

RESTAURANT BUILDING FOR LEASE

Fresno, CA



7114 N. Fresno Street | Fresno, CA

Property Features:

- Turn-key restaurant
- Can accommodate office and medical uses
- Huge daytime population
- Surrounded by class "A" offices and several hotels
- Next to Kaiser Hospital

Demographics:	1 Mile	2 Mile	3 Mile
Population	14,020	58,467	114,455
Avg HH Income	\$67,686	\$83,225	\$90,400
Daytime Pop	27,269	58,335	87,436

Location:	NEQ Fresno St & Herndon Ave.	
Rent:	Inquire with broker	
Available:	Immediately	
Size:	± 6,686 SF	
Lot Size:	± 26,571 SF	
Zoning:	Office	
Traffic Counts:	Fresno Street	±18,574 ADT
	Herndon Avenue	±56,992 ADT

Source: REgis Online



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Property Description:

The subject property is a single-tenant, free-standing restaurant building. The building sits along Fresno Street just north of Herndon Avenue. The building fronts Woodward Center, a Class A office park consisting of 3'-four story buildings totalling approximately 200,000 S.F. The building was formerly occupied by Sweet Tomatoes with much of the FF&E remaining.

Area Highlights:

The area where the property is located is known as the Woodward Park submarket of Fresno. Near various retail shopping and power centers such as River Park, Villagio, Universal Park, and Park Crossing. This submarket also consists of several Class A office complexes. The building is next to Kaiser Hospital and 1 mile from St Agnes Medical Center.



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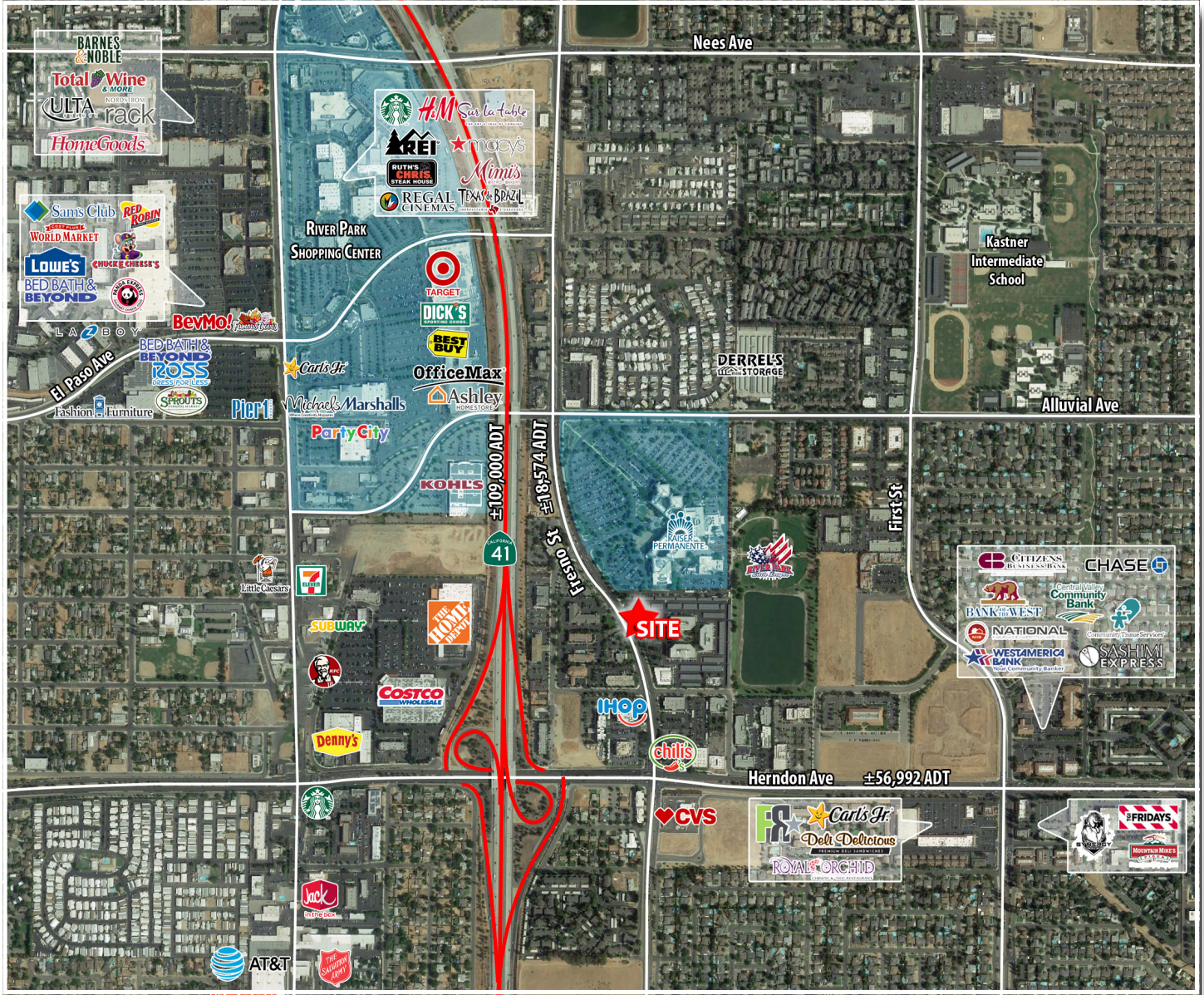
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Aerial View



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