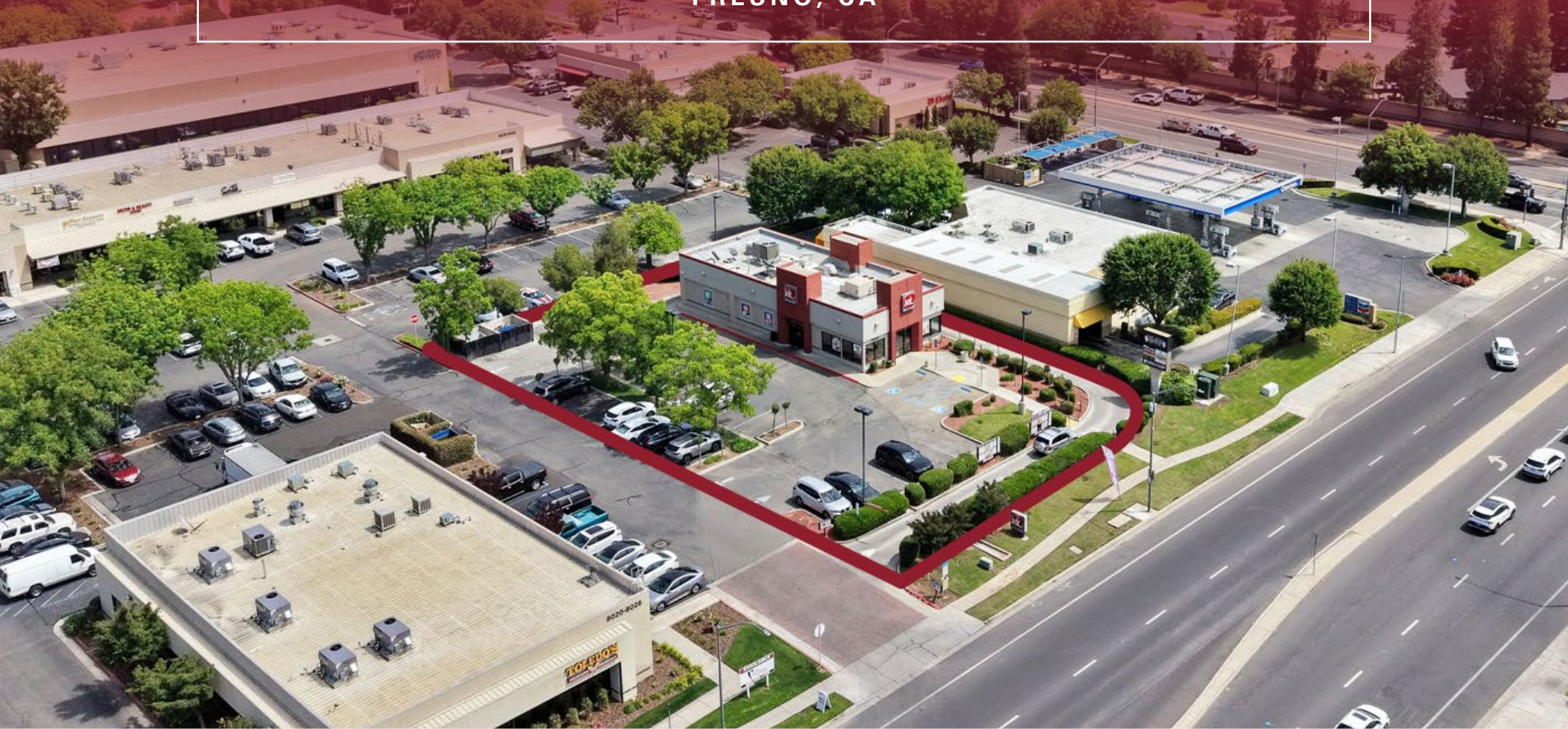


AVAILABLE FOR LEASE

2,658± SF | FORMER FAST FOOD RESTAURANT WITH DRIVE-THRU

# 8008 W. CEDAR AVENUE

FRESNO, CA



**Michael Arfsten**  
Senior Vice President  
t. 559-447-6233  
michael@retailcalifornia.com  
CA RE Lic. #01181635

**Nick Frechou**  
Senior Vice President  
t. 559-447-6266  
nick@retailcalifornia.com  
CA RE Lic. #01887999

*Independently Owned and Operated* | Corporate License #00020875 | [retailcalifornia.com](http://retailcalifornia.com)

**FRESNO OFFICE:** 7480 N. Palm Ave. #101, Fresno, CA 93711, t. 559-432-6200

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

<b>Availability:</b>	2,658± SF
<b>Lot Size:</b>	25,515± SF
<b>Tenancy:</b>	Single
<b>Property Type:</b>	Restaurant
<b>Year Built:</b>	2004
<b>APN:</b>	403-141-21

#### PROPERTY DESCRIPTION

The subject property is an existing fast food restaurant with a drive-thru, which is extremely difficult to find. The building is equipped with many restaurant fixtures, including a hood. This would be a location for a local or regional restaurant operator looking to open a new restaurant with the potential for lower upfront cost.

*Please do not disturb existing tenant.*

#### HIGHLIGHTS

- High Traffic Intersection
- Excellent Access and Visibility
- Freestanding Building with Drive-Thru



**8008 W. CEDAR AVENUE**  
FRESNO, CA

**PROPERTY**  
PHOTOS

Please Do Not Disturb Existing Tenant



# 8008 W. CEDAR AVENUE

FRESNO, CA

## AREA DEMOGRAPHICS

### LOCATION DESCRIPTION

The subject building is in east Fresno surrounded by residential and commercial development. The property benefits from strong demographics and is located on a busy corridor in Fresno County.

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2030 Projection	17,891	114,650	248,266
	2025 Estimate	17,649	114,488	247,386
	Growth 2025-2030	1.37%	0.14%	0.36%
	Growth 2020-2025	3.17%	0.38%	0.95%
	Growth 2010-2020	4.06%	2.73%	5.40%
HOUSEHOLD	2030 Projection	6,969	43,581	94,191
	2025 Estimate	6,874	43,375	93,432
	Growth 2025-2030	1.38%	0.48%	0.81%
	Growth 2020-2025	3.20%	0.82%	1.82%
	Growth 2010-2020	3.92%	3.54%	5.36%
	<b>2025 Est. Average HH Income</b>	\$129,985	\$126,373	\$114,791

Source: Claritas 2025



### TRAFFIC COUNTS

(Within a One Mile Radius)

21,478± ADT

Cedar Avenue  
(Northbound & Southbound)

22,381± ADT

Nees Avenue  
(Eastbound & Westbound)

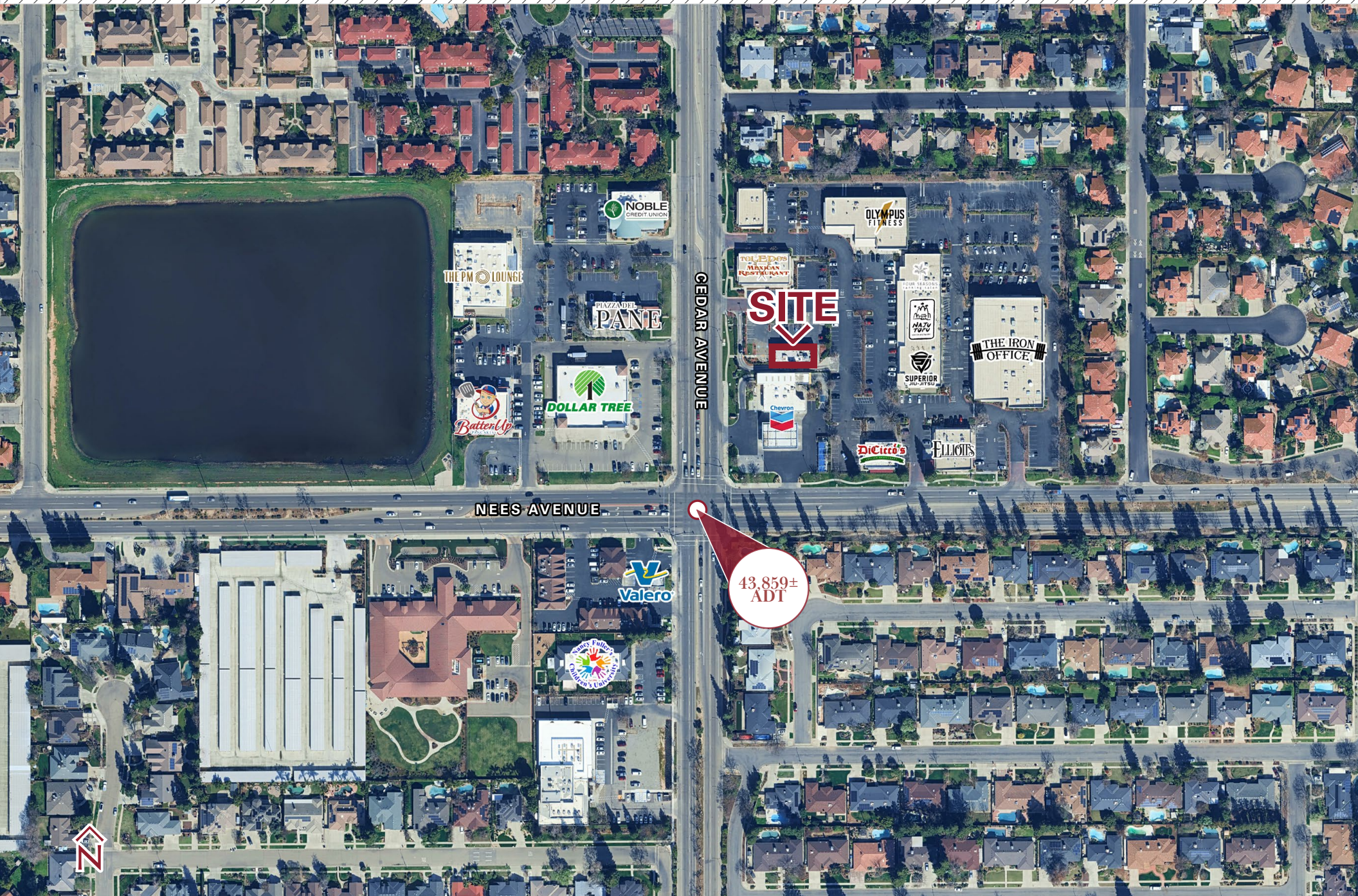
43,859 ± ADT

Total Intersection Traffic

Source: Kalibrate TrafficMetrix 2025

8008 W. CEDAR AVENUE  
FRESNO, CA

AERIAL  
MAP



CEDAR AVENUE

NEES AVENUE

SITE

43,859±  
ADT

NOBLE  
CREDIT UNION

THE PM LOUNGE

PIAZZA DEL  
PANE

BattenMy

DOLLAR TREE

OLYMPUS  
FITNESS

TOLEDO'S  
MEXICAN  
RESTAURANT

OUR SEASON  
OF GREAT  
TASTE  
MAZDA  
POWER

SUPERIOR

THE IRON  
OFFICE

Chevron

DiCicco's

ELLIOTT'S

Valero

STANLEY  
FUELING  
CENTER  
UNIVERSITY



**AVAILABLE FOR LEASE**  
2,658± SF | FORMER FAST FOOD RESTAURANT WITH DRIVE-THRU

# 8008 W. CEDAR AVENUE

FRESNO, CA

*For information, please contact:*

**Michael Arfsten**

*Senior Vice President*

t 559-447-6233

michael@retailcalifornia.com

CA RE Lic. #01181635

**Nick Frechou**

*Senior Vice President*

t 559-447-6266

nick@retailcalifornia.com

CA RE Lic. #01887999



*Independently Owned and Operated*

Corporate License #00020875

[retailcalifornia.com](http://retailcalifornia.com)

**FRESNO OFFICE**

7480 N. Palm Ave. #101

Fresno, CA 93711

t 559-432-6200

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.