

FOR LEASE

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
- \$128K Income Within 1 Mile Radius
- 110,735± Cars per Day Intersection
- Monument Signage Available

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

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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 110,735± 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.

2025 Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	17,392	114,886	250,725
Total Households:	6,776	43,575	94,572
Avg HH Income:	\$128,215	\$125,509	\$114,622
Daytime Pop:	24,051	172,047	336,253
Source: Claritas, LLC			

2025 Traffic Counts

Source: Kalibrate TrafficMetrix

Nees Avenue ADT:	48,790±
Cedar Avenue ADT:	61,945±
Total Avg Daily Traffic:	110,735±



Parkwood Plaza Shopping Center Availability Site Plan



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



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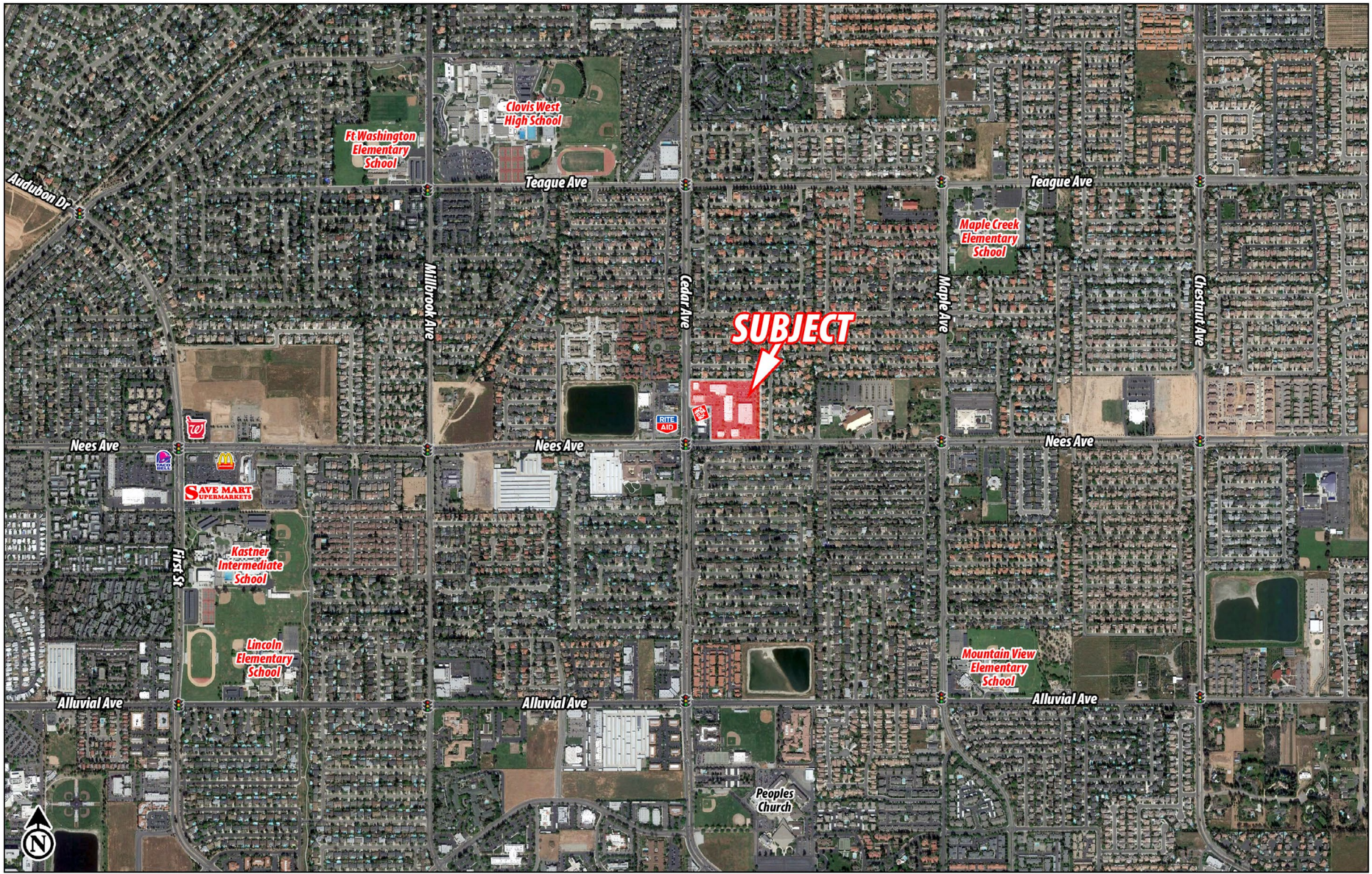
Parkwood Plaza Shopping Center Site Aerial



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Parkwood Plaza Proximity Aerial



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