

Established Second-Generation Restaurant

4020 N. Cedar Avenue. Fresno, CA 93726

\$2,500,000.00

For Sale I Restaurant Space



SAITO
COMPANY

The Saito Company

Premier Commercial Sales and Leasing

7511 N. Remington Ave, 103
Fresno, CA 93711

saitocompany.com

Patrick Monreal

President, Executive Sales Agent

patrick@saitocompany.com

559.284.9028

DRE 02007579

Executive Summary

Secure a prime opportunity in North Fresno. This established 6,489 sq ft restaurant space offers an open floor plan and stunning L-shaped bar, liquor license included. This versatile layout is ideal for breakfast, exceptional brunch, and social dining. In addition, a dedicated banquet hall that caters to large events and a spacious 2,000+ sq ft outdoor patio with a built in fireplace and abundant seating. This high-traffic corner offers high visibility, ample parking, and exceptional foot traffic with established neighbors like Me-N-Eds, Panda Express, and Club One Casino. Central location with freeway access (168 & 41) connects you to a diverse population across Fresno, making this a turnkey opportunity you don't want to miss. (** PLEASE DO NOT DISTURB TENANT).

Sale Price	\$2,500,000.00
Building Size	6,489SF
Type	Retail Restaurant
Zoning	CRC
Year	2008
County	Fresno
APN	438-230-14
Lot Size	14,810 SF
Parking	Parking Stalls



HIGHLIGHTS



- Anchor Tenants: Starbucks, Tahoe Joes, and Burger King, 76 Gasoline, Wells Fargo, Me-N- Eds.
- dedicated banquet hall that caters to large events and a spacious 2,000+ sq ft outdoor patio.
- Open floor plan and stunning L-shaped bar.



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Subject Property ■ Major Roads ■ Freeway ■



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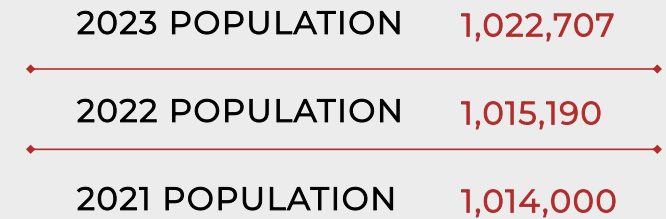
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Location Summary

Fresno, California, sits in the heart of the state's agricultural center, The Central Valley. The sixth-largest county in California by area, Fresno encompasses a vast 6,000± square miles. Easy access to Yosemite, Kings Canyon, and Sequoia National Parks, all within a 90 minute drive. Neighboring counties include Merced and Madera to the north, Kings and Tulare to the south, and Mono and Inyo to the east. Fresno's population surpassed 1 million in 2018 and continues to grow steadily.

POPULATION OF FRESNO COUNTY



Source: [healthyfresnocountydata](#)



DEMOGRAPHICS

Households
County: Fresno
324,640 Households
State: California 13,463,717 Households

Families
County: Fresno
241,722 Families
State: California 9,255,326 Families

Percent Population Change: 2020 to 2023
County: Fresno
1.39%
State: California -0.21%

Source: [healthyfresnocountydata](#)

Employed Civilian 16+ by Occupation	County: Fresno		State: California	
	Persons	% of Employed Civilian 16+ Population	Persons	% of Employed Civilian 16+ Population
Healthcare Support	22,694	5.29%	695,082	3.68%



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Location Summary | Demographics

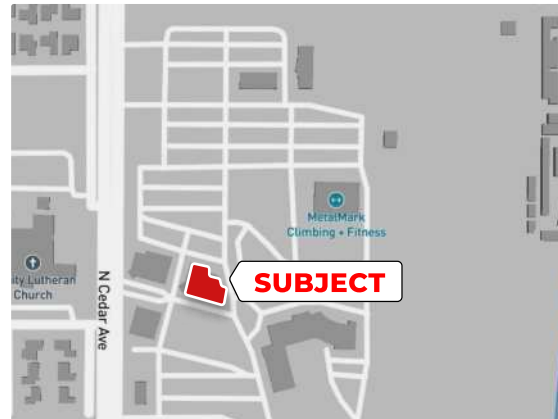
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Retail Developments and Major Commercial Anchors

- 1.1 MI** Fashion Fair Mall
- 2.0 MI** California State University
- 3.3 MI** Fresno International Airport
- 4.3 MI** Fig Garden Village
- 5.2 MI** Fresno Community Medical Center

Surrounding Cities and Sites Along State

- Yosemite National Park 59 MI.
- Monterey 150 MI.
- San Francisco 185 MI.
- Sacramento 171 MI.
- Los Angeles 222 MI.
- San Diego 332 MI.



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