



Colliers

FOR SALE OR LEASE

1118 Fulton St.

1108 - 1114 Fulton St.
2013-2021 Mariposa St.

1130 Fulton St.

Fulton Mall Retail Opportunity

1118 Fulton Street | Fresno, CA 93721

1130 Fulton Street | Fresno, CA 93721

1108-1114 Fulton Street & 2013-2021 Mariposa St. | Fresno, CA 93721

Offering Summary

Colliers | Fresno is pleased to exclusively offer the Fulton Mall Retail Opportunity, three adjacent buildings totaling approximately 31,280 SF of retail, restaurant, and creative office space in the heart of Downtown Fresno's historic Fulton District (1118 & 1130 Fulton Street & 1108-1114 Fulton Street and 2013-2021 Mariposa Street, Fresno, CA 93721). Offered at \$2,150,000, this opportunity presents a compelling value-add opportunity for an investor or owner-user to drive rents and occupancy in a revitalizing downtown corridor.



EXECUTIVE SUMMARY

1118 Fulton Street | Fresno, CA 93727

1130 Fulton Street | Fresno, CA 93727

1108-1114 Fulton St. & 2013-2021 Mariposa Street | Fresno, CA 93727

Price

\$2,150,000

Total Building Area

1118 Fulton St: ±11,900 SF

1130 Fulton St: ±7,900 SF

Fulton/Mariposa St: ±11,480 SF

Total: ±31,280 SF

Total Land Area

±0.69 Acres

Zoning

DTC

APN

466-171-11, 12, & 13





Rent Roll

UNIT	TENANT NAME	SF	BASE RENT (MO)	RECURRING CHARGES	LEASE EXPIRES	OPTIONS	INCREASED
1108-1110	Chicken Shack	2,551	\$5,255.00	\$1,320.00	6/30/2028	1, 5 year (FMV)	None
1112	Toshiko Sushi	1,349	\$2,876.00	\$0.00	10/31/2028	None	None
1114	Vacant	1,340	\$0.00	\$0.00	N/A	N/A	N/A
1118	Blue Bird	11,900	\$5,800.00	\$0.00	12/31/2028	None	Stepped-See Note*
1130	B-Maxx	7,900	\$4,000.00	\$0.00	4/30/2031	None	None
2013	Vacant	1,080	\$0.00	\$0.00	N/A	N/A	N/A
2015	Augustine & Bertha Gaona	1,080	\$1,973.00	\$560.00	4/30/2031	None	3% annual increases
2017	Vacant (Restaurant Improvements)	1,080	\$0.00	\$0.00	N/A	N/A	N/A
2019	Vacant	1,500	\$0.00	\$0.00	N/A	N/A	N/A
2021	Vacant	1,500	\$0.00	\$0.00	N/A	N/A	N/A

*1118 Blue Bird - Scheduled Rent Increases:

7/1/26 - 12/31/26: \$5,800/mo. | 1/1/27 - 6/30/27: \$6,300/mo. | 7/1/27 - 12/31/27: \$6,600/mo. | 1/1/28 - 6/30/28: \$7,100/mo. | 7/1/28 - 12/31/28: \$7,600/mo.

AVAILABILITY:

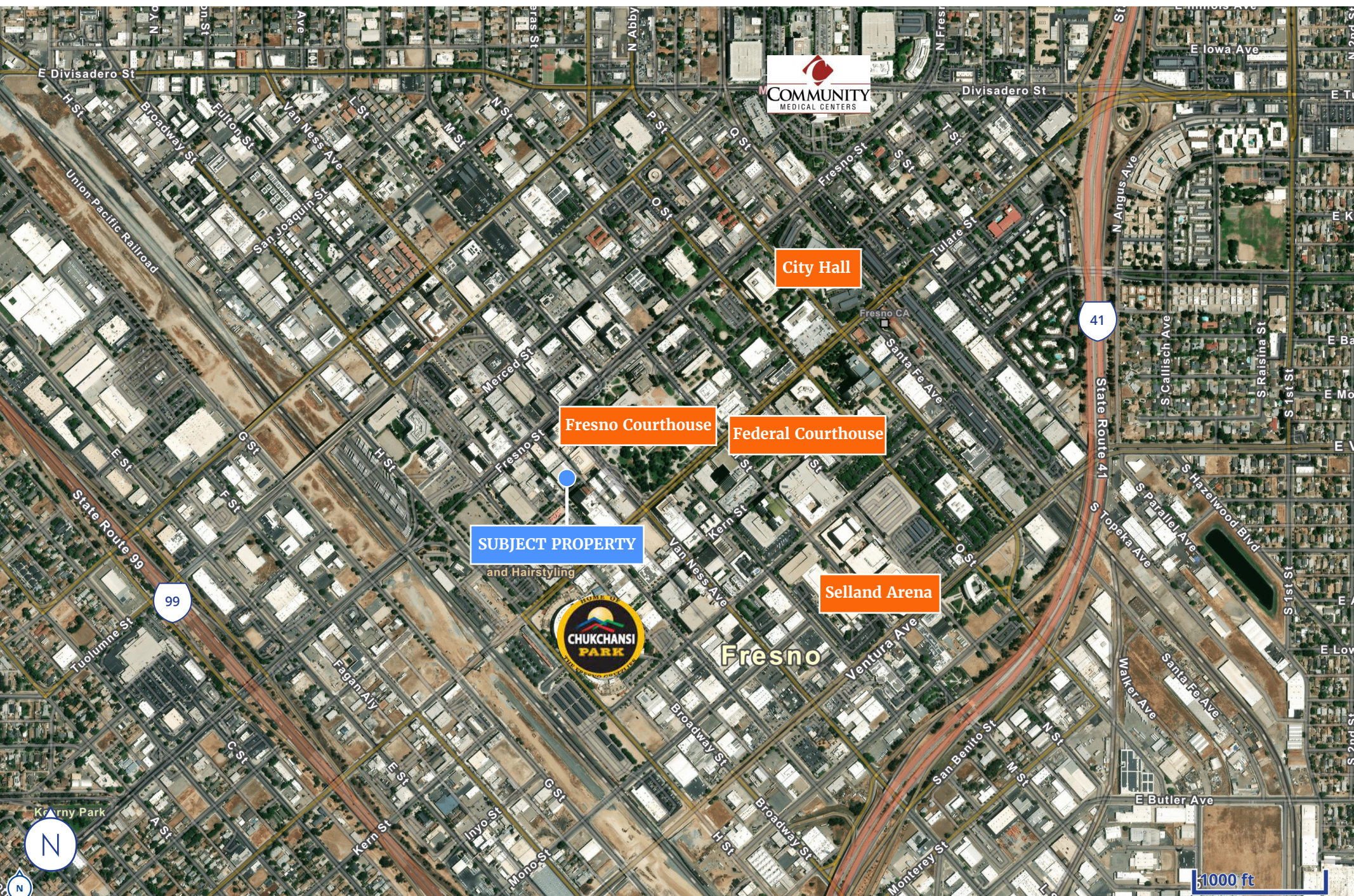
Suite 1112 - Lease Rate: \$2.50 PSF, MG

Suites 1114, 2013, 2017, 2019, 2021 - Lease Rate: 1.00 PSF, MG



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Surrounding Area Map



Fulton Mall Retail

1118 Fulton Street
1130 Fulton Street
1108-1114 Fulton Street &
2013-2021 Mariposa Street
Fresno, California

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