

FOR LEASE > RETAIL SPACE



Cedar Pointe Shopping Center

NEC CEDAR AND HERNDON AVENUES, FRESNO, CALIFORNIA

**NEW
REMODEL!!**



- Busy Intersection - - Over 70,000 cars per day!
- Strong Tenant Mix - - Tahoe Joe's, Burger King, Majesty Books, Me-N-Ed's, Supercuts, Wells Fargo - - Tremendous Customer Draws!
- High Incomes - - Disposable Spending Dollars!
- Ample Parking - - 6 to 1 ratio!
- High Growth Area - - Woodward Park is one of the fastest growth areas in Fresno!

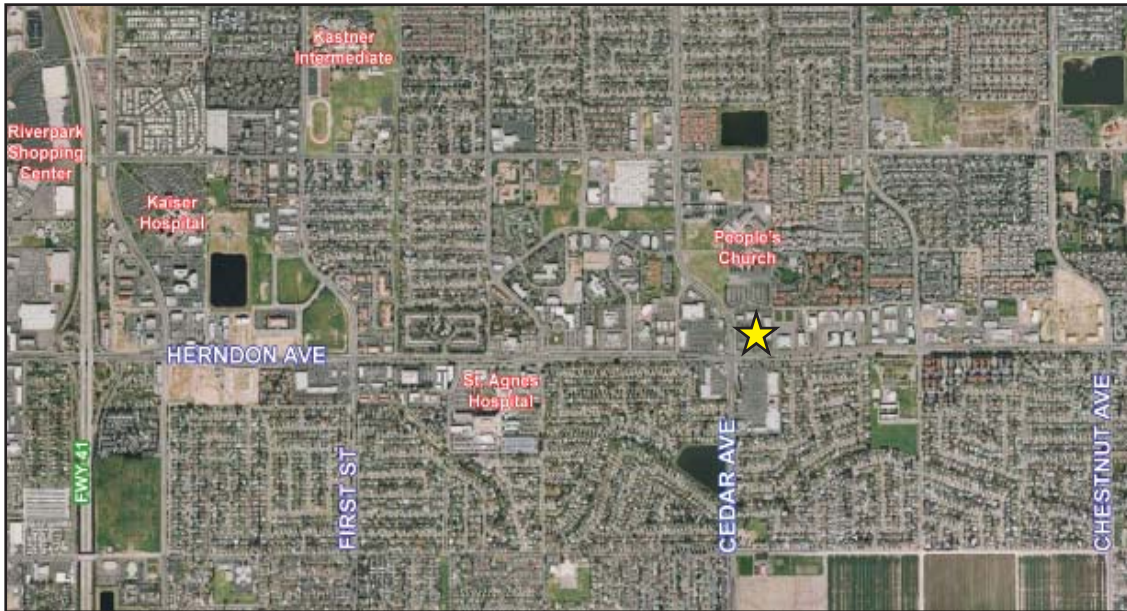
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Property Summary > Retail Space

Cedar Pointe is a neighborhood shopping center supported by tenants such as Tahoe Joe's, Wells Fargo Bank, Majesty Books, Placement Pros, Burger King, Supercuts, Me-N-Ed's Pizza, etc. The center is situated on the "going home side" of the intersection and has great access and visibility to the street. The tenant mix along with the great access creates a shopping center that services the surrounding community.

Building Amenities

- > Location: Northeast corner of Cedar and Herndon Avenues.
- > Zoning: C-1
- > Parking: Approximately 6 to 1 ratio
- > Rent: \$1.50 per square foot per month, triple net (\$0.41)
- > Shop Space Available:
 - 1,080 SF: In-Line
 - 1,760 SF: In-Line
 - 1,656 SF: In-Line
 - 2,160 SF: In-Line
 - 2,088 SF: In-Line

> Demographics:	<u>Population</u>	<u>Avg. HH Income</u>
	1 Mile Radius: 15,814	\$78,258
	2 Mile Radius: 59,054	\$78,220
	3 Mile Radius: 143,304	\$75,885

Source: Alteryx.com

- > Traffic Counts: Cedar & Herndon: 72,952 cars per day (Source: City of Fresno)

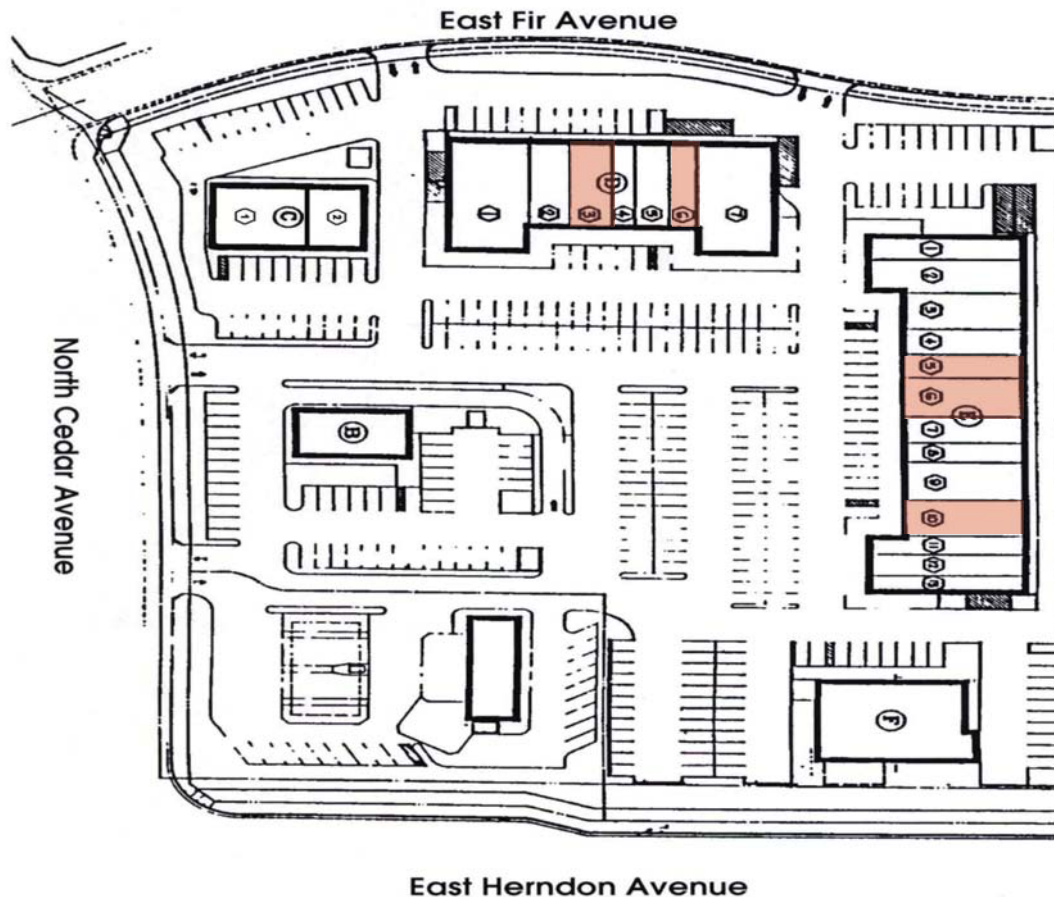
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Building B
Burger King 2,654 SF

Building C
1. Wells Fargo 3,000 SF
2. Placement Pros 1,968 SF

Building D
1. Majesty Books 4,416 SF
2. Imperial Express Rest. 1,656 SF
3. AVAILABLE 1,656 SF
4. Bellagio Nails & Spa 936 SF
5. Jasmine Cedar Spa 1,115 SF
6. AVAILABLE 1,080 SF
7. Casa Corona's Rest. 4,416 SF

Building E
1. India Sweets & Spices 1,840 SF
2. Jowli'S Market/Bakery 2,576 SF
3. Jowli's Filipino Cuisine 2,016 SF
4. Cupcakes Bakery 976 SF
5. AVAILABLE 1,760 SF
6. AVAILABLE 2,160 SF
7. GKN RX-Pharmacy 1,449 SF
8. Judy's Donuts 1,035 SF
9. Me-N-Ed's Pizza 2,196 SF
10. Cen-Cal Fitness (AVAILABLE) 2,088 SF
11. The Tannery 1,380 SF
12. Giai Pham DMD 1,656 SF
13. Supercuts 1,380 SF

Building F
Tahoe Joe's Restaurant 5,703 SF

Contact Us

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