

AVAILABLE | CURRENT FALLAS DISCOUNT STORES | FRESNO, CA



Address: 3011 North Cedar Avenue
Fresno, California

Location: Southwest Corner of Cedar and Shields Avenues

APN: 445-093-26

Zoning: CC (Commercial Community, City of Fresno)

Availability: ±17,215 Square Feet located on a ±2.06 Acre Parcel

Demographics:

	1 Mile	2 Mile	3 Mile	5 Mile
2019 Est. Pop.	23,640	80,533	183,281	425,596
2024 Proj. Pop.	24,592	83,939	191,394	443,329
Avg HH Income	\$51,203	\$46,262	\$47,775	\$57,126

Traffic Counts: Cedar Avenue ± 20,237 ADT
Shields Street ± 20,204 ADT
Source: REgisOnline

- Property Features:**
- Currently occupied by Fallas Discount Stores
 - Co-tenancy with Wal-Mart Neighborhood Market, O'Reilly Auto Parts & USA Gas
 - Proximate generators include Rite Aid, Family Dollar, Target, FoodsCo, CVS, Vallarta and the new Betty Rodriguez Fresno County Library Branch
 - Situated in close proximity to Highway 168 on/off ramps east of the site on Shields
 - Excellent access and building exposure
 - Immediate availability



For further information, please contact:

Doug Cords

Direct Line: 559/650.1307
dcords@retailassociates.com

DRE License #01264420

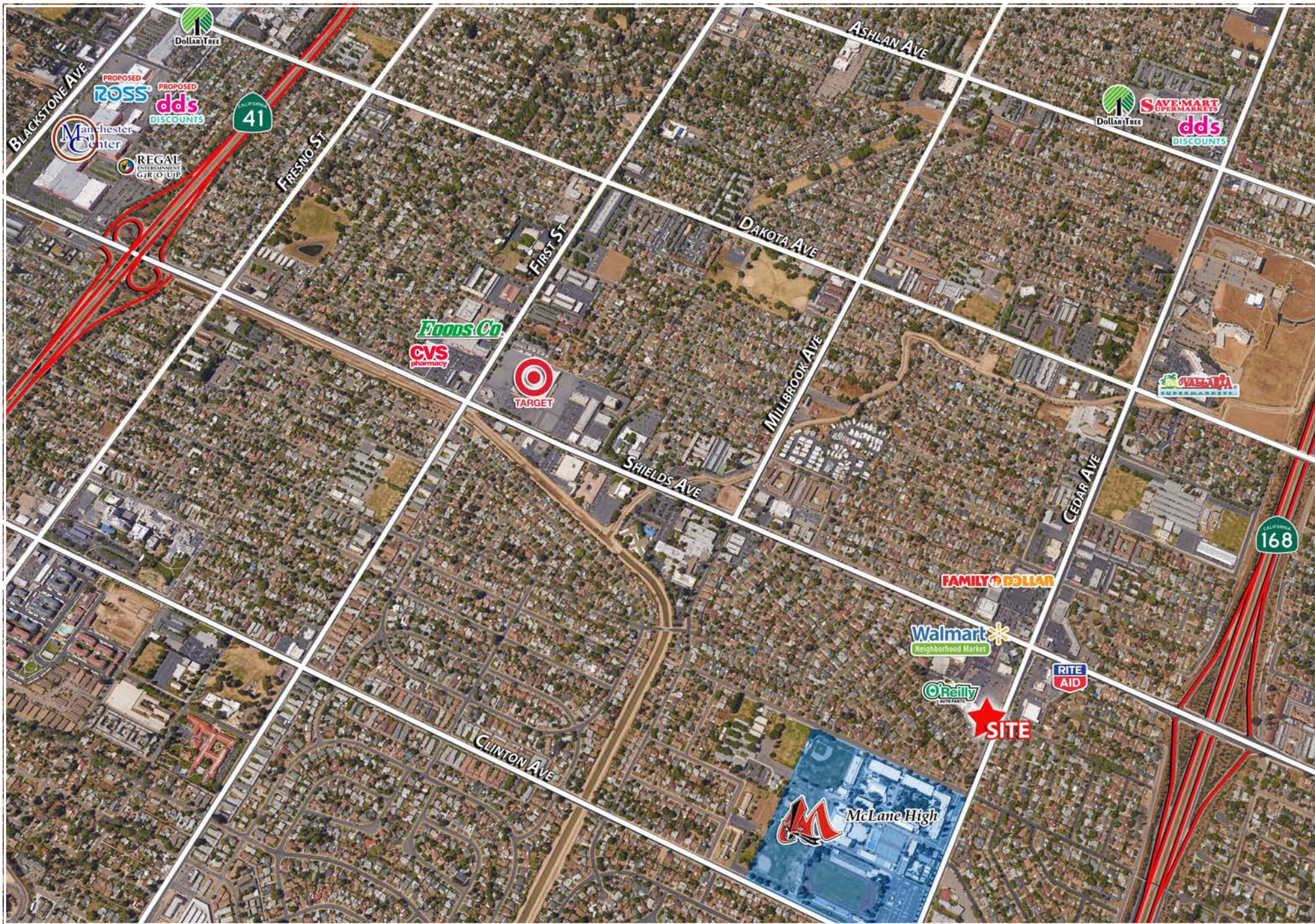
PHONE **559/650.1300** FAX **559/650.1311**

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

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COMMERCIAL RETAIL ASSOCIATES

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