

**Retail Space Available on SWC of Clinton/Cedar in Fresno, CA**

**OFFERING SUMMARY**

Lease Rate:	\$775.00 - 7,410.00 per month (MG; Ground)
Available SF:	442 - 10,000 SF
Lot Size:	1.45 Acres
Building Size:	11,770 SF
Zoning:	C - 5
Market:	Central Fresno
Submarket:	Clinton Retail
APN:	446-082-02

**PROPERTY HIGHLIGHTS**

- ±442 & ±7,800 SF of Retail Space Available In Cedar Village Plaza
- Surrounded with Quality Tenants + McKinley Ave Signage
- Existing Pad/Space For Additional ±10,000 SF of Building
- Clinton Avenue w/ On/Off Ramps Via CA-168 Less Than 1-Mile
- ±9,030 SF Separate Retail Pad Also Available
- High Density Populated Location On The Corner
- Retail Space Available on SWC of Clinton/Cedar
- Located on Hard Corner w/ Great Visibility, Access, & Exposure
- Ample Parking - Busy Retail Growth Corridor
- Adjacent Parcel Provides Additional Parking/Development
- Close Proximity to Major Traffic Generators & Fwy Ramps
- Densely Populated Trade Area w/ 179,000 People in 3-Miles

**Jared Ennis**  
CalDRE #01945284  
Executive Vice President  
jared@centralcacomm.com  
559.705.1000

**Kevin Land**  
CalDRE #01516541  
Executive Managing Director  
kevin@centralcacomm.com  
559.705.1000

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**PROPERTY DESCRIPTION**

±442 SF and ±7,800 SF of existing retail space and (2) 10,000 SF retail pads available offering great visibility on the hard corner of a busy intersection with plenty of parking. The available spaces (#2351 of 442 SF and #4122 of 7,800 SF - noncontiguous) are each end cap units offering open retail space, rear restrooms and offices, and private entrances. The two adjacent parcels provide parking or has the potential of being an ATM/similar walk-up/ drive-thru location. The spaces are located on a high density populated corner right off of the Clinton & Cedar Ave intersection, close proximity to Freeway 41, and is surrounded by AutoZone, Burger King, McLane High School, 7-Eleven, and Thrift City offer a tremendous draw. The center has access to the private parking lot with (58) spaces along the side and in front with multiple entrances and exits. Located in a very populated area with 132,515 total households within 5 miles. TI's available!

**LOCATION DESCRIPTION**

This property is located at the SWC of E Clinton and N Cedar Avenues in Fresno, CA. The intersection boasts extremely high traffic counts, features McLane High School on the NWC, and rests in the middle of a high density established neighborhood. Surrounding tenants include Target, Walmart, Bank of America, Burger King, Fosters Freeze, Dominos Pizza, Hungry Howies, Valero, dd's Discounts, 99 cent store, Lotus Kitchen, 76 Gas Station, Norseman Elementary School, Arsenios, Sacred Heart, Game Time Pizza Palace, Saigon Garden Restaurant, B and C The Shop, Analucy's Mexican Restaurant, Wishon Elementary School, McLane High School, Fat Boy's Tire Shop, and many others.



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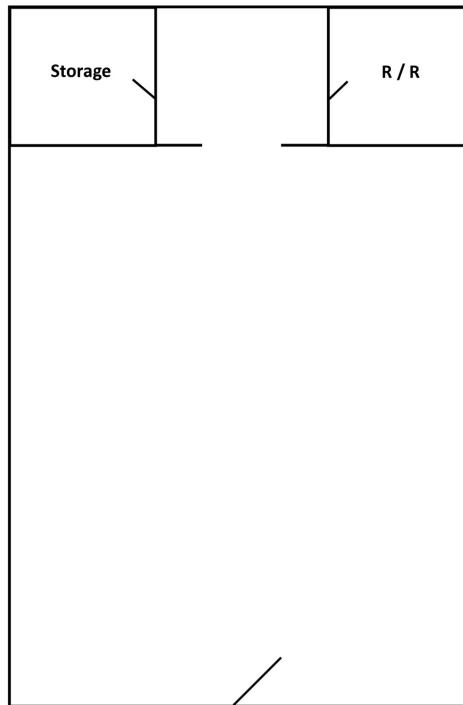
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## LEASE INFORMATION

Lease Type:	MG; Ground	Lease Term:	Negotiable
Total Space:	442 - 10,000 SF	Lease Rate:	\$775.00 - \$7,410.00 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2351 N Cedar Ave	Available	442 SF	Modified Gross	\$775 per month	-
4122 E Clinton Ave	Available	7,800 SF	Modified Gross	\$0.95 SF/month	Former furniture store of 7,800 SF
N Cedar Pad (Separate APN)	Available	9,030 SF	Ground Lease	Negotiable	-
E Clinton Ave (SC APN)	Available	10,000 SF	Ground Lease	Negotiable	Former 125' x 80' building, existing concrete pad

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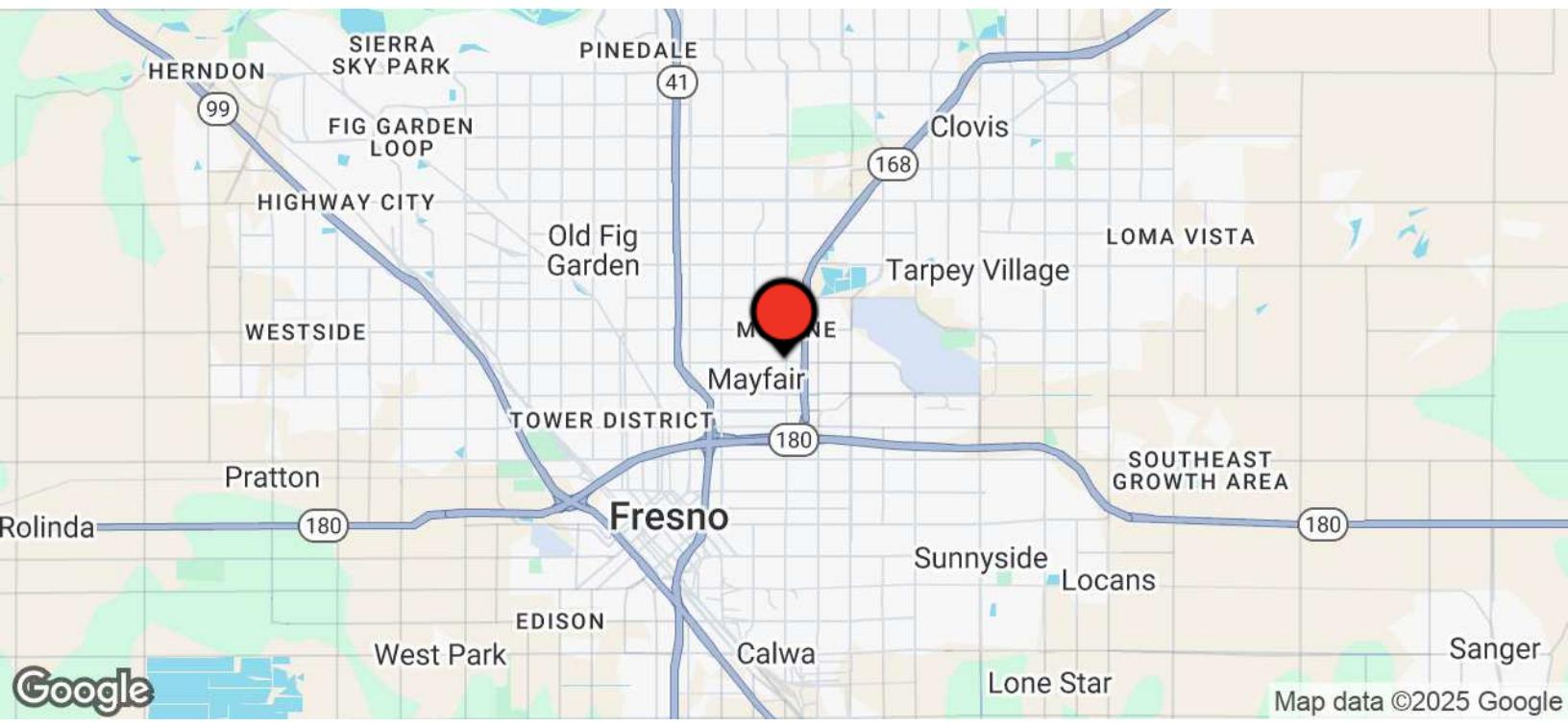
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Map  
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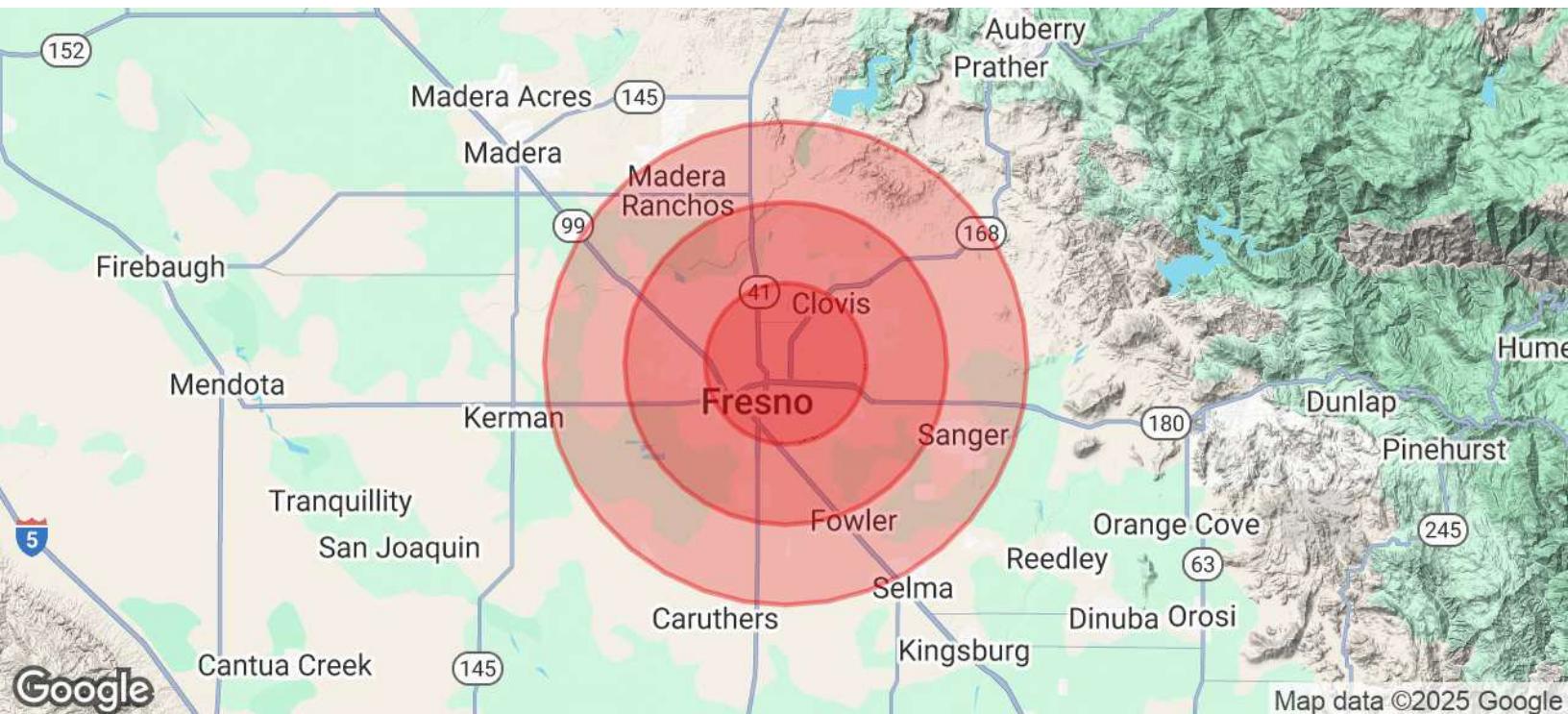
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	412,026	750,875	823,356
Average Age	36	37	37
Average Age (Male)	35	36	36
Average Age (Female)	37	38	38
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	134,982	247,627	269,489
# of Persons per HH	3.1	3	3.1
Average HH Income	\$72,529	\$97,826	\$98,634
Average House Value	\$328,298	\$413,228	\$421,611
ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	58.4%	49.3%	50.5%

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