

FOR GROUND LEASE OR BUILD-TO-SUIT PRIME SOUTHEAST FRESNO COMMERCIAL PAD



NWQ of Cedar & Ventura (Kings Canyon) | Fresno, CA

Property Features:

- Ingress/ Egress Points on both Cedar and Ventura
- Excellent Daytime Population
- Located at High Traffic Signalized Intersection
- Close to Highway 180 on/off ramps
- Dense Infill Location
- Pylon Sign Panels on both Cedar & Ventura

Parcel Size: ±43,124 Sq. Ft.

Zoning: C-6 (City of Fresno)

Traffic Counts:

Cedar Avenue	23,315 ADT
Ventura Avenue	20,116 ADT
Total	43,431 ADT

Source: KSS Fuels, 2012

Demographics:

	1 Mile	1.5 Mile	2 Mile	3 Mile
Population	31,500	59,971	94,861	172,578
Households	7,699	15,606	24,842	47,664
Avg HH Income	\$42,609	\$40,754	\$42,265	\$46,216
Hispanic %	77.9%	73.2%	70.5%	65.0%



COMMERCIAL | RETAIL
ASSOCIATES

PHONE **559/650.1300** FAX **559/650.1311**

680 West Shaw Avenue, Suite 202 | Fresno, California 93704
www.RetailAssociates.com

For further information, please contact:

Shane Anderson

Direct Line: 559/ 650.1305
sanderson@retailassociates.com

DRE License #01422414

Doug Cords

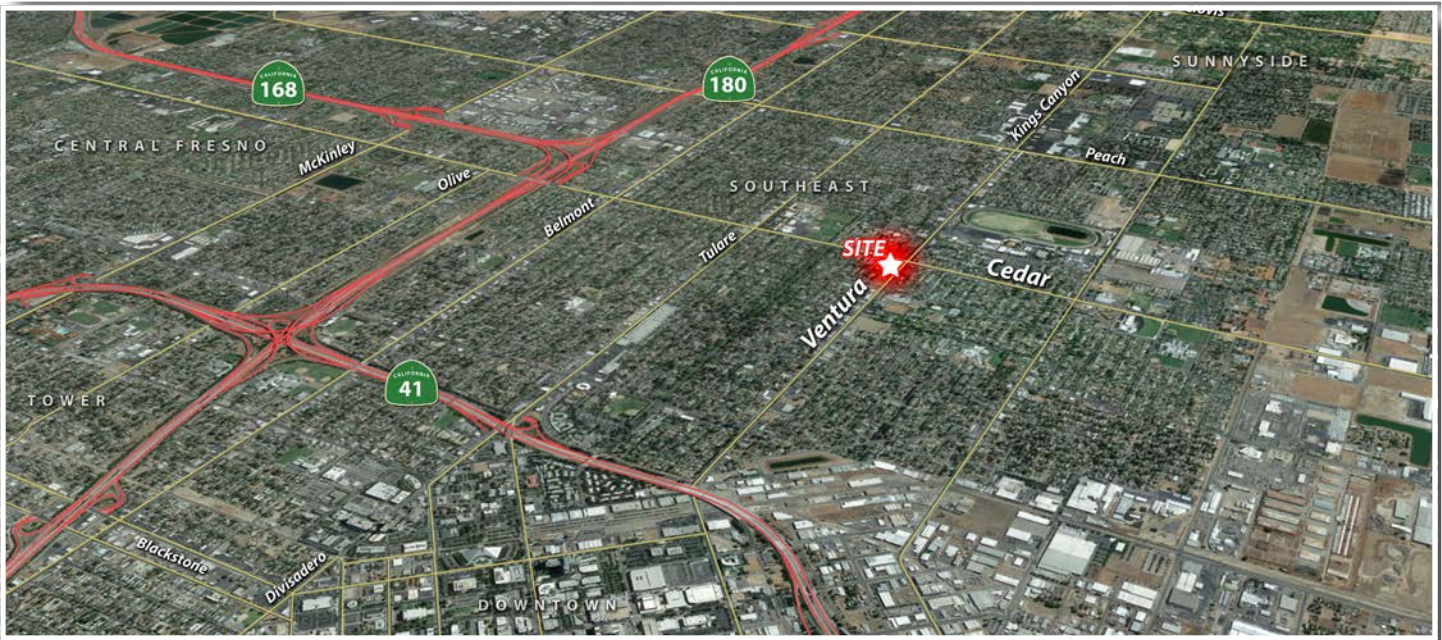
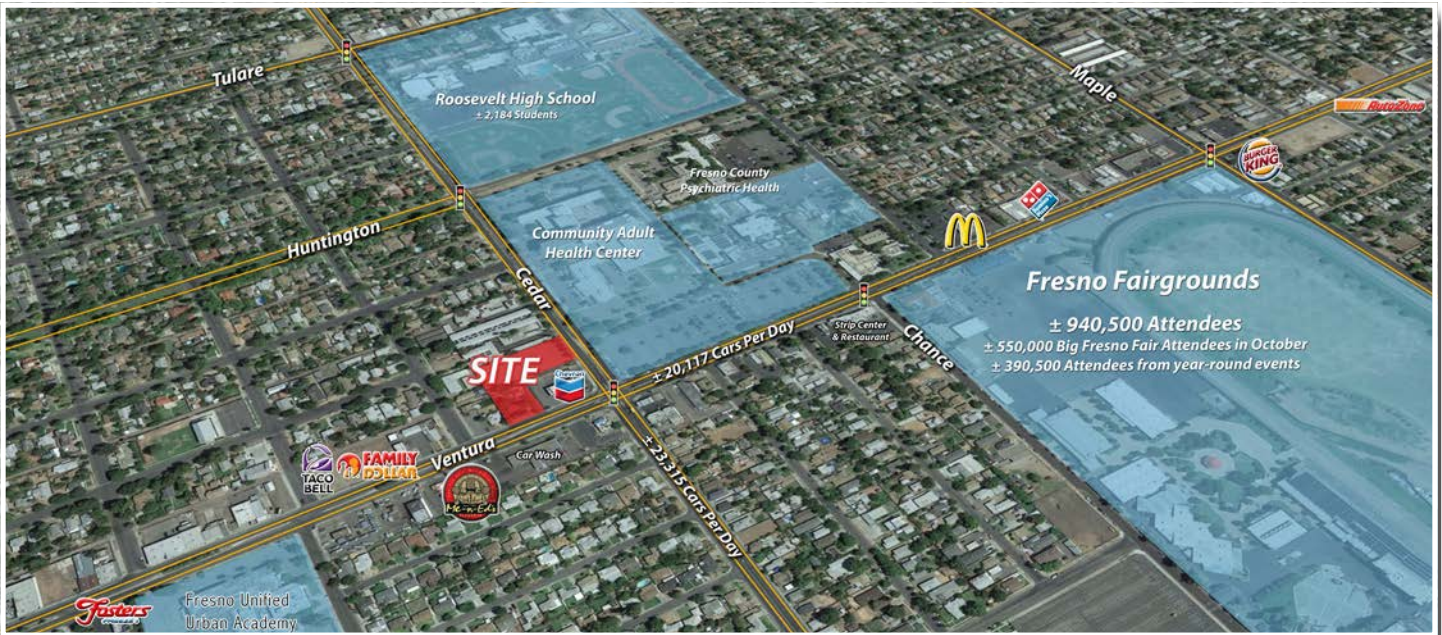
Direct Line: 559/ 650.1307
dcords@retailassociates.com

DRE License #01264420

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License #01121565.



FOR GROUND LEASE OR BUILD-TO-SUIT PRIME SOUTHEAST FRESNO COMMERCIAL PAD



COMMERCIAL RETAIL
ASSOCIATES

For further information, please contact:

Shane Anderson

Direct Line: 559/650.1305
sanderson@retailassociates.com

DRE License #01422414

Doug Cords

Direct Line: 559/650.1307
dcords@retailassociates.com

DRE License #01264420

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License #01121565.



FOR GROUND LEASE OR BUILD-TO-SUIT PRIME SOUTHEAST FRESNO COMMERCIAL PAD

Site Plan A



For further information, please contact:

Shane Anderson
Direct Line: 559/650.1305
sanderson@retailassociates.com
DRE License #01422414

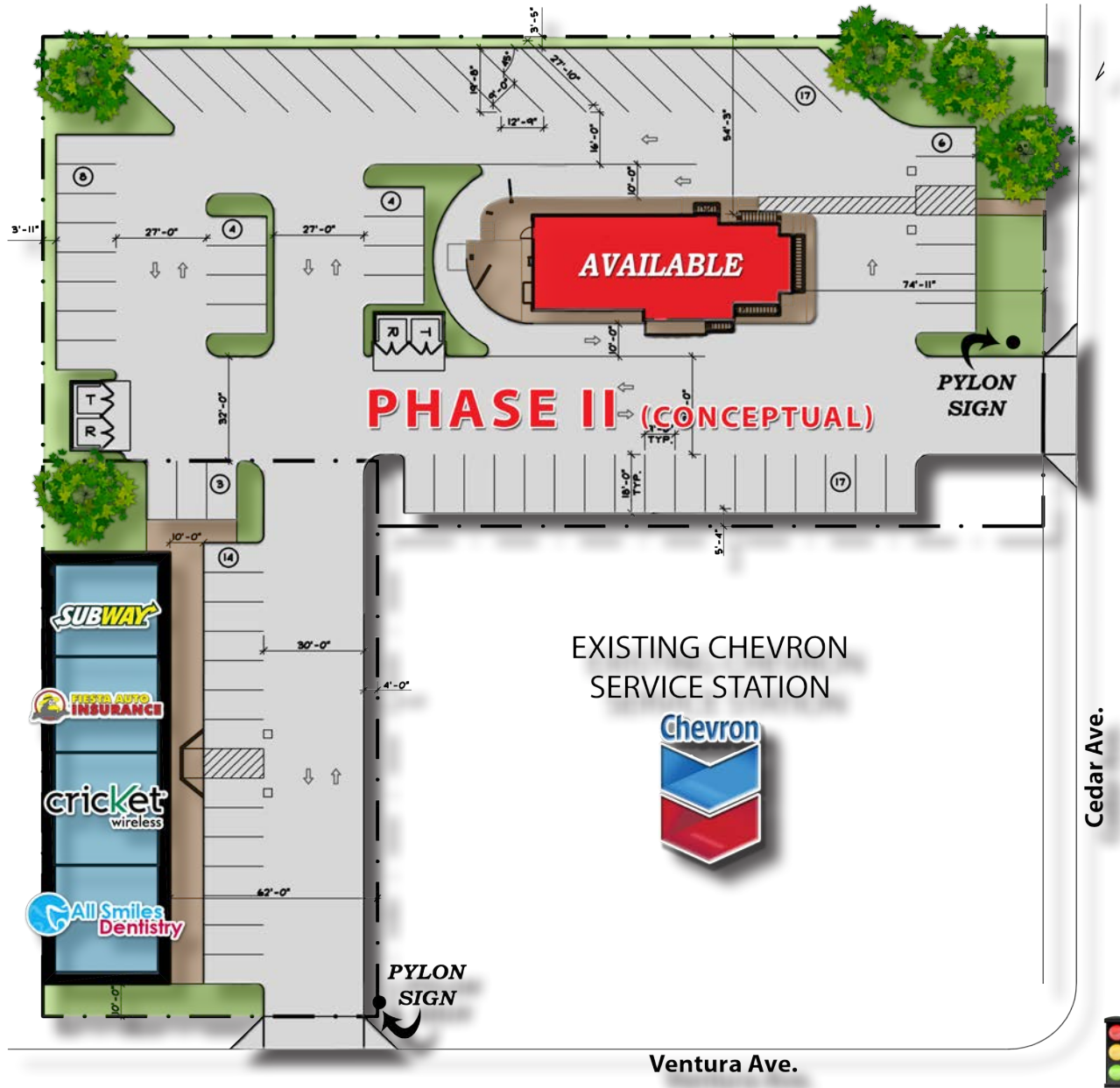
Doug Cords
Direct Line: 559/650.1307
dcords@retailassociates.com
DRE License #01264420

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License #01121565.



FOR GROUND LEASE OR BUILD-TO-SUIT PRIME SOUTHEAST FRESNO COMMERCIAL PAD

Site Plan B



COMMERCIAL RETAIL ASSOCIATES

For further information, please contact:

Shane Anderson

Direct Line: 559/650.1305
sanderson@retailassociates.com

DRE License #01422414

Doug Cords

Direct Line: 559/650.1307
dcords@retailassociates.com

DRE License #01264420

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License #01121565.

