

Parkwood Plaza **Anchor, Shop & Office Space Available** **NEC Nees & Cedar Avenues, Fresno CA**



- Dense Northeast Residential Area
- Close Proximity to 6 Area Schools
- Available Pad has Left-in Access
- \$120K Income Within 1 Mile Radius
- 98,991± Cars per Day Intersection
- Monument Signage Available

Parkwood Plaza
Shopping Center
NEC Nees & Cedar
Fresno, CA 93720

For Additional Information Please Contact:

Nick Frechou
559.447.6266
nick@retailcalifornia.com
DRE # 01887999

John Lee
559.447.6257
jlee@retailcalifornia.com
DRE # 01406883

Parkwood Plaza

Retail Shop & Office Space For Lease

NEC Nees & Cedar Avenues, Fresno, CA 93720

Property Description:

Parkwood Plaza Shopping Center is located at the northeast corner of Cedar & Nees in Fresno, CA. Adjacent restaurants are Jack in the Box and DiCicco’s Italian Food. The center is located in an extremely dense residential market providing Parkwood Plaza with consistently high traffic counts of 93,298 cars per day.

Parkwood Plaza offers a range of available retail pad and shop space to accommodate a variety of different tenant uses.

Property Highlights:

The location is surrounded by many Fresno Unified schools within one mile, including Clovis West High School, Ft. Washington Elementary, Kastner Elementary, Lincoln Elementary, Maple Creek Elementary, and Mountain View Elementary schools.

National retailers in the area include Vons, Rite Aid, Jack in the Box, Big 5, and Ace Hardware.

Available Space: See Site Plan

Lease Rate: Please contact agent for more details.

2023 Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	17,012	120,276	252,690
Total Households:	6,705	43,771	93,126
Avg HH Income:	\$131,5177	\$120,610	\$103,843
Daytime Pop:	21,179	152,685	309,025

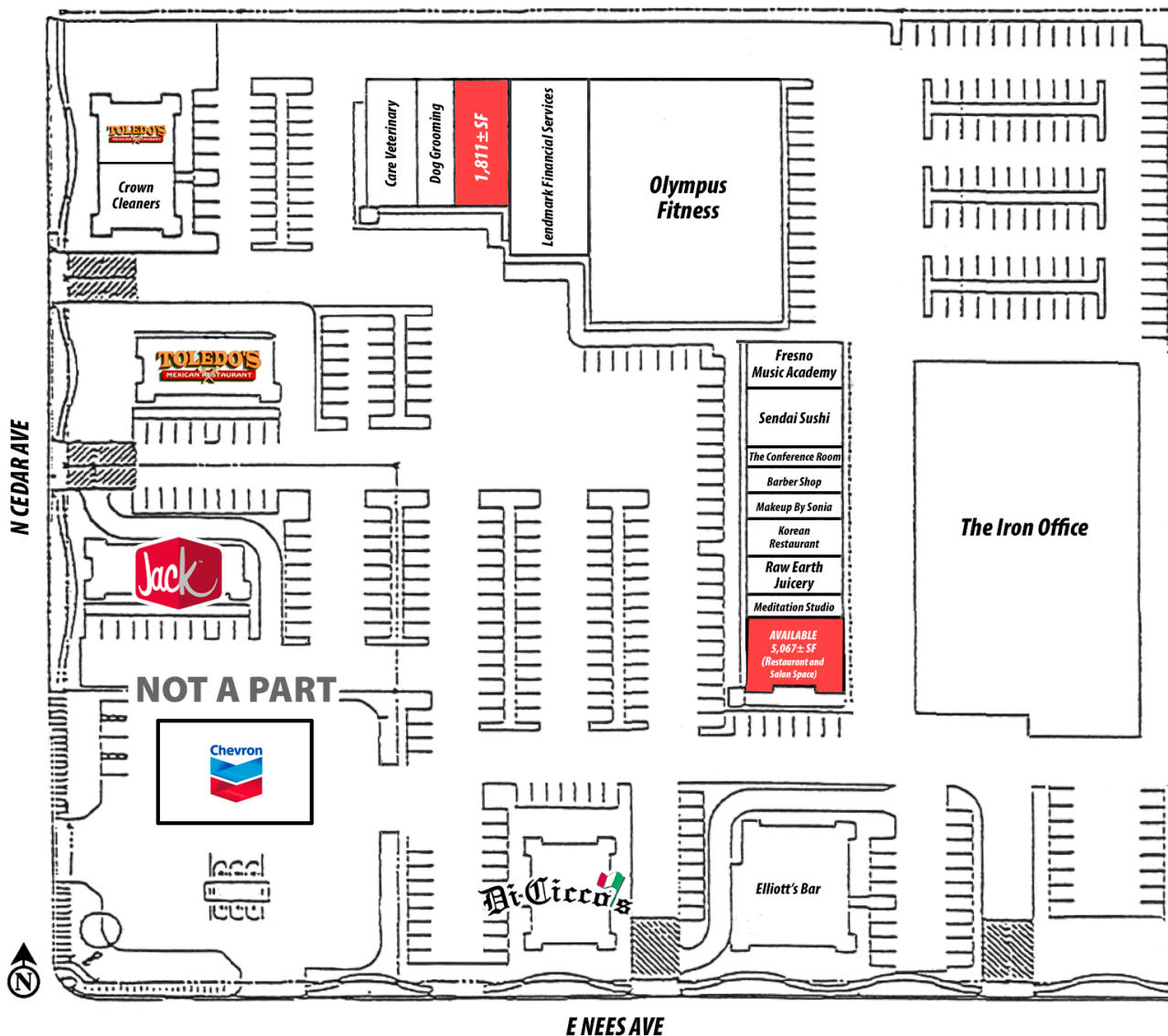
Source: Claritas, LLC

2023 Traffic Counts

Source: Kalibrate TrafficMetrix	Nees Avenue ADT:	40,417
	Cedar Avenue ADT:	<u>52,881</u>
	Total Avg Daily Traffic:	93,298



Parkwood Plaza Shopping Center Availability Site Plan



Site plan is not to scale nor an accurate representation of exact parking stall locations and counts.



7480 North Palm Avenue, Suite 101 • Fresno, California 93711 • P 559 256-1700 • F 559 256-7238 • www.retailcalifornia.com

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 a C.P.A. and/or financial advisor make an independent projection. ©2024 Retail California. All rights reserved.

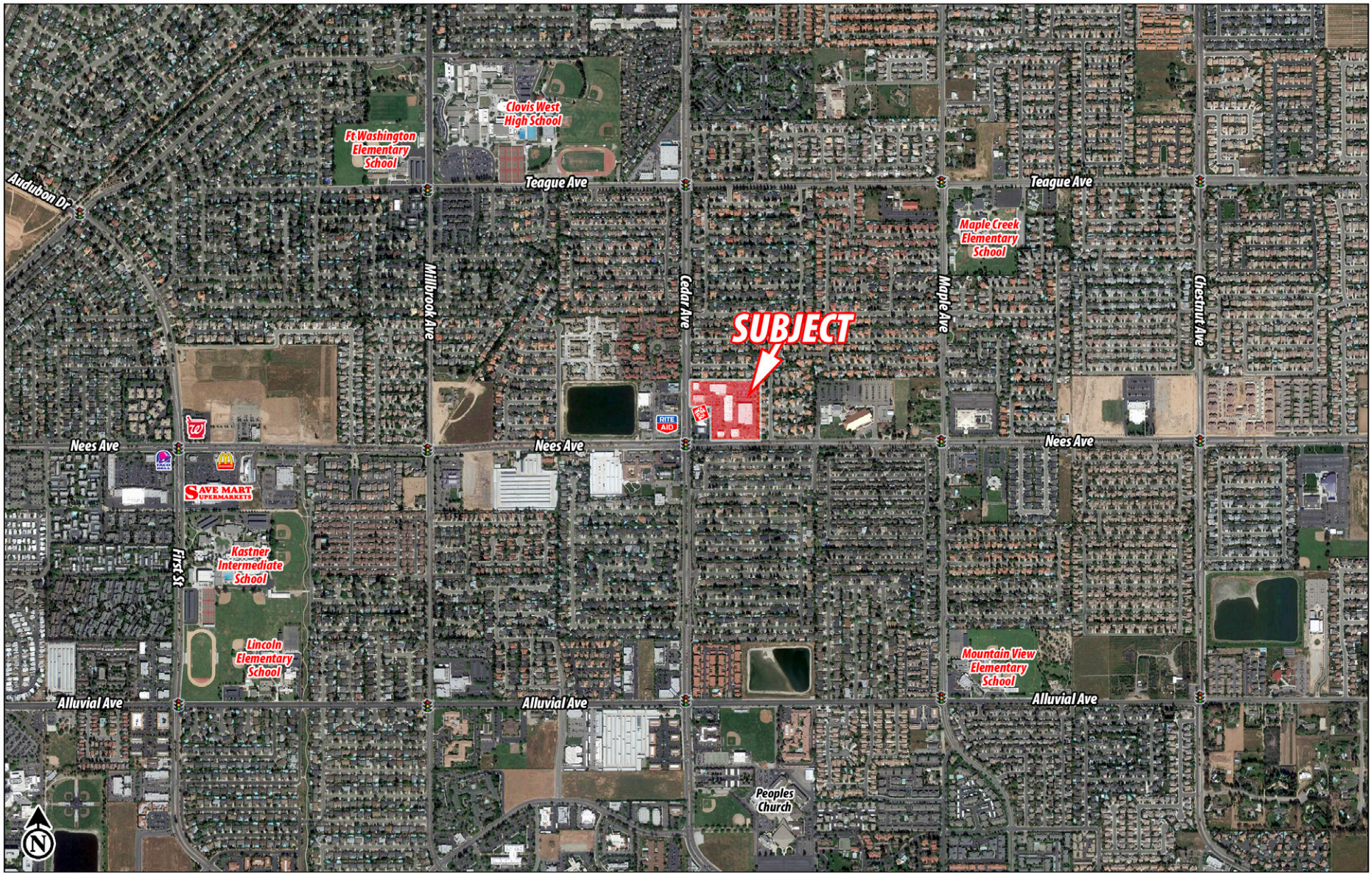
Parkwood Plaza Shopping Center Site Aerial



7480 North Palm Avenue, Suite 101 • Fresno, California 93711 • P 559 256-1700 • F 559 256-7238 • www.retailcalifornia.com

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 a C.P.A. and/or financial advisor make an independent projection. ©2024 Retail California. All rights reserved.

Parkwood Plaza Proximity Aerial



7480 North Palm Avenue, Suite 101 • Fresno, California 93711 • P 559 256-1700 • F 559 256-7238 • www.retailcalifornia.com

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 a C.P.A. and/or financial advisor make an independent projection. ©2024 Retail California. All rights reserved.