

PRIME VISIBILITY, HIGH TRAFFIC & STRONG DEMOGRAPHICS
2,709± SF HARD CORNER SPACE FOR LEASE
7007 N. CEDAR AVE • FRESNO, CA 93720 • NWC HERNDON & CEDAR



- Next to large Medical Specialty Community
- Ample Customer Parking Stalls Available
- John's Incredible Pizza Anchor with Wendy's
- 84,611± Average Daily Traffic Intersection
- 107,573 Daytime Pop within a 2-Mile Radius
- \$110,750 Avg HH Income in a 2-Mile Radius



RETAIL CALIFORNIA CRE
A division of Pearson Realty
7480 North Palm Avenue, Suite 101
Fresno, CA 93711
www.retailcalifornia.com

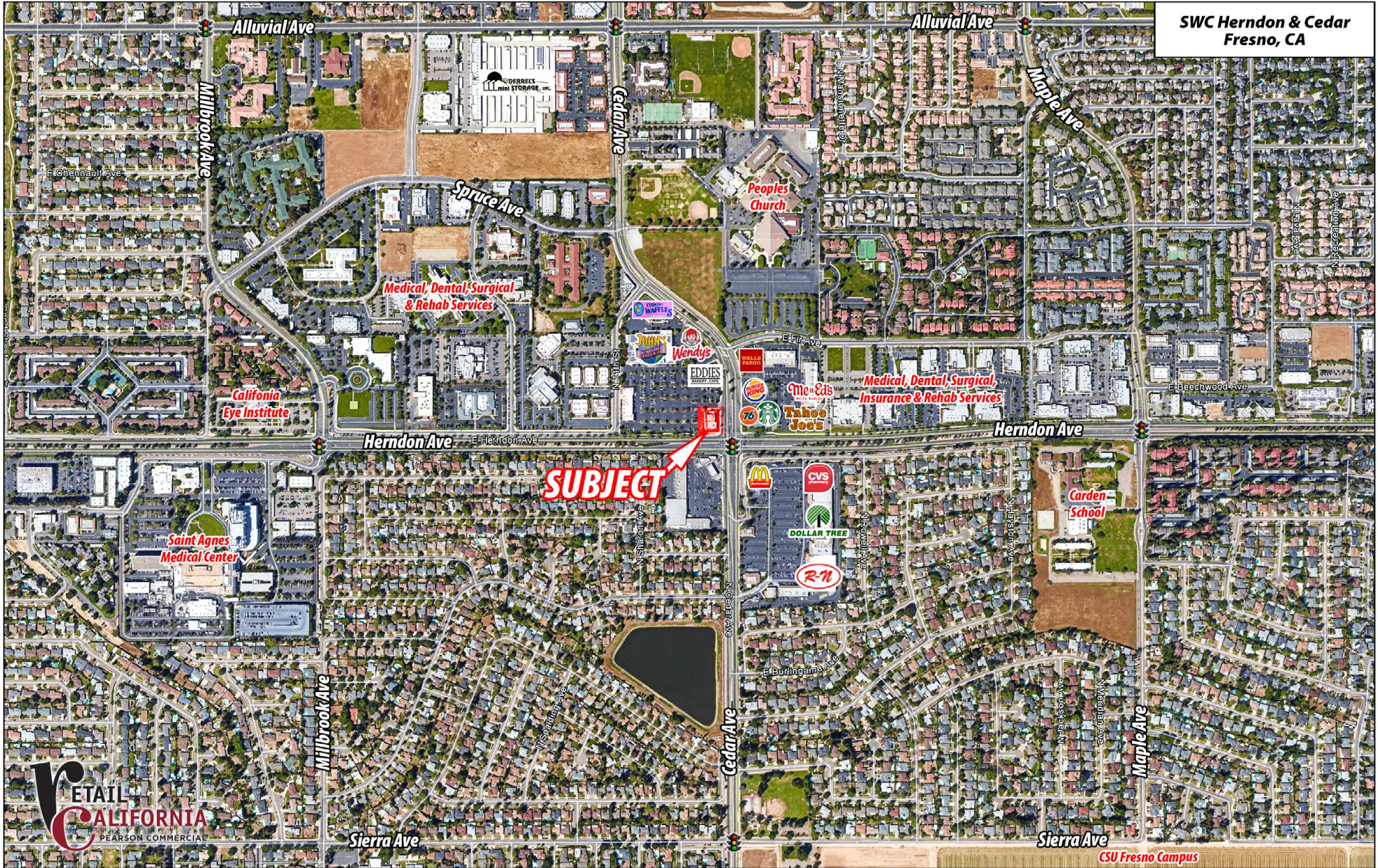
NICK FRECHOU
Sr. Vice President
+1 (559) 447-6266
nick@retailcalifornia.com
DRE # 01887999

PRIME VISIBILITY, HIGH TRAFFIC & STRONG DEMOGRAPHICS
2,709± SF HARD CORNER SPACE FOR LEASE
7007 N. CEDAR AVE • FRESNO, CA 93720 • NWC HERNDON & CEDAR



This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or Financial Advisor make an independent projection. ©2024 by Retail California & Pearson Realty. All rights reserved. No reproduction, modification, or unauthorized use of graphical materials in whole or in part.

PRIME VISIBILITY, HIGH TRAFFIC & STRONG DEMOGRAPHICS
2,709± SF HARD CORNER SPACE FOR LEASE
7007 N. CEDAR AVE • FRESNO, CA 93720 • NWC HERNDON & CEDAR



**SWC Herndon & Cedar
Fresno, CA**



This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or Financial Advisor make an independent projection. ©2024 by Retail California & Pearson Realty. All rights reserved. No reproduction, modification, or unauthorized use of graphical materials in whole or in part.