

HOSPITALITY FOR SALE/LEASE

FREESTANDING VALUE ADD OWNER/USER OR INVESTOR OPPORTUNITY @ CHINATOWN

1102 F Street, Fresno, CA 93706



OFFERING SUMMARY

SALE PRICE:	\$1,688,888
LEASE RATE:	Negotiable
NUMBER OF ROOMS:	28
LOT SIZE:	0.258 Acres
BUILDING SIZE:	15,325 SF
ZONING:	DTN - Downtown Neighborhood
MARKET:	Downtown Fresno
PRICE / SF:	\$110.20

PROPERTY HIGHLIGHTS

- ±15,325 SF Historic Building On ±0.258 Acres
- Ideal Value-Add Opportunity For Owner/User or Investor
- Great SBA Loan Candidate w/ Only 10% Down
- Flexible Zoning: Restaurant, Retail, Office, Apartments, Etc
- Directly Across the Street From Fresno HSR Station Entrance
- Features an Enclosed Courtyard Large Enough to Host Events
- Unique Historic Structure Ideal for Restaurant, Bar, Nightclub or Brewery
- Second Floor Suitable for Boutique Hotel AirBNB Office Suites
- Quality Construction | Well Maintained | Great Exposure
- Investment Opportunity: Many Proposed Uses To Add Value

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PROPERTY OVERVIEW

Value-add Opportunity: ±15,325 SF Freestanding building on ±0.258 acres within Chinatown - adjacent to the CA High Speed Rail - in Downtown Fresno. Former Basque Hotel offering an existing bar, restaurant, large kitchen and multiple dining rooms on the first floor, (28) hotel rooms on the second floor and a large handball court with viewing gallery. The Basque Hotel was built in 1932 near the Central Pacific Railroad and designed by Master Architect Eugene Mathewson. The property is located in Historic Downtown China and sits directly across from the main Central CA High Speed Rail Station. The first floor is ideal for a restaurant, bar, nightclub or brewery with the second floor being utilized as a hotel, AirBNB, apartments, and/or private office suites. Downtown Fresno and Chinatown are slated to receive \$70M in cap trade redevelopment funding intended to jump start the revitalization of the area ahead of the high speed rail construction. Multiple projects are currently under consideration for funding including a \$20M mixed use development featuring housing and retail directly adjacent to the subject property.

Unique investment offering potential to convert the upstairs into easy-to-rent office/retail spaces or apartments within an under-built market offering a strong need for these type of spaces. Once stabilized, the deal offers TEEN cash-on-cash returns when leveraged. Great visibility, convenient parking & easy access to CA-99 and CA-180 on/off ramps. Many front parking spaces available, private access to the 2nd floor, and excellent existing corner signage. Convenient location, visibility, and access.

LOCATION OVERVIEW

Located on F Street in Fresno's historic Chinatown District directly across the street from the entrance to the Fresno High Speed Rail Station. The building is on the corner of Fresno Street and Mariposa Street. The property is located North of Tulare Street, South of Tuolumne Street, West of "G" Street and East of "E" Street. This 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.



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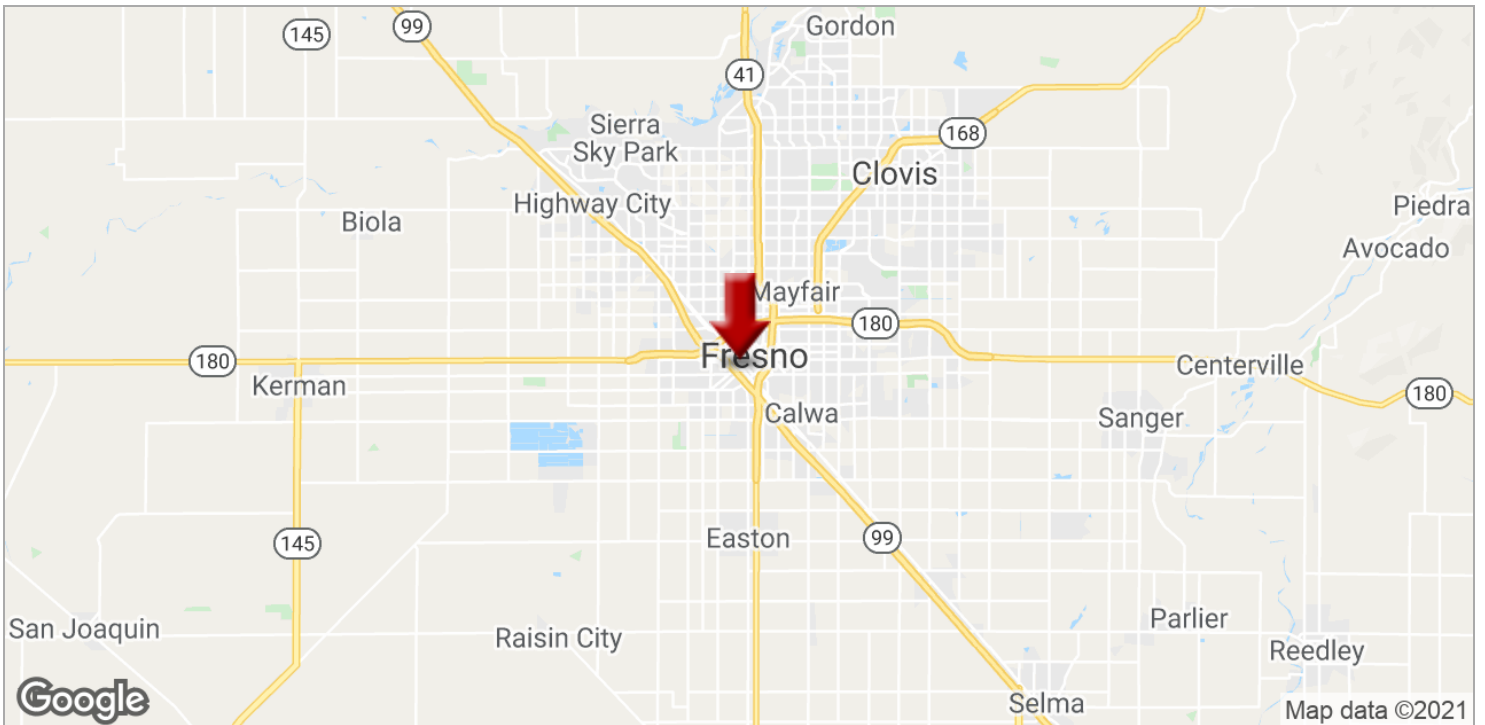
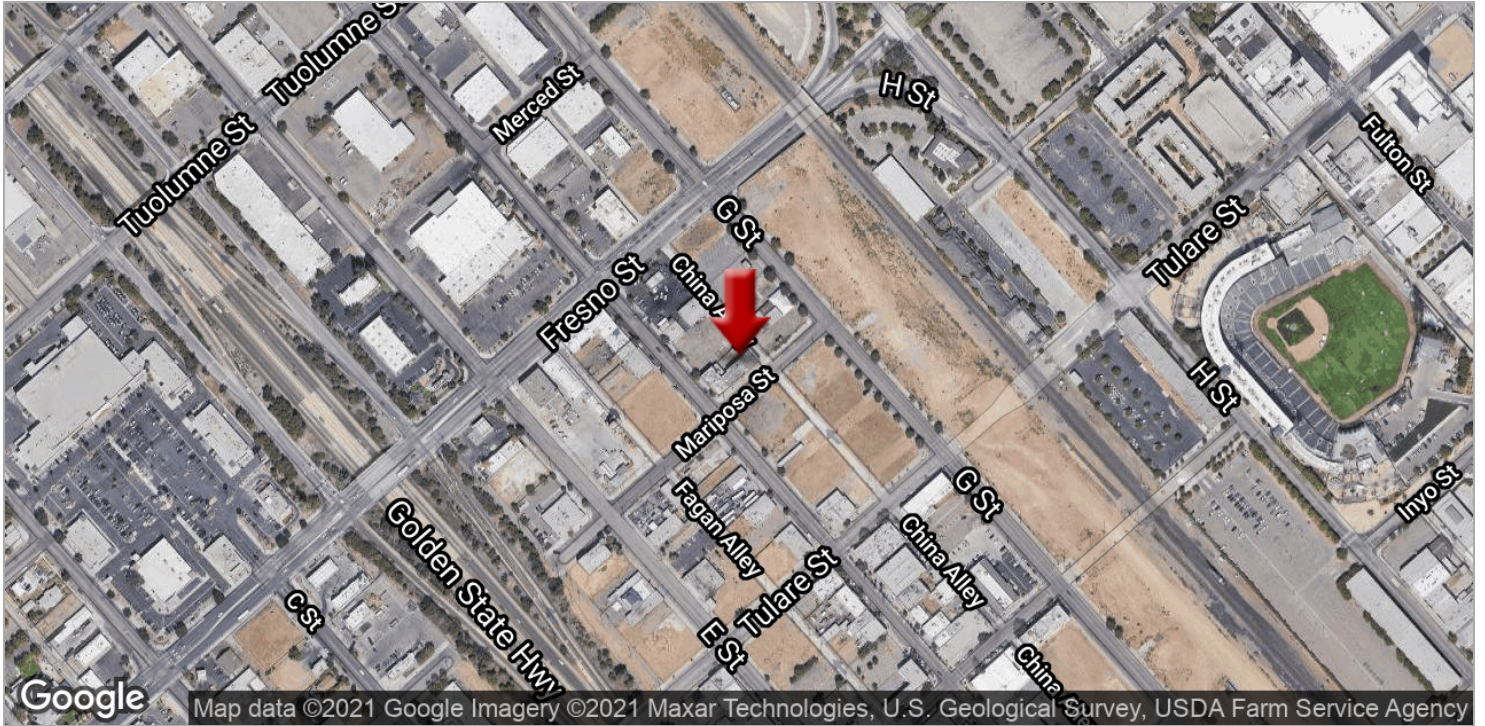
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,568	117,317	293,658
Median age	26.8	27.0	28.0
Median age (male)	26.2	26.6	27.4
Median age (Female)	29.3	28.0	28.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,212	33,379	87,904
# of persons per HH	4.2	3.5	3.3
Average HH income	\$26,754	\$38,020	\$41,390
Average house value	\$266,252	\$214,768	\$214,263
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	65.2%	63.6%	59.4%
RACE (%)	1 MILE	3 MILES	5 MILES
White	34.5%	43.4%	47.0%
Black	15.3%	10.5%	8.3%
Asian	7.3%	10.3%	11.1%
Hawaiian	0.1%	0.0%	0.1%
American Indian	2.1%	1.0%	1.1%
Other	37.2%	31.4%	28.7%

* Demographic data derived from 2010 US Census

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