

RETAIL FOR LEASE

HIGH PROFILE LEASING OPPORTUNITY IN FRESNO, CA

4190 E Cesar Chavez Blvd, Fresno, CA 93702



Lease Rate

**\$2.50
SF/MONTH**

Ground Lease

**UPON
REQUEST**

PROPERTY HIGHLIGHTS

- High Profile Central Fresno Leasing Opportunity in Fresno, CA
- Hard Surface Floor & Functional Layout w/ Endless Opportunities
- On-Site Parking Available At Property (Approx. 30 Stalls)
- Superior Location w/ Limited Competition | Strategic Trade Area
- Located In The Primary Retail/Restaurant Corridor In The Area
- Excellent Location, Great Tenant Mix, High Traffic Flows
- ±320,708 People Living Within A 5-Mile Radius Of The Property
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Optimal Visibility w/ ±46,238 Cars Per Day

OFFERING SUMMARY

| | |
|----------------|------------------------------|
| Building Size: | 2,020 SF |
| Lot Size: | 0.51 Acres |
| Year Built: | 1982 |
| Renovated: | 2014 |
| Zoning: | NMX - Neighborhood Mixed Use |
| Market: | Fresno |
| Submarket: | Southeast Fresno |
| Cross Streets: | E Ventura Ave & Cedar Ave |
| APN: | 470-061-15 |

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JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
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PROPERTY DESCRIPTION

±2,020 SF formerly occupied freestanding restaurant building located on the corner of Cedar Ave & Cesar Chavez Blvd (Ventura Ave) in the center of Fresno, CA. The site is between the recently-built Farber Educational Charter Campus and Fresno Fairgrounds, across from Fresno's largest 640,944 SF multi-family improvement project (formerly University Medical Center Campus). The floor plan includes preexisting hook ups from a formerly operational kitchen with in-place improvements including hood, range, oven, flat top, grill, several refrigerators and freezers, large open areas, separate kitchen and food preparation area, multiple restrooms, & more. The property offers high visibility and easy access with fully lit parking lot with 30 private parking stalls, excellent existing signage, & easy access to all freeways in Fresno. Interior & exterior remodel is needed for occupancy - TI's are available.

LOCATION DESCRIPTION

The property is strategically located in a dense retail corridor benefiting from its proximity to major national and local tenants. The retail area has been continuously expanding, thus drawing strong retailers to the site area. This hard corner location is directly across the street from the University Medical Center Campus & just east of downtown Fresno. Property is in close proximity to Freeways 41, 168, & 180 for quick access to the Fresno/Clovis Metro area.



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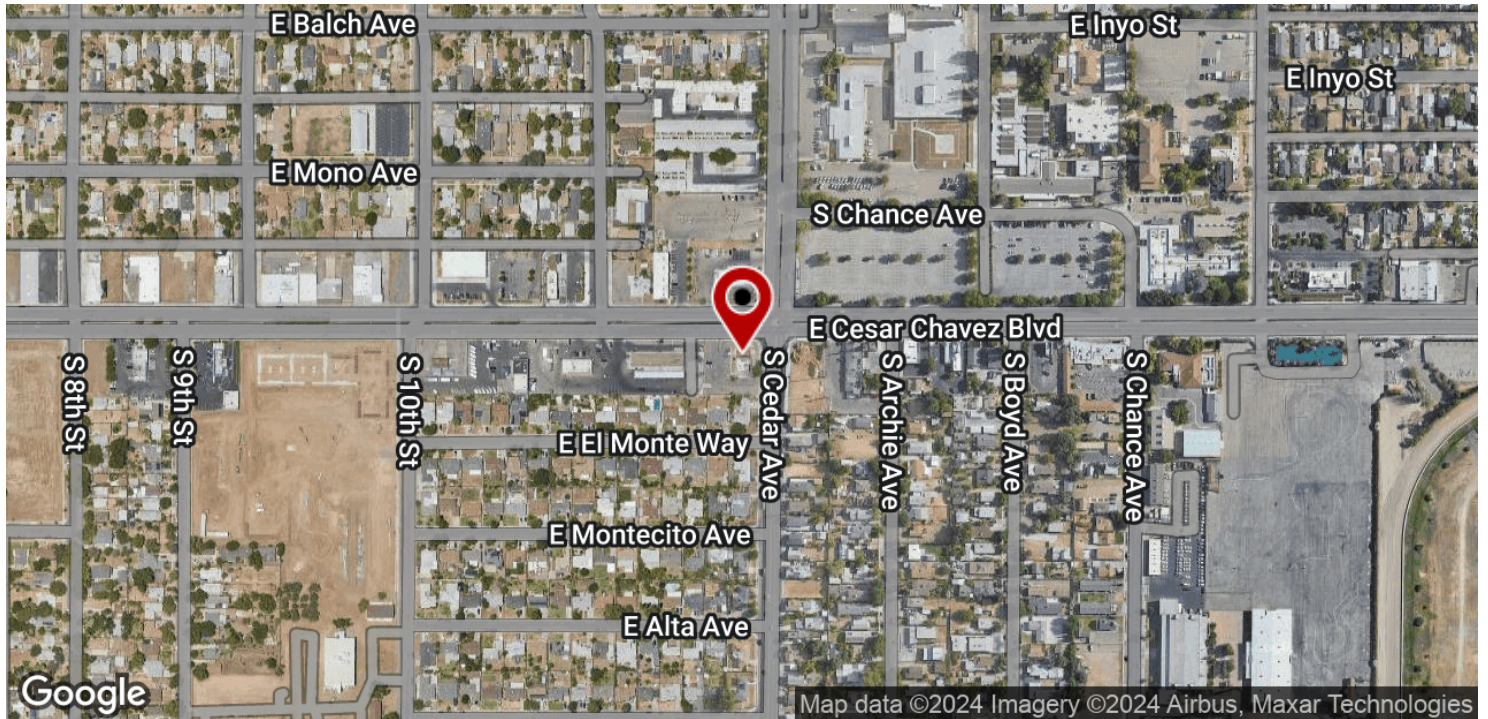
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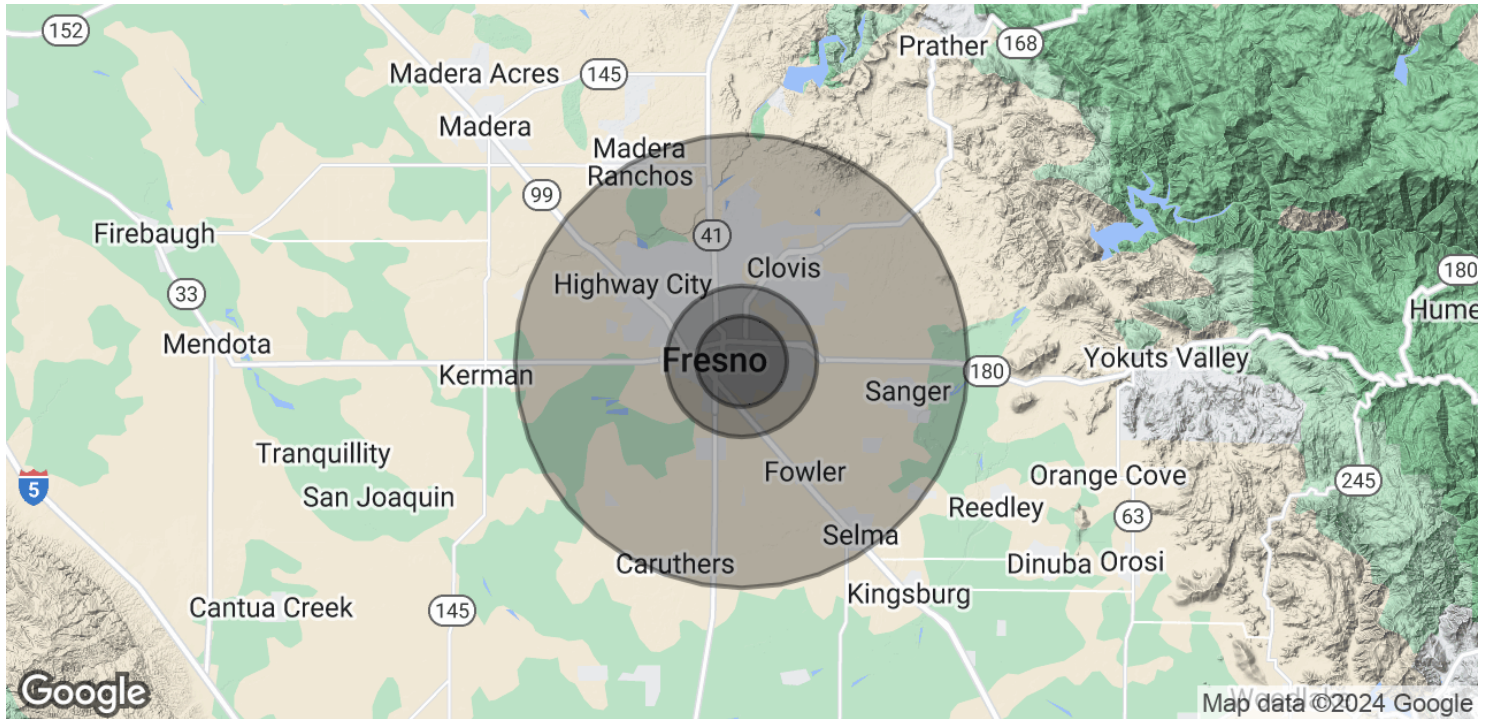
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| POPULATION | 3 MILES | 5 MILES | 15 MILES |
|----------------------|----------------|----------------|-----------------|
| Total Population | 159,102 | 300,322 | 823,220 |
| Average Age | 29.9 | 30.8 | 33.7 |
| Average Age (Male) | 29.5 | 30.2 | 32.7 |
| Average Age (Female) | 30.5 | 31.8 | 34.9 |

| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 15 MILES |
|--------------------------------|----------------|----------------|-----------------|
| Total Households | 49,628 | 98,781 | 278,643 |
| # of Persons per HH | 3.2 | 3.0 | 3.0 |
| Average HH Income | \$43,624 | \$52,569 | \$76,494 |
| Average House Value | \$134,458 | \$171,096 | \$255,151 |

| ETHNICITY (%) | 3 MILES | 5 MILES | 15 MILES |
|----------------------|----------------|----------------|-----------------|
| Hispanic | 65.4% | 60.1% | 49.6% |

2020 American Community Survey (ACS)

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