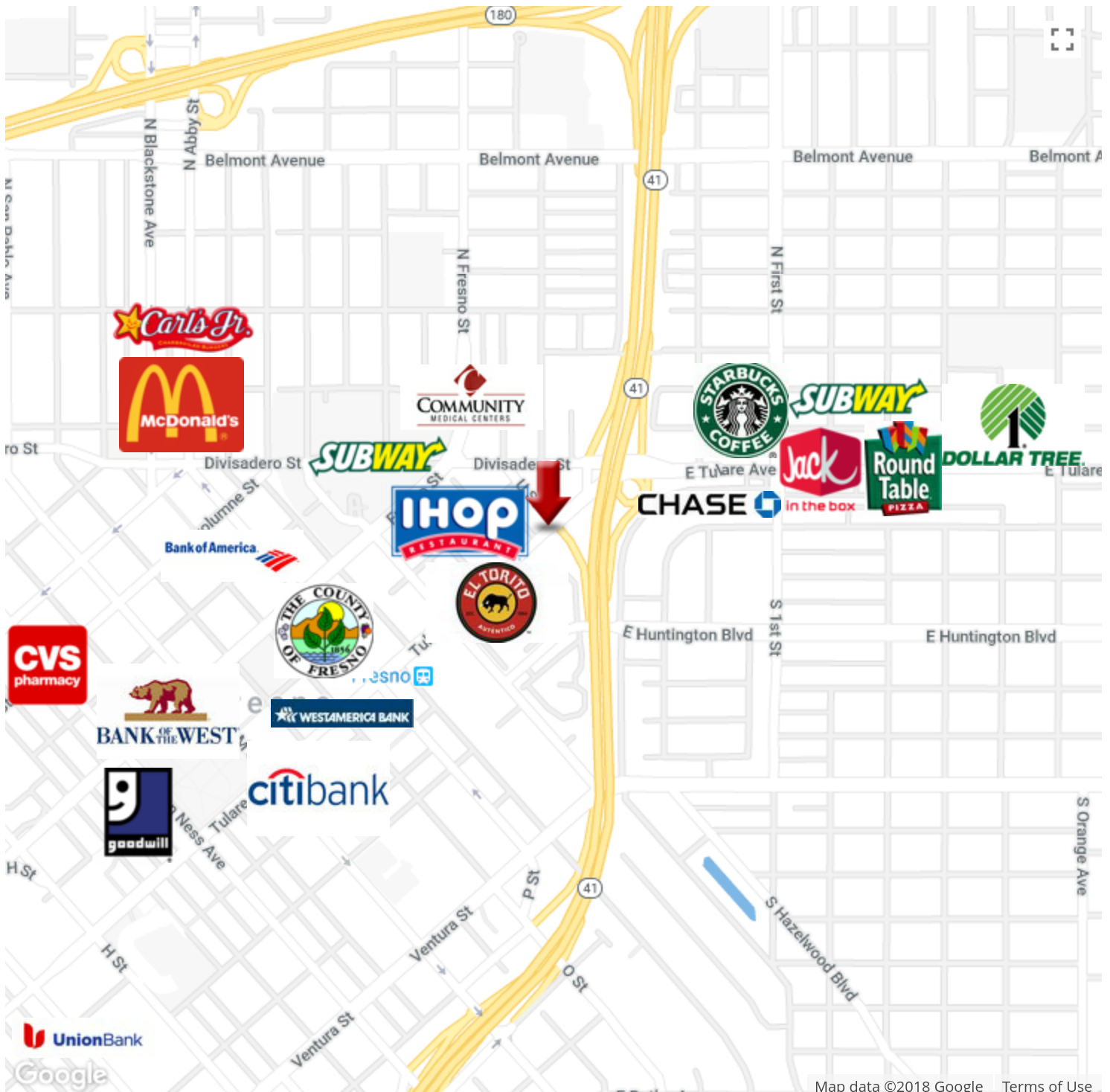
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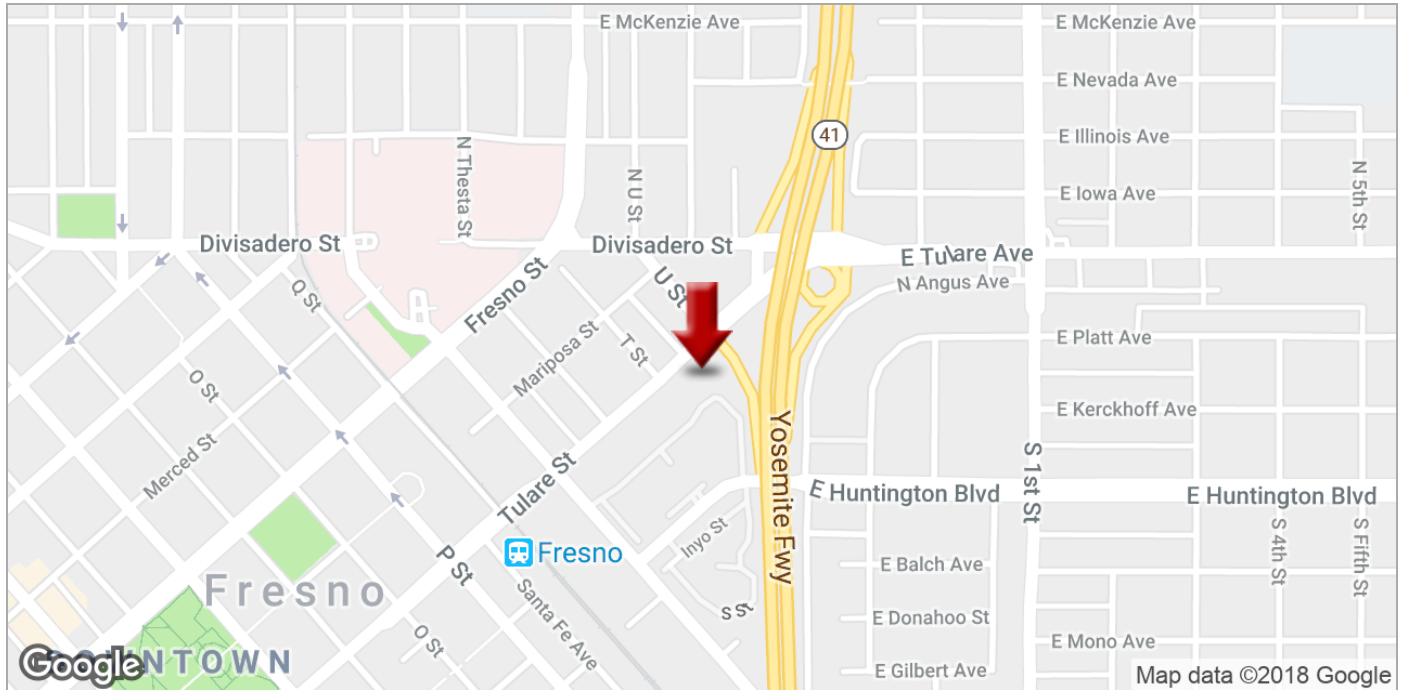
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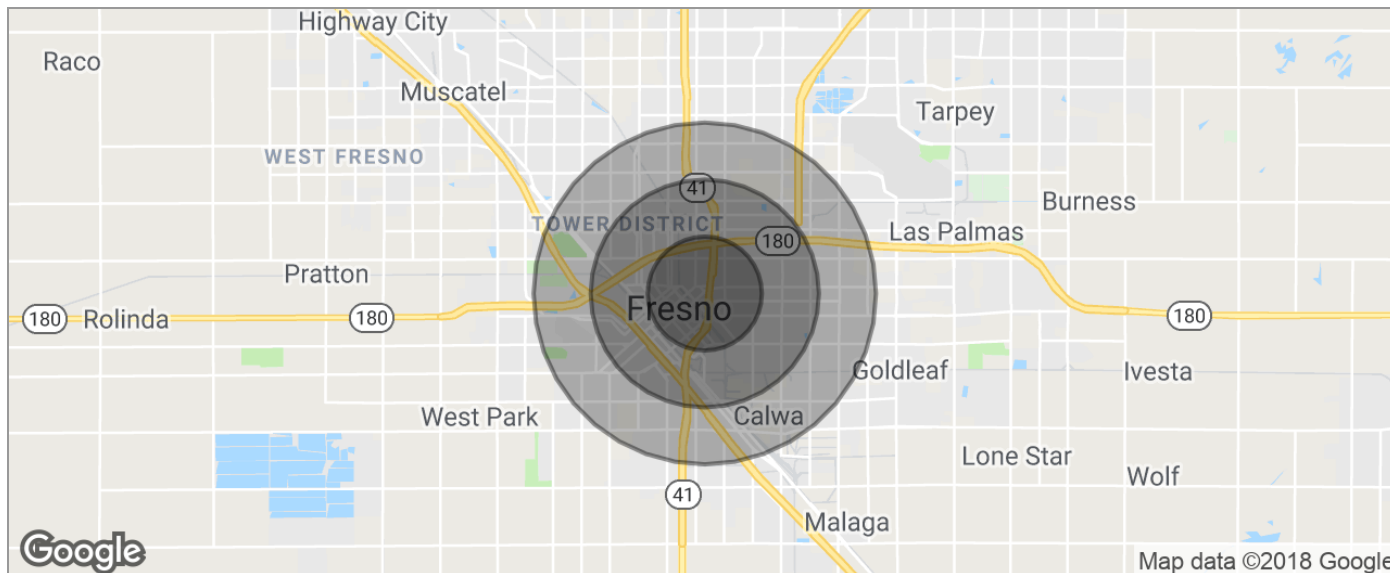
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	22,248	80,259	163,483
MEDIAN AGE	25.8	25.8	26.4
MEDIAN AGE (MALE)	25.6	25.2	25.9
MEDIAN AGE (FEMALE)	27.1	27.1	27.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,767	21,450	45,696
# OF PERSONS PER HH	3.9	3.7	3.6
AVERAGE HH INCOME	\$35,882	\$35,246	\$37,821
AVERAGE HOUSE VALUE	\$224,449	\$227,386	\$213,456
RACE	1 MILE	2 MILES	3 MILES
% WHITE	40.6%	40.7%	42.7%
% BLACK	6.7%	6.7%	7.6%
% ASIAN	7.1%	12.0%	11.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.2%	1.2%	1.1%
% OTHER	41.8%	36.8%	33.5%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	73.9%	68.8%	65.0%

\* Demographic data derived from 2010 US Census

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	1 MILE	2 MILES	3 MILES
Total households	5,767	21,450	45,696
Total persons per hh	3.9	3.7	3.6
Average hh income	\$35,882	\$35,246	\$37,821
Average house value	\$224,449	\$227,386	\$213,456

	1 MILE	2 MILES	3 MILES
Total population	22,248	80,259	163,483
Median age	25.8	25.8	26.4
Median age (male)	25.6	25.2	25.9
Median age (female)	27.1	27.1	27.5

	1 MILE	2 MILES	3 MILES
Total population - White	9,043	32,626	69,751
% White	40.6%	40.7%	42.7%
Total population - Black	1,498	5,399	12,463
% Black	6.7%	6.7%	7.6%
Total population - Asian	1,586	9,655	19,244
% Asian	7.1%	12.0%	11.8%
Total population - Hawaiian	7	21	31
% Hawaiian	0.0%	0.0%	0.0%
Total population - Indian	272	980	1,870
% Indian	1.2%	1.2%	1.1%
Total population - Other	9,301	29,557	54,820
% Other	41.8%	36.8%	33.5%

	1 MILE	2 MILES	3 MILES
Total population - Hispanic	16,450	55,231	106,210
% Hispanic	73.9%	68.8%	65.0%

*\* Demographic data derived from 2010 US Census*

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