

# FOR SALE, GROUND LEASE OR BUILD-TO-SUIT PRIME SOUTHEAST FRESNO COMMERCIAL PAD

**Availability:** NWQ of Cedar & Ventura Avenues  
(Cesar Chavez Boulevard)  
Fresno, CA

**Property Features:**

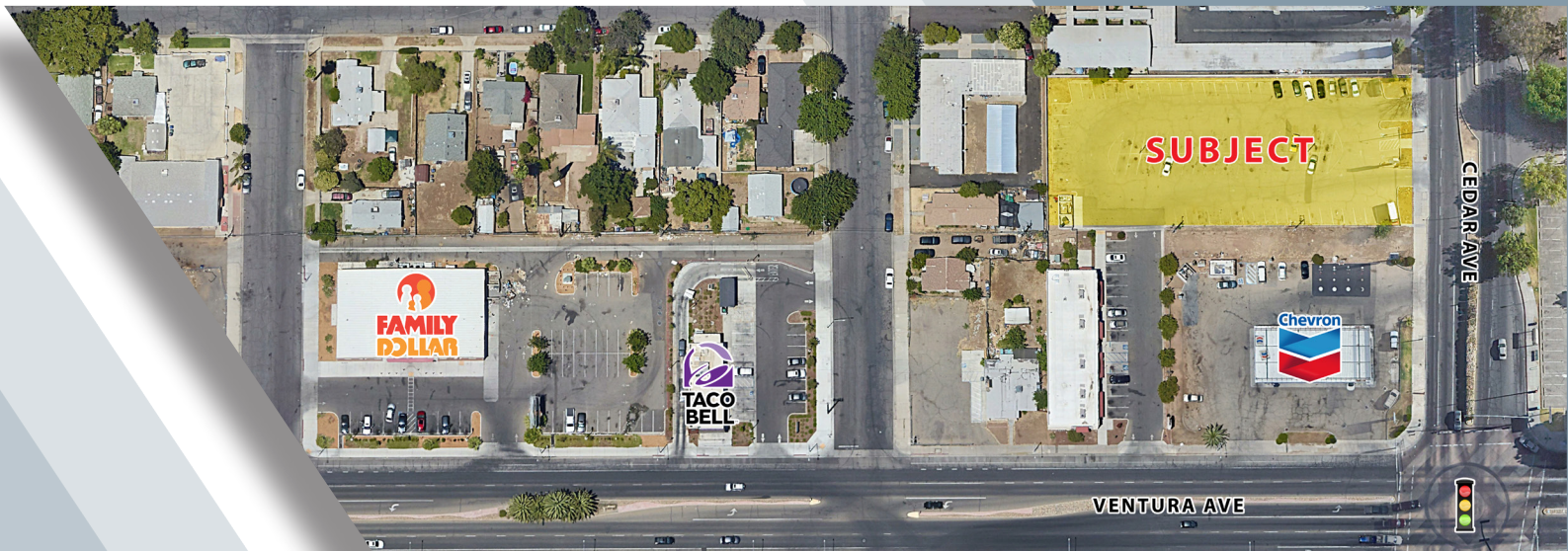
- Ingress/ Egress Points on both Cedar and Ventura
- Excellent Daytime Population
- Located at High Traffic Signalized Intersection
- Close to Highway 180 on/off ramps
- Dense Infill Location
- Pylon Sign Panels on both Cedar & Ventura

**Parcel Size:** ±43,124 Sq. Ft.

**Zoning:** NMX (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
<b>Population</b>	31,500	59,971	94,861	172,578
<b>Households</b>	7,699	15,606	24,842	47,664
<b>Avg HH Income</b>	\$42,609	\$40,754	\$42,265	\$46,216
<b>Hispanic %</b>	77.9%	73.2%	70.5%	65.0%



**COMMERCIAL RETAIL ASSOCIATES**

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Fresno, California 93711  
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For further information, please contact:

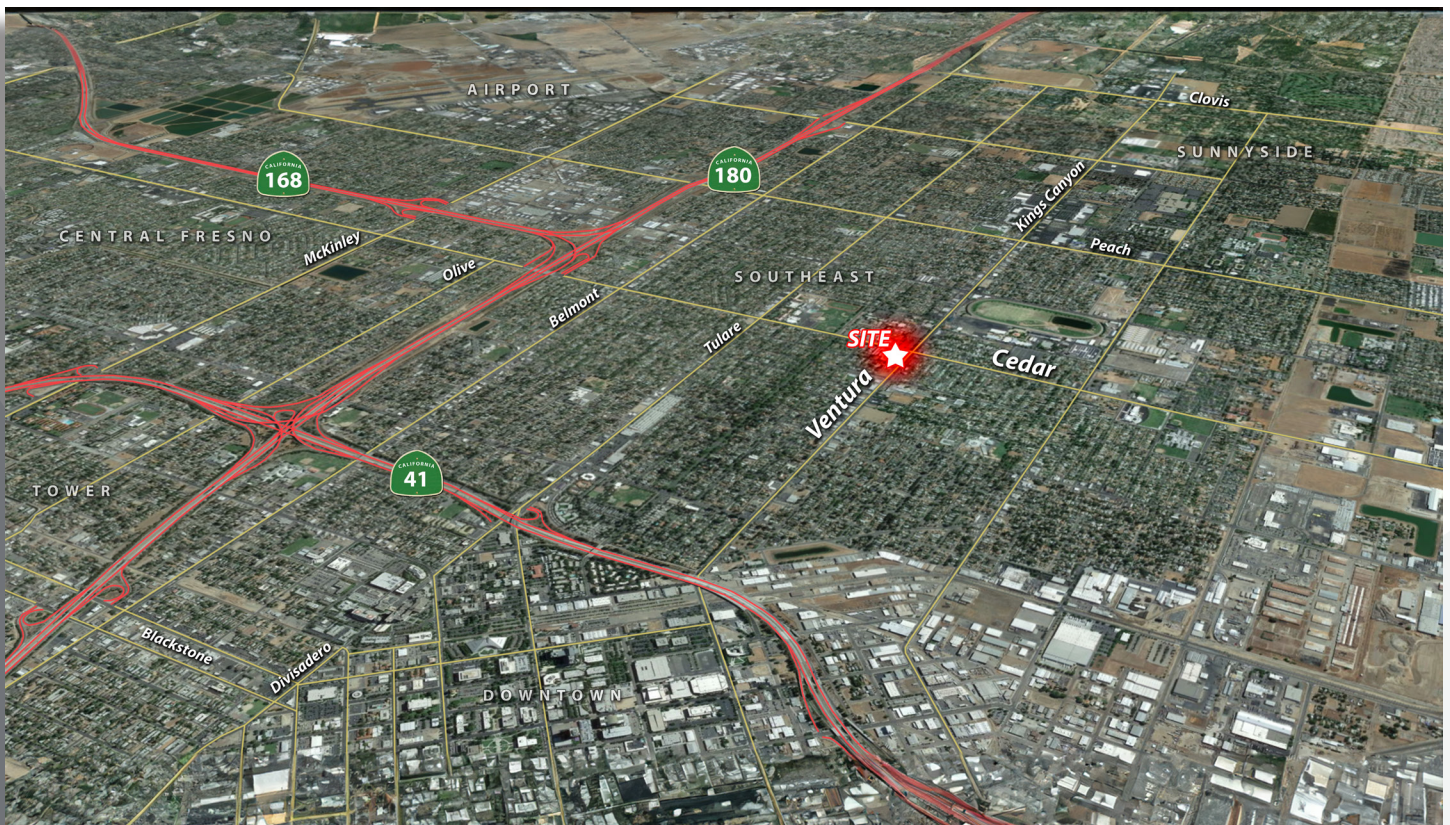
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Site Plan A



# FOR SALE, GROUND LEASE OR BUILD-TO-SUIT PRIME SOUTHEAST FRESNO COMMERCIAL PAD

## Site Plan B

