



JOIN:  **Little Caesars**  **Walmart**  **O'Reilly** **AUTO PARTS**  **FALLAS**
Save money. Live better. FIRST PLACE TO SHOP... FIRST PLACE TO SAVE



SITE PLAN



LOCATION HIGHLIGHTS

- Share a 2 tenant Pad Building with Little Caesars
- Recently renovated pad building
- Terrific Visibility with terrific signage
- Walmart Neighborhood Market, Fallas, and O'Reilly anchored shopping center
- 2 Miles away from CSU Fresno with 22,000 students
- Blocks away from McLane High school with 1,800 students
- Near Highway 41, 180, and 168
- 1 mile away from Fresno Yosemite International Airport



\$1.75 PSF
\$0.40 NNN



3,524 SF
Available Size
(Can be Demised)

DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2024 Projection	23,175	178,053	429,036
2019 Estimate	22,683	174,142	417,943
Growth 2019 - 2024	2.17%	2.25%	2.65%
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2024 Projection	7,228	55,644	138,292
2019 Estimate	7,086	54,480	134,874
Growth 2019 - 2024	2.00%	2.14%	2.53%
INCOME	1 Mile	3 Mile	5 Mile
2019 Est. Average Household Income	\$51,837	\$49,639	\$58,897

SURROUNDING AREA

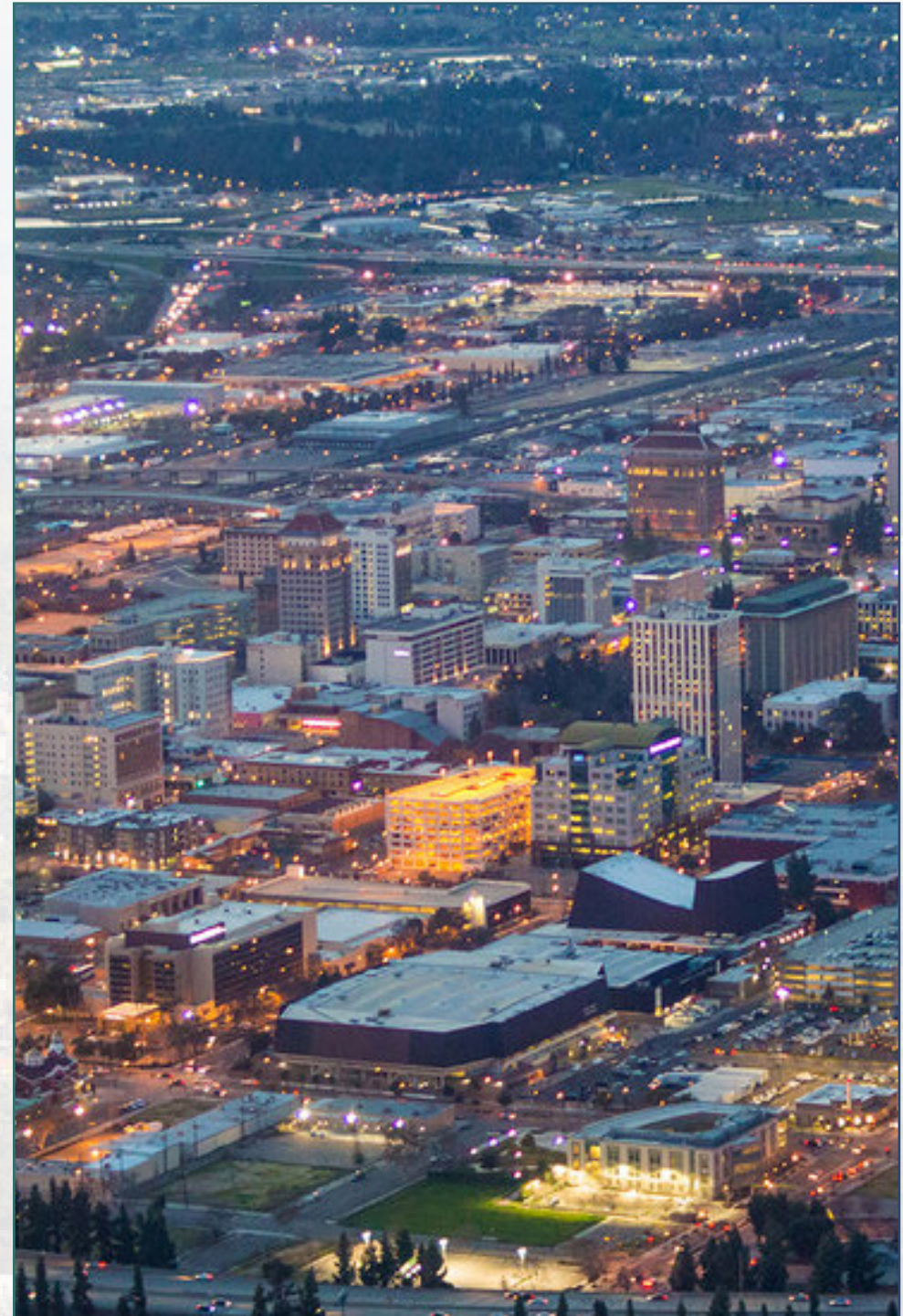




FRESNO, CA

Fresno started out as a small stop along the Central Pacific Railroad, but it has blossomed into a magnetic metropolis that draws agriculture-minded people from around the world. The metro area is surrounded by Fresno County's farms, which produce a variety of organic foods, from almonds and pistachios to tomatoes and peaches.

A venture inside this central California region reveals a multitude of unique cultural surprises. The Tower District is famous for its artsy Rogue Festival, classic car show, regular film festival and lineup of restaurants that plate various cuisines. The minor league Fresno Grizzlies hit homers to the cheers of loyal fans downtown, while beloved events like the annual Civil War Revisited reenactment and the Kearney Renaissance Faire take place on Fresno's west side.



RETAIL & OFFICE SPACE AVAILABLE

**3141 N CEDAR AVE
FRESNO, CA**

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This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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