

**PRIME VISIBILITY, HIGH TRAFFIC & STRONG DEMOGRAPHICS**  
**5,760± SF HARD CORNER SPACE FOR LEASE**  
**7007 N. CEDAR AVE • FRESNO, CA 93720 • NWC HERNDON & CEDAR**



- Next to large Medical Specialty Community
- Ample Customer Parking Stalls Available
- John's Incredible Pizza Anchor with Wendy's

- 159,466± Average Daily Traffic Intersection
- 99,000 Daytime Pop within a 2-Mile Radius
- \$96,561 Avg HH Income in a 2-Mile Radius



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#### Property Description:

The subject property is a former Applebee's restaurant located at the hard northwest corner of Herndon and Cedar Avenues in northeast Fresno, CA.

#### Property Highlights:

The property is anchored by John's Incredible Pizza with co-tenants that include Wendy's, Eddie's Bakery & Cafe, Country Waffles and more. This intersection benefits from extremely high traffic counts of 158,466 average cars per day.

The center is surrounded by dense, mature residential development and situated close to St. Agnes Medical Center on Herndon Ave. There is also a robust medical specialty services community on the north side of Herndon Avenue which includes the Sierra Pacific Orthopedic Center. Neighboring national and regional tenants include Starbucks, Dollar Tree, CVS Pharmacy, R-N Market, SuperCuts, McDonald's, Burger King, Wendy's, Me-n-Ed's, and Tahoe Joe's.

#### Available Space:

1,200± SF up to 5,760± SF

#### Lease Rate:

Please contact agent for more details.

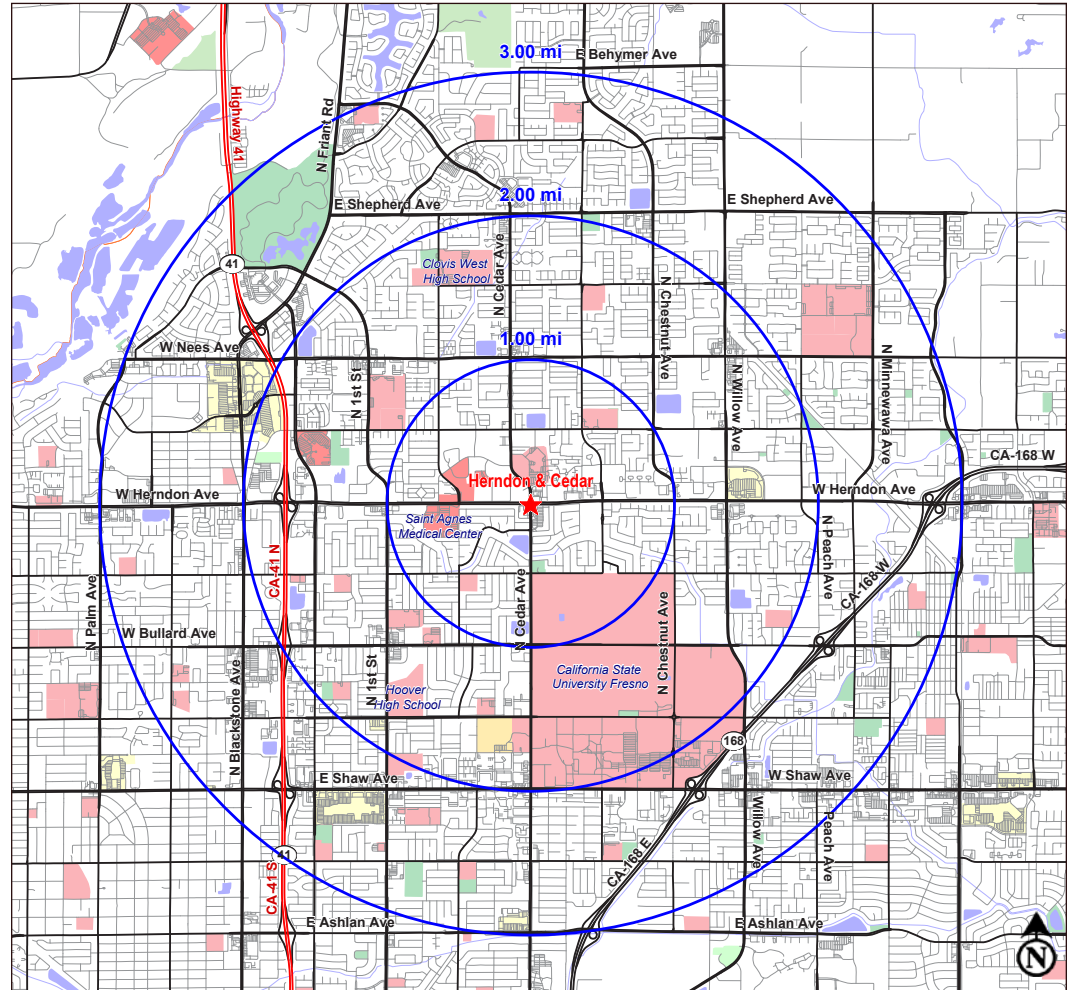
#### 2021 Demographics:

|                    | 1 Miles  | 2 Miles  | 3 Miles  |
|--------------------|----------|----------|----------|
| Total Population:  | 16,329   | 60,711   | 147,835  |
| Total Households:  | 6,589    | 22,268   | 55,191   |
| Avg HH Income:     | \$93,504 | \$96,561 | \$91,235 |
| Total Daytime Pop: | 16,919   | 99,294   | 189,307  |

#### 2021 Traffic Counts:

|                         |                           |
|-------------------------|---------------------------|
| Herndon Ave             | 102,208 ADT               |
| Cedar Ave:              | 57,258 ADT                |
| Total Traffic Exposure: | 159,466 Avg Daily Traffic |

Source: Claritas LLC, Kalibrate TrafficMetrix



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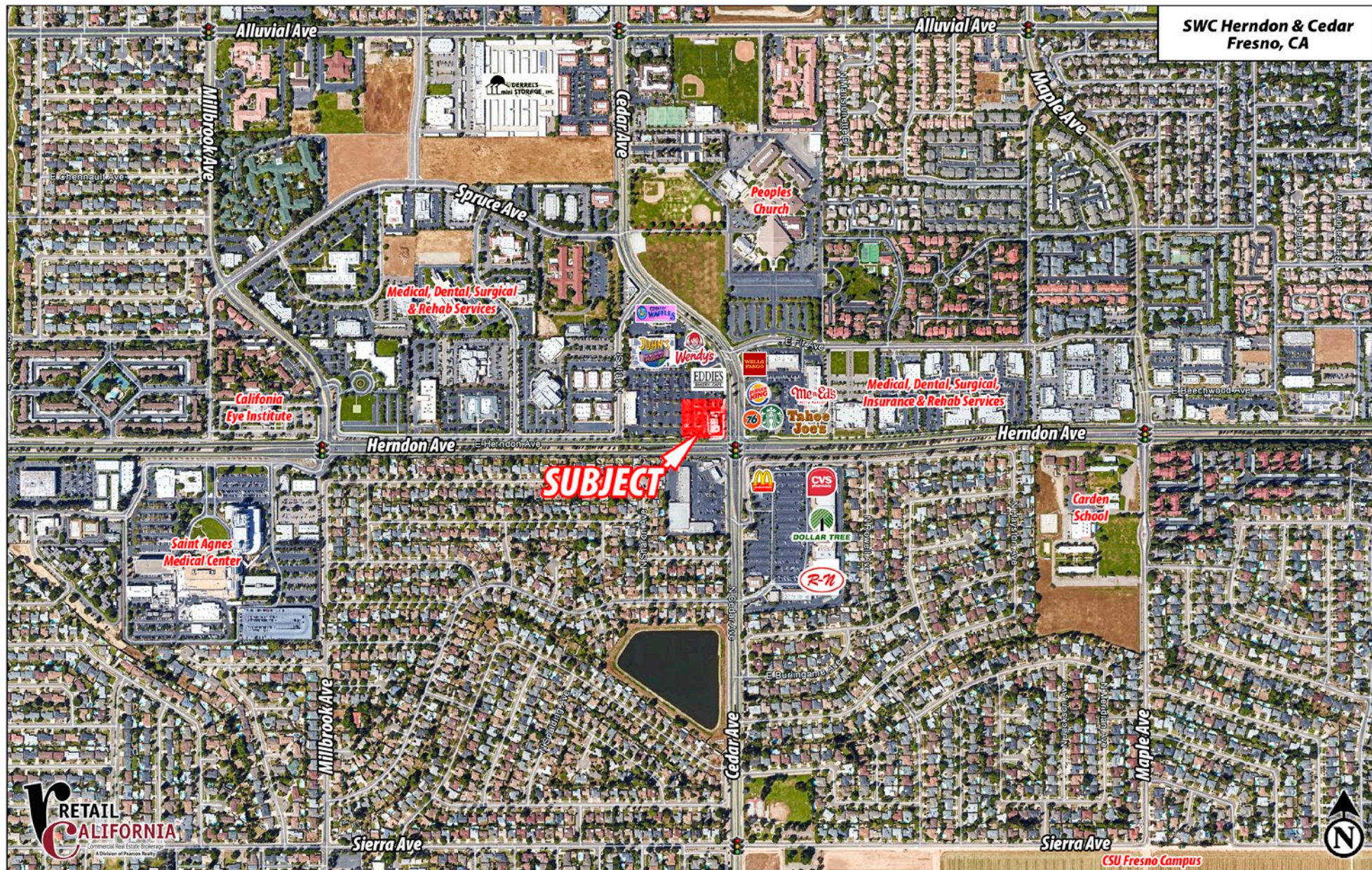
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