



FRESNO, CA

# Jack in the Box

INFILL REDEVELOPMENT OPPORTUNITY WITH  
EXISTING DRIVE-THRU



**CP PARTNERS**  
COMMERCIAL REAL ESTATE



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# Jack in the Box

8008 N Cedar Ave, Fresno, CA 93720 [📍](#)

**\$1,900,000**

PRICE

**\$715**

PRICE/SF

NOI	\$131,435
LEASE TYPE	Absolute NNN
LEASE TERM REMAINING	0 Years
LEASE EXPIRATION	7/6/2026
BUILDING SIZE	2,658 SF
LAND AREA	0.62 AC



## Expiring Lease Drive-Thru Site in Dense Fresno Corridor

The corporate-operated Jack in the Box on Cedar Avenue is **expected to vacate shortly**, presenting a rare chance to acquire a drive-thru asset in a high-traffic Fresno corridor. With **below-replacement cost basis** and strong underlying fundamentals, the site is well-positioned for **redevelopment / re-tenanting**.



## Existing Drive-Thru Building

- Freestanding drive-thru building at a basis well below current replacement cost
- ±2,658 SF structure offers flexibility for a wide range of backfill tenants or adaptive reuse
- Direct access from Cedar Avenue and just off Nees Avenue

## Infill Fresno Location

- Strategically located near a major intersection, providing excellent visibility and accessibility
- Central infill location with immediate proximity to dense residential rooftops
- Surrounded by a strong mix of national retailers and local favorites, including Batter Up Pancakes and other established operators

## Clovis West High School - Regional Demand Driver

- Nearby Clovis West High School recently completed a \$7.5M renovation of its aquatics complex (2023)
- The aquatics center is a premier regional facility hosting year-round competitions and major events, driving consistent traffic to the surrounding area
- Campus serves over 2,100 students, further supporting daily activity and long-term demand fundamentals

		CURRENT
Price		\$1,900,000
Capitalization Rate		6.92%
Price Per Square Foot		\$715
Building Size (SF)		2,658
Lot Size (AC)		0.62
<b>Income</b>		
Scheduled Rent		\$131,435
<b>Expense</b>	<b>\$/SF</b>	
CAM	\$0.00	\$0
Taxes	\$0.00	\$0
Insurance	\$0.00	\$0
<b>Total Operating Expenses</b>	<b>\$0.00</b>	<b>\$0</b>
<b>Net Operating Income</b>		<b>\$131,435</b>



LEGEND

Property Boundary

2,658  
Rentable SF

0.62  
Acres

27  
Parking Spaces

Egress



**LEASE ABSTRACT**

**Premise & Term**

Tenant	Jack In The Box Properties, LLC
Lease Type	Absolute NNN
Lease Term Remaining	0 Years
Rent Increases	10% Increases In Every Option
Rent Expiration	7/6/2026
Options	None
Year Built	1998

**Expenses**

CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility



**Disclaimer**

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).





HOBBY LOBBY

KAISER PERMANENTE FRESNO MEDICAL CENTER

Save Mart  
Pizza Hut  
Dutch Bros  
McDonald's

macys  
WORLD MARKET  
REGAL FAMOUS LOFT  
H&M

National UNIVERSITY

FRESNO HEART & SURGICAL HOSPITAL

DOWNTOWN FRESNO  
10.4 MILES

KAISER PERMANENTE FRESNO ORCHARD PLAZA MEDICAL OFFICES

COSTCO WHOLESALE  
KOHL'S  
LIVING SPACES  
Home Depot

TARGET  
BEST BUY  
Burlington  
Marshall's  
OLD NAVY  
Michael's  
Office DEPOT  
OfficeMax

Smart & Final

Walmart

DAVE & BUSTER'S  
SPORTSMAN'S WAREHOUSE  
TRADER JOE'S  
petco  
FIS TRAINING

FORT WASHINGTON ELEMENTARY

SUBJECT PROPERTY  
Jack in the box

18,703 VPD

Nancy Fuller's Children's University

DOLLAR TREE

CEDAR AVENUE

NEES AVENUE

DiCicco's

Chevron

TOLEDO'S MEXICAN RESTAURANT

OLYMPUS FITNESS  
Lendmark FINANCIAL SERVICES

17,626 VPD

ELLIOTT'S

FOUNDED IN 1984  
FRESNO MUSIC ACADEMY  
NOW IN FRESNO & TOWER DISTRICT

THE IRON OFFICE

Located in California's Central Valley

17,626  
VEHICLES PER DAY ALONG  
NEES AVENUE

18,703  
VEHICLES PER DAY ALONG  
CEDAR AVENUE

10.4 miles  
TO DOWNTOWN FRESNO

 DOWNTOWN FRESNO  
10.4 MILES



FRESNO  
HEART &  
SURGICAL  
HOSPITAL

VALLEY  
CHILDREN'S  
HOSPITAL

CLOVIS  
WEST HIGH  
SCHOOL

STONE CREEK  
ELEMENTARY

SUBJECT PROPERTY

18,703 VPD

CEDAR AVENUE

NEES AVENUE

17,626 VPD

DOWNTOWN FRESNO  
10.4 MILES



**BUCHANAN HIGH SCHOOL**

**GROCERY OUTLET**  
PANDA EXPRESS  
CHINESE RESTAURANT

**save a lot**  
CVS pharmacy  
State Farm  
McDonald's

**CLOVIS COMMUNITY MEDICAL CENTER**

**Dutch Bros**  
marco's  
Pizza

**SKY ZONE**

**ALTA SIERRA INTERMEDIATE SCHOOL**

**UCP+**  
CENTRAL CALIFORNIA

**TRADER JOE'S**  
Starbucks  
TACO BELL

**WATER.COM**  
BY PRIMO BRANDS

**BEST BUY**  
TJ-maxx  
PET SMART  
Burlington TARGET  
DOLLAR TREE

**HONDA**

**MAPLE CREEK ELEMENTARY SCHOOL**

**THE IRON OFFICE**

**SUBJECT PROPERTY**  
**Jack in the box**

**DiCiccio's**  
ITALIAN RESTAURANT

**OLYMPUS FITNESS**  
**Lendmark**  
FINANCIAL SERVICES

FOUNDED IN 1988  
**FRESH MUSIC ACADEMY**  
NORTH FRESNO & TOWER DISTRICT

**Chevron**

**Valero**

**CEDAR AVENUE**

**18,703 VPD**

**TOLEDO'S MEXICAN RESTAURANT**

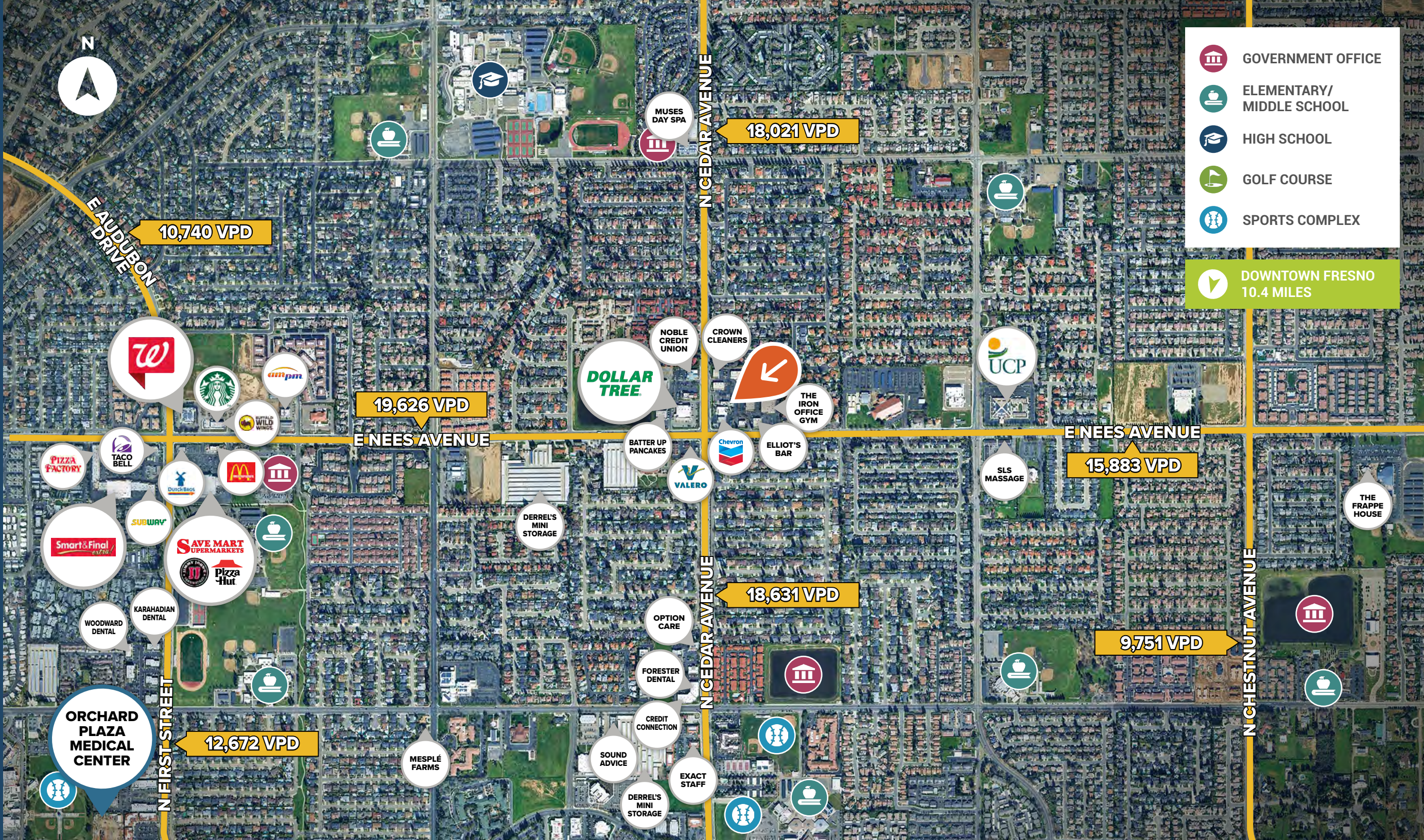
**DOLLAR TREE**







**NOBLE CREDIT UNION**

**PIAZZA DEL PANE**  
ITALIAN CAFE

**NEES AVENUE**

**17,626 VPD**



-  GOVERNMENT OFFICE
  -  ELEMENTARY/ MIDDLE SCHOOL
  -  HIGH SCHOOL
  -  GOLF COURSE
  -  SPORTS COMPLEX
-  DOWNTOWN FRESNO 10.4 MILES

- GOVERNMENT OFFICE
- ELEMENTARY/ MIDDLE SCHOOL
- HIGH SCHOOL
- GOLF COURSE
- SPORTS COMPLEX



DOWNTOWN FRESNO  
10.4 MILES



62,131 VPD

41

49,358 VPD

18,021 VPD

13,566 VPD

17,730 VPD

19,626 VPD

115,822 VPD

61,131 VPD

21,319 VPD

168

### Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	18,722	115,402	250,809
2029 Projection	19,407	121,597	262,589

### Ring Radius Household Income Data

	1-MILE	3-MILES	5-MILES
Average	\$130,465	\$128,985	\$115,321
Median	\$105,167	\$96,044	\$83,124

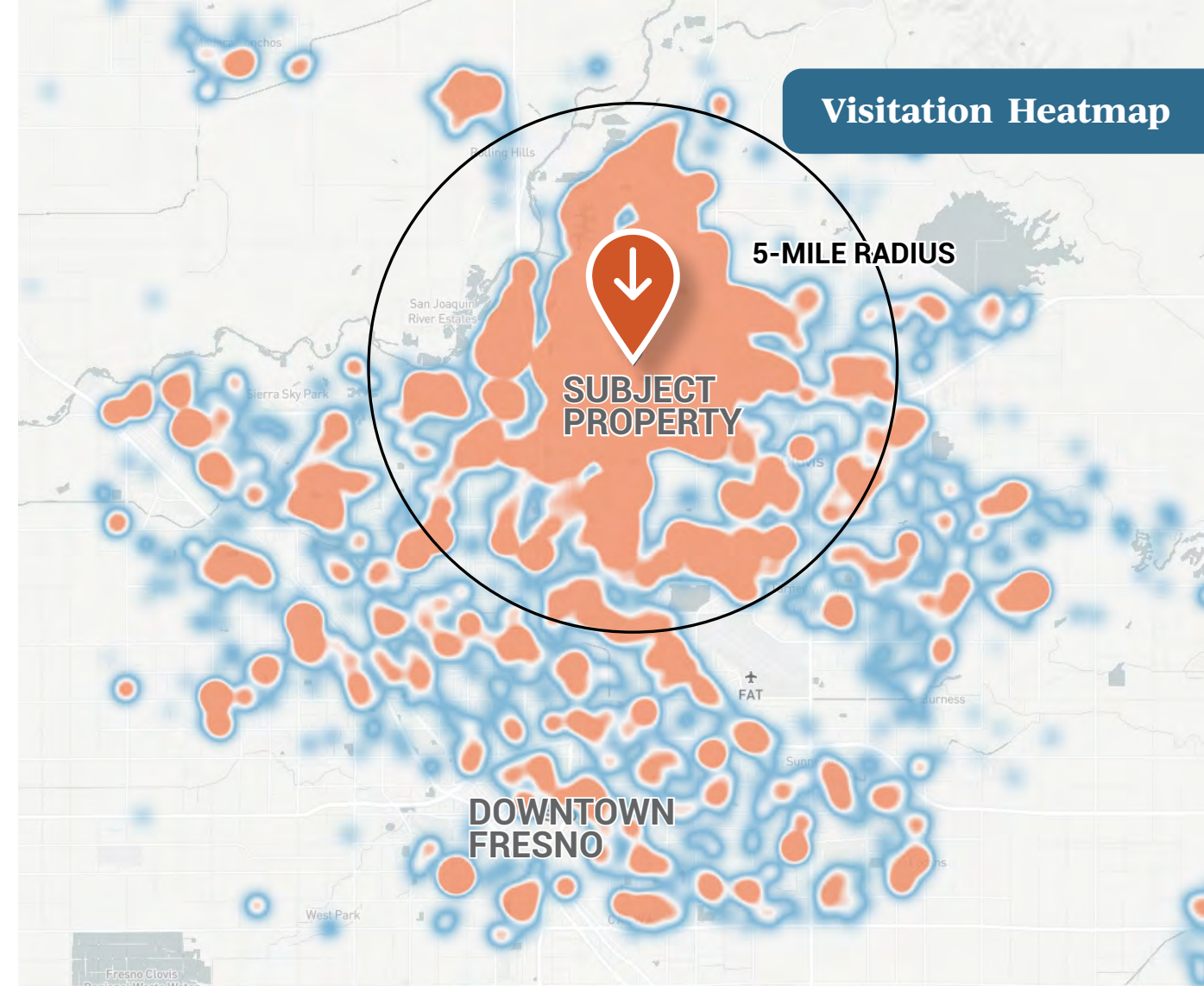
The typical visitor persona for individuals who visited the subject property in the last 12 months are individuals with **annual incomes of \$75k-\$100k**

**143.6K Visits**

OVER PAST 12 MONTHS AT THE SUBJECT PROPERTY

**15 Minutes**

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

\*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

# Fresno, CA

A MAJOR AGRICULTURAL AND ECONOMIC HUB



## “Raisin Capital of the World”

- As the county seat of Fresno County, Fresno is the largest city in the Central Valley and the fifth-largest in the state with approximately 550,105 residents and a metro population of 1.19 million
- Known as the “Raisin Capital of the World,” the region’s fertile land is ideal for farming, serving as the regional hub for the San Joaquin Valley and the greater Central Valley region
- Home of California State University, Fresno (commonly known as Fresno State), a major educational institution with over 22,000 students enrolled

## California’s Central Valley

- The Central Valley covers about 20,000 square miles and is one of the most productive agricultural regions in the world
- More than 250 different crops are grown in the Central Valley with an estimated value of \$17 billion annually
- The predominate crop types are cereal grains, hay, cotton, tomatoes, vegetables, citrus, tree fruits, nuts, table grapes, and wine grapes
- Approximately 6.5 million people live in the Central Valley, and it is the fastest growing region in California

## Gateway to National Parks

- Yosemite National Park is approximately 60 miles away and is one of the most visited national parks in the country with 4 million annual visitors
- Nearby Sequoia National Park, Inyo National Forest, Sierra National Forest, Minarets Wild Area and the Nelder Grove of giant redwoods are also popular destinations

**6.5 Million**  
CENTRAL VALLEY ESTIMATED POPULATION

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**\$55.4 B**  
FRESNO MSA GDP





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