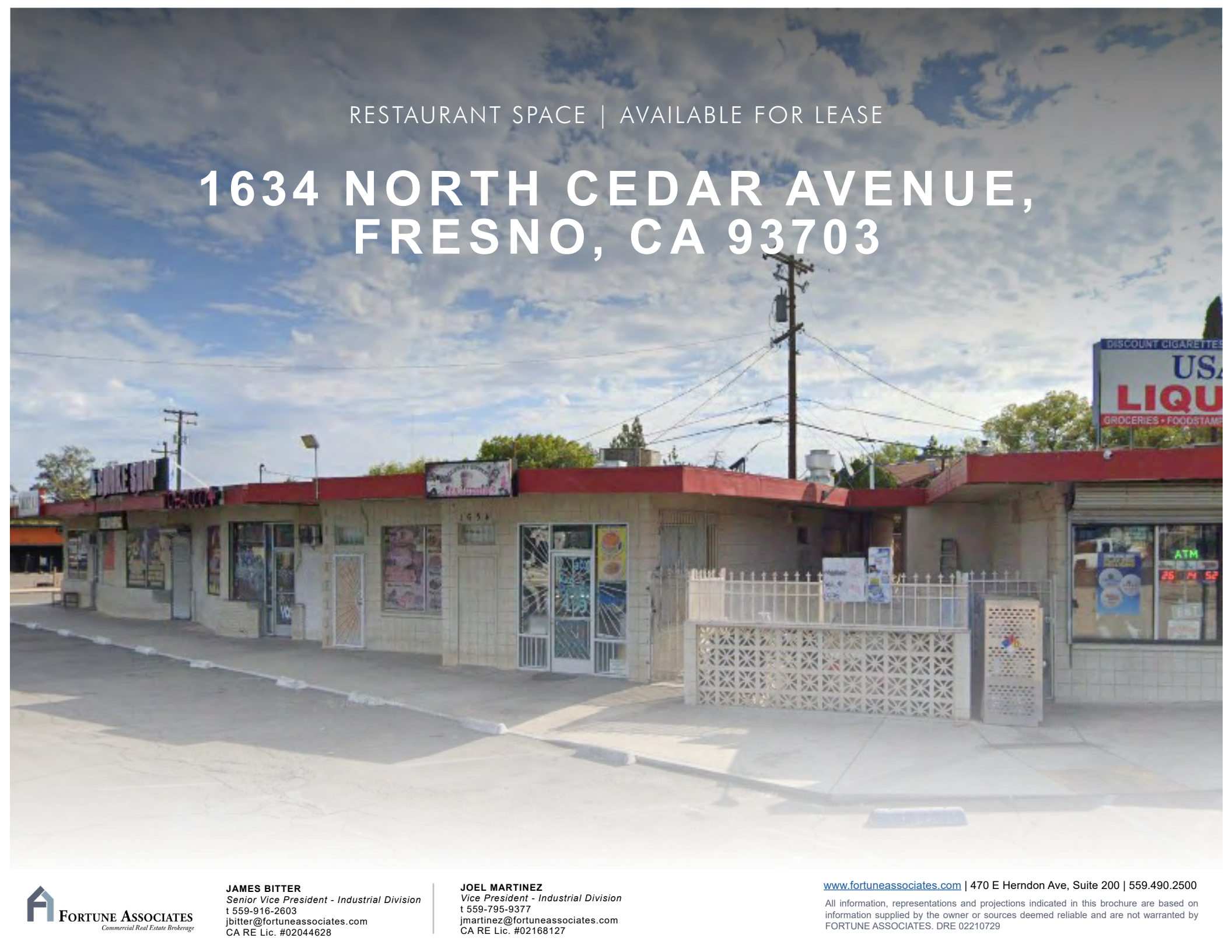


RESTAURANT SPACE | AVAILABLE FOR LEASE

1634 NORTH CEDAR AVENUE, FRESNO, CA 93703



1634 NORTH CEDAR AVENUE
PROPERTY INFORMATION

PROPERTY DESCRIPTION

Prime restaurant space available at 1634 North Cedar Avenue, offering 1,200± square feet of versatile space in a highly visible and accessible location. Situated just off Highway 168, with convenient connections to Highway 180 and Freeway 41, this site provides excellent regional access for both customers and staff.

The property is nestled in a well-traveled area surrounded by a balanced mix of commercial and residential neighborhoods, ensuring steady foot and vehicle traffic throughout the day. Located near McLane High School and Norseman Elementary, the space is ideally positioned to attract local families, students, and commuters.

PROPERTY INFORMATION

TYPE	Restaurant Space <i>(space includes a hood)</i>
BUILDING SIZE	8,600± SF
LAND ACRES	0.21± AC 9,243± SF
ZONING	Community Commercial
AVAILABLE SIZE	1,200± SF
LEASE RATE	\$1,200/SF/MO
LEASE TYPE	NNN



1634 NORTH CEDAR AVENUE
PROPERTY LOCATION

PRINCETON AVENUE

McLane High School

Norseman Elementary School



EAST MCKINLEY AVENUE

NORTH CEDAR AVENUE



MAPLE AVENUE

CHESTNUT AVENUE



1634 NORTH CEDAR AVENUE
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