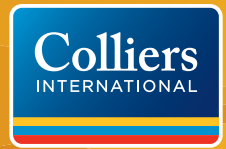


FOR SALE OR LEASE > FREESTANDING BUILDING - 24,196 SF

2424 N. Cedar Avenue

AT THE NEC CEDAR AND CLINTON AVENUES, FRESNO, CALIFORNIA



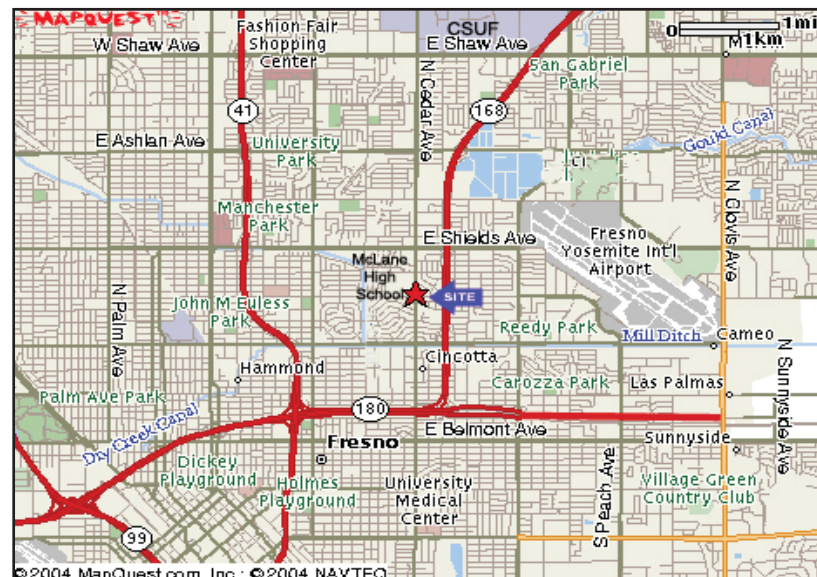
REDUCED!



Property Features

- > Retail Showroom Location!
- > High Traffic and Exposure.
- > Across From McLane High School.
- > Flexible Zoning.
- > Strong Demographics.
- > Retail and Office Uses
- > Very Low Price and Rent!

Shown by Appointment Only



AGENT: STEVE RONTOLL
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BRE #00932510

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2424 N. Cedar Avenue > Property Summary

Location: 2424 N. Cedar Avenue, at the Northeast corner of Cedar and Clinton, Fresno, California

Size: 24,196 square feet building on 1.34 acres.

Zoning: C-C/Commercial Community, City of Fresno

Customer Traffic:

Cedar Avenue:	21,000 cars per day
Clinton Avenue:	<u>12,700</u> cars per day
Total Exposure:	33,700 cars per day

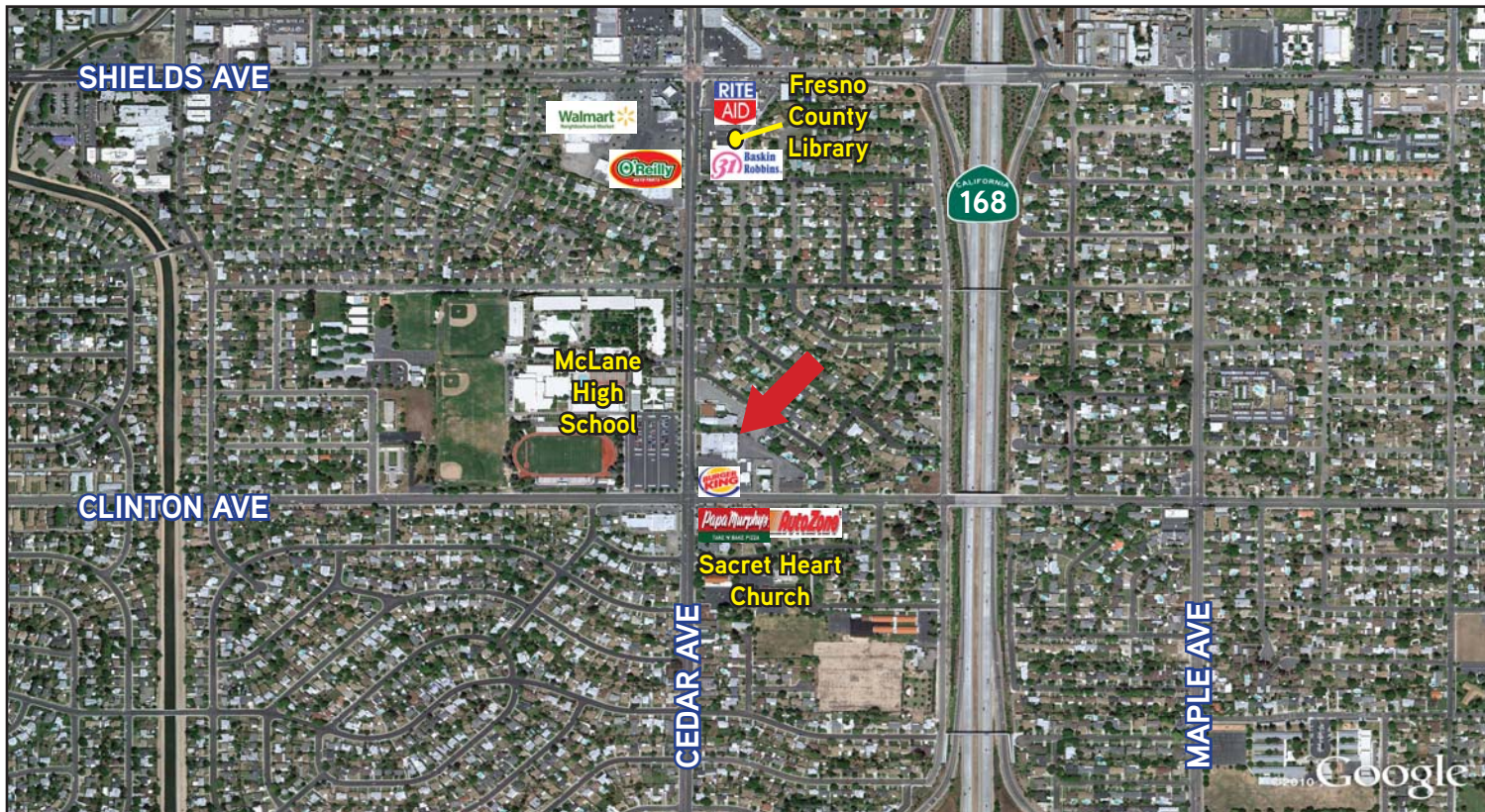


Customer Demographics:	Population	Avg HH Income	Number of HH
1 Mile Radius:	25,088	\$41,880	7,742
2 Mile Radius:	79,877	\$40,770	23,366
3 Mile Radius:	179,401	\$42,744	55,014
4 Mile Radius:	287,986	\$45,086	92,052
5 Mile Radius:	412,141	\$49,426	132,842

Asking Price: ~~\$995,000 (\$41.12/sf)~~ **REDUCED! \$795,000 (\$32.86/sf)**

Asking Rent: \$6,500/mo/NNN (Rent Only \$0.27/SF/Month)

Availability: 30 days notice.



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