

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	29,908	58,280	91,897	167,201
Households	6,953	14,305	22,540	43,403
Avg HH Income	\$39,530	\$38,685	\$38,628	\$40,836
Hispanic %	61.9%	61.6%	62.2%	62.1%



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

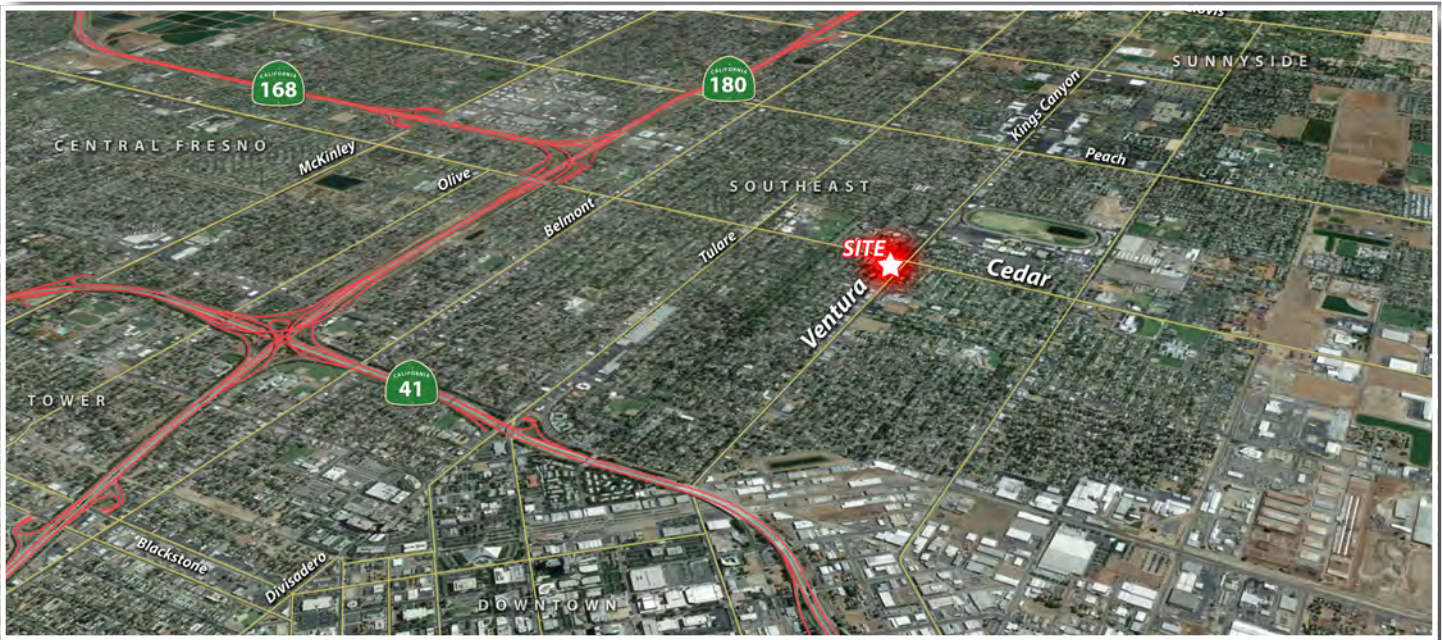
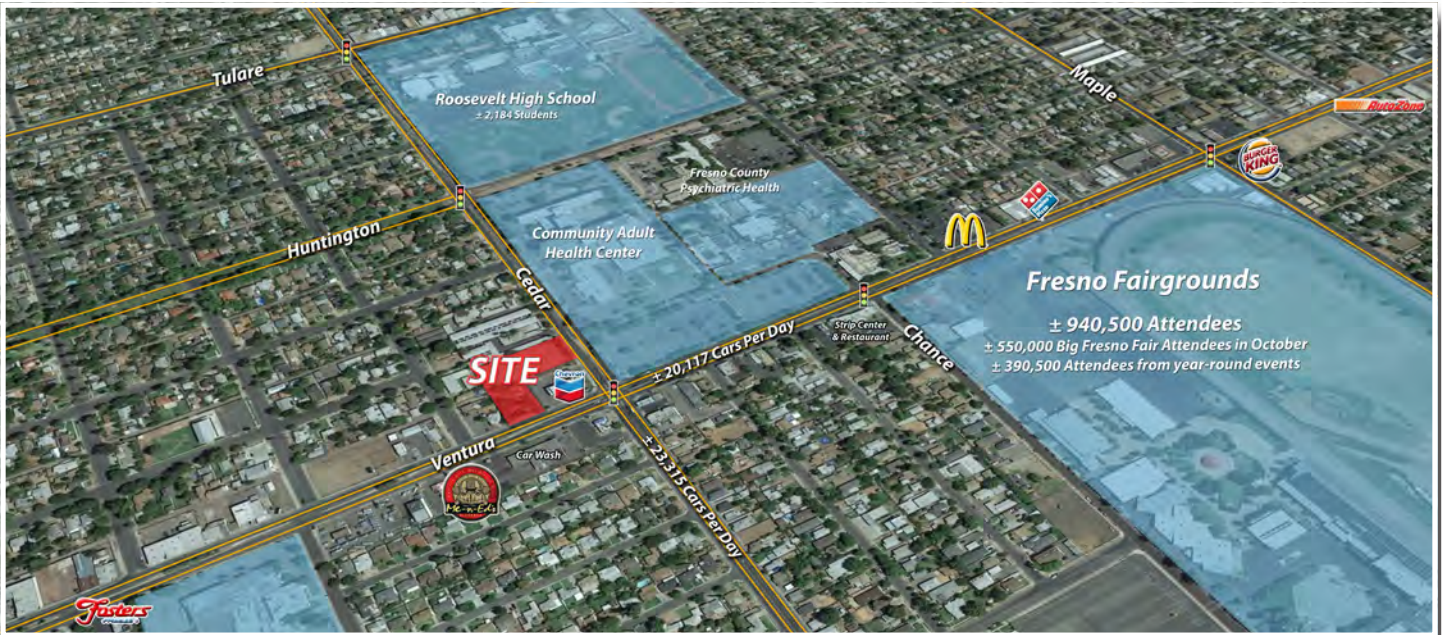
Direct Line: 559/ 650.1307
dcords@retailassociates.com

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Site Plan A



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Site Plan B



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