

OFFICE FOR SALE & LEASE

±2,407 OF OFFICE SPACE AVAILABLE IN EXCELLENT CONDITION & MOVE-IN READY

4685 N Cedar Ave, Fresno, CA 93726



Sale Price **\$525,000**

Lease Rate **\$1.25
SF/MONTH**

OFFERING SUMMARY

Building Size: 2,407 SF
Available SF: ±2,407 SF
Lot Size: 0.21 Acres
Year Built: 1978
Zoning: RM-1 (Office Use Allowed)
Market: Fresno
Submarket: Shaw
Traffic Count: ±132,565
APN: 427-380-03

PROPERTY HIGHLIGHTS

- ±2,407 SF of Class A Office Space Available in Fresno
- Economical Space | Move-In Ready | New Finishes
- On-Site Parking and Abundant Street Parking
- High Speed Comcast Fiber Internet In Place
- CA-41 On/Off-Ramps Located 2 Mile West Of Property
- CA-168 On/Off-Ramps Located 1 Mile East Of Property
- Huge Daytime Population Base (±433,667 within 5 Miles)
- Well-Known Freestanding Office Building + Private Parking
- Private Offices, Open Rooms, Multiple Entrance Points
- Parking On All Sides Of Building | Easy Access | New HVAC's
- Convenient Location Between CA-168, CA-41, & CA-180
- Excellent Presence Surrounded with Quality Tenants
- Energy Efficient Improvements - Separately Metered Utilities
- Avg Daily Traffic - Cedar Ave: ±107,550; Gettysburg Ave: ±25,015

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JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
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PROPERTY DESCRIPTION

±2,407 SF of a fully remodeled "Class A" office suite. #A consists of ±2,407 SF offering (10) rooms consisting of (3) larger 12' x 14' offices/conference, (7) 8' x 12' offices, kitchenette, front reception/waiting, common storage & restrooms. High-traffic intersection near Shaw Ave retail corridor with many national and local retailers in close proximity. The first-class recent remodel includes brand-new hard-surface flooring throughout, Brand New HVAC's, updated energy efficient features, LED lighting, fresh interior/exterior paint, brand new ADA restrooms, 20+ outdoor LED lights during the night hours, new parking lot and lush landscaping. On site private parking lot (plus street) for various uses (ie. attorney practice, medical uses, professional office, and more). Easy access, abundant parking, spacious common restrooms, and direct signage/exposure to the newly upgraded Cedar Ave.

LOCATION DESCRIPTION

Attractive building perfectly positioned to offer easy access, strong demographics and traffic generators. Located off Cedar & Gettysburg Ave just west of CA-168, east of Millbrook Ave, North of Gettysburg Ave and South of Shaw Ave. Nearby CA-41 Freeway, State Highway 99, 168 and 180 connect to all parts of central California. Surrounded by many national and regional retailers, a multitude of eateries, and boast high traffic counts on nearby Ashlan Avenue with great population density. Professional manicured grounds and surrounded by neighboring national tenants include McDonalds, Taco Bell, Save Mart, Wing Stop, Dutch Bros, Smart & Final, Wendy's, Denny's, Panda Express, Uncle Harry's, Dog House Grill, The Old Spaghetti Factory, Red Lobster, Ross, Wells Fargo, & many others!



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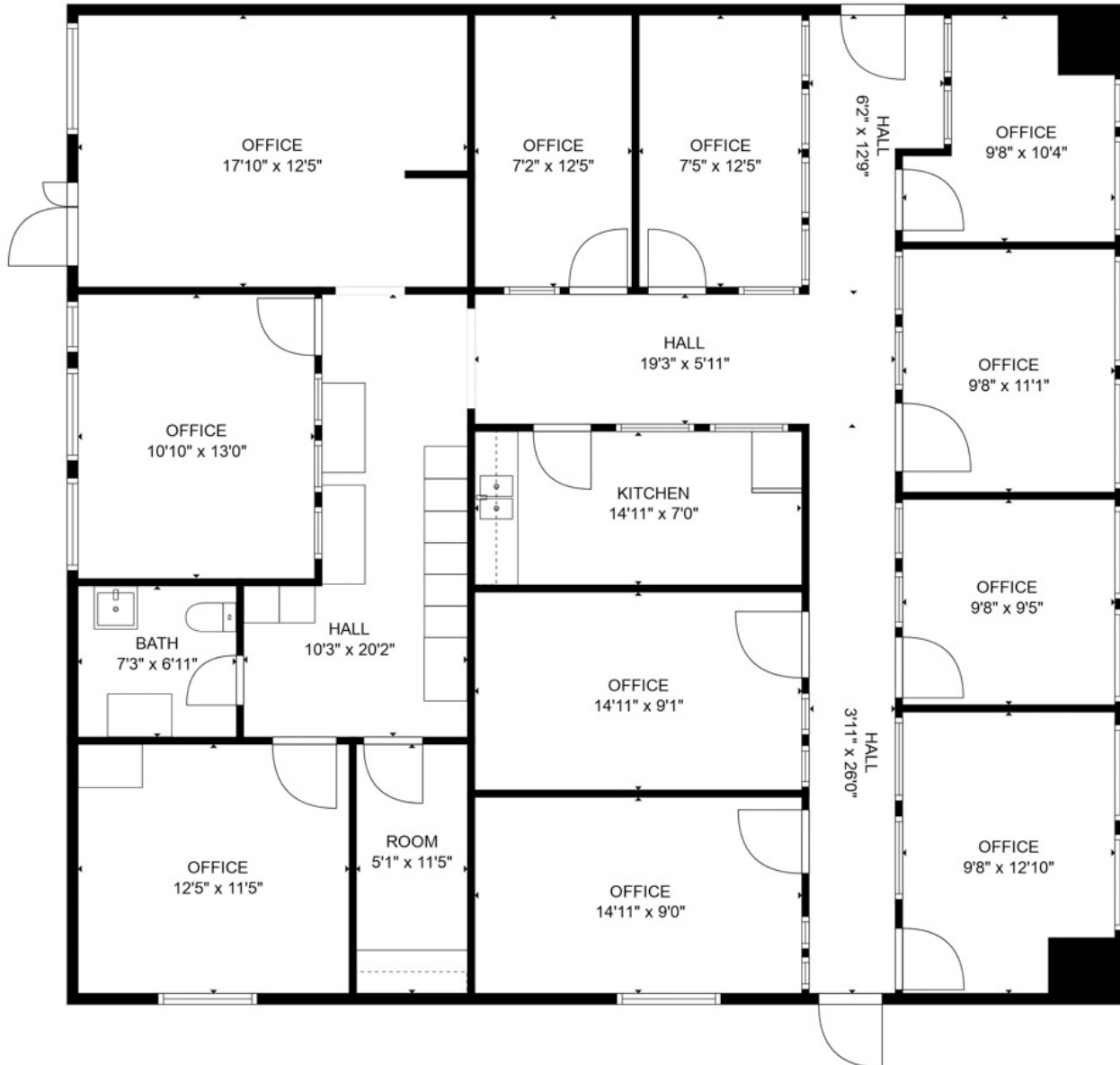
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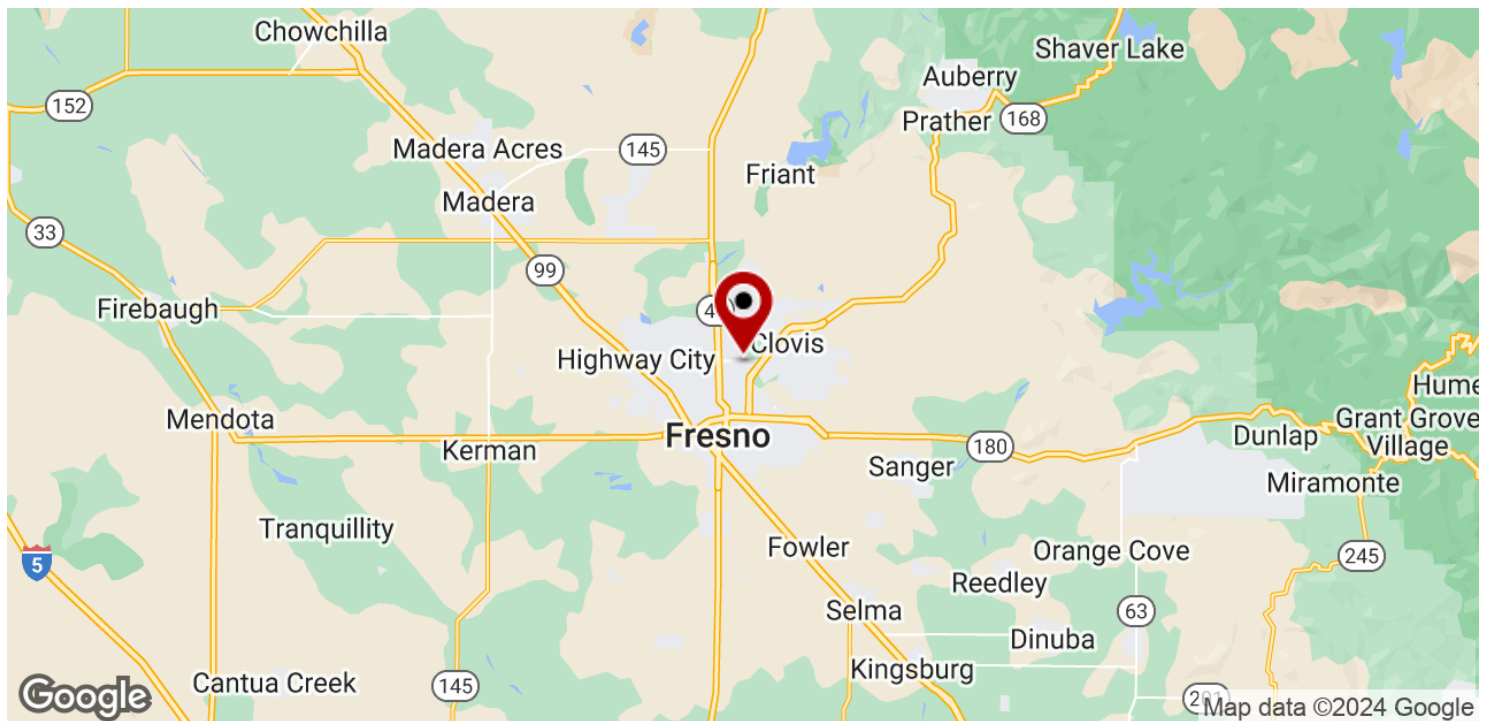
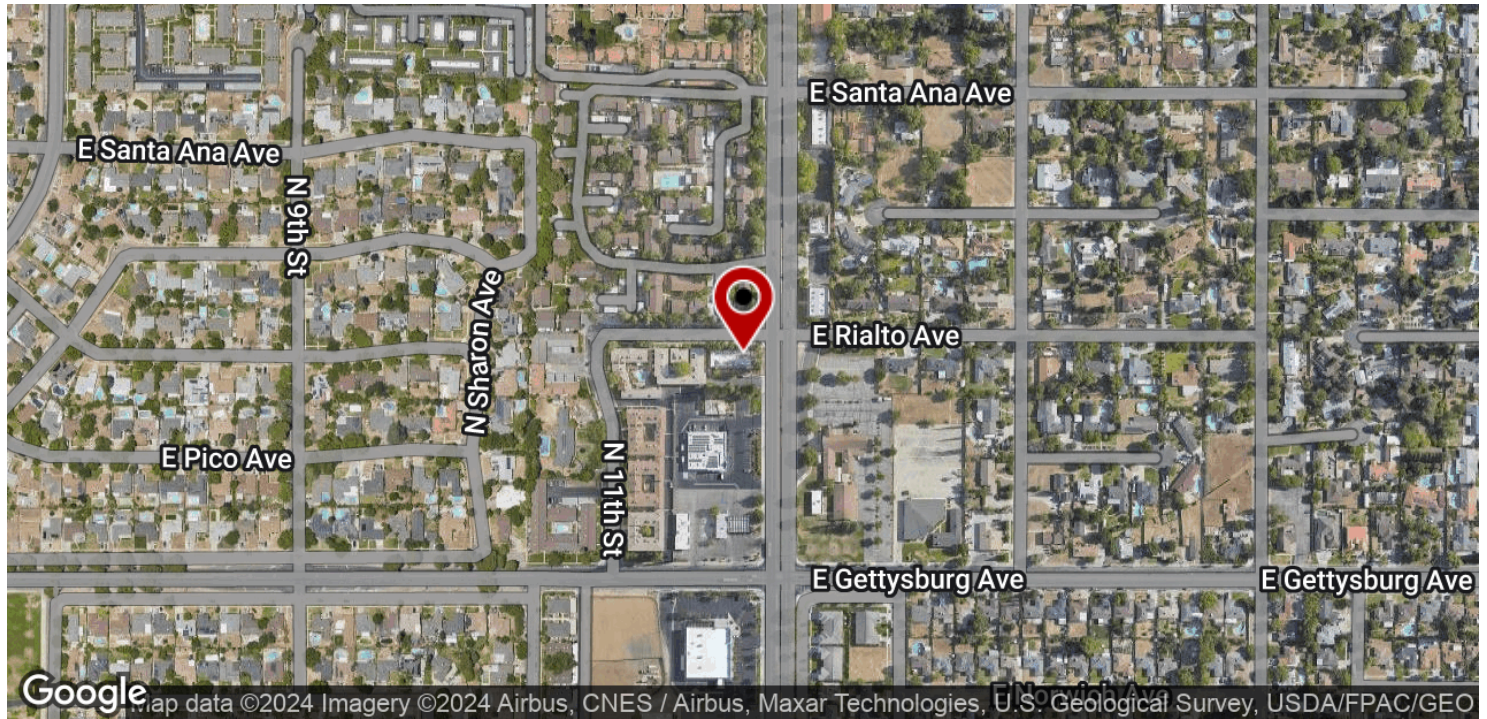
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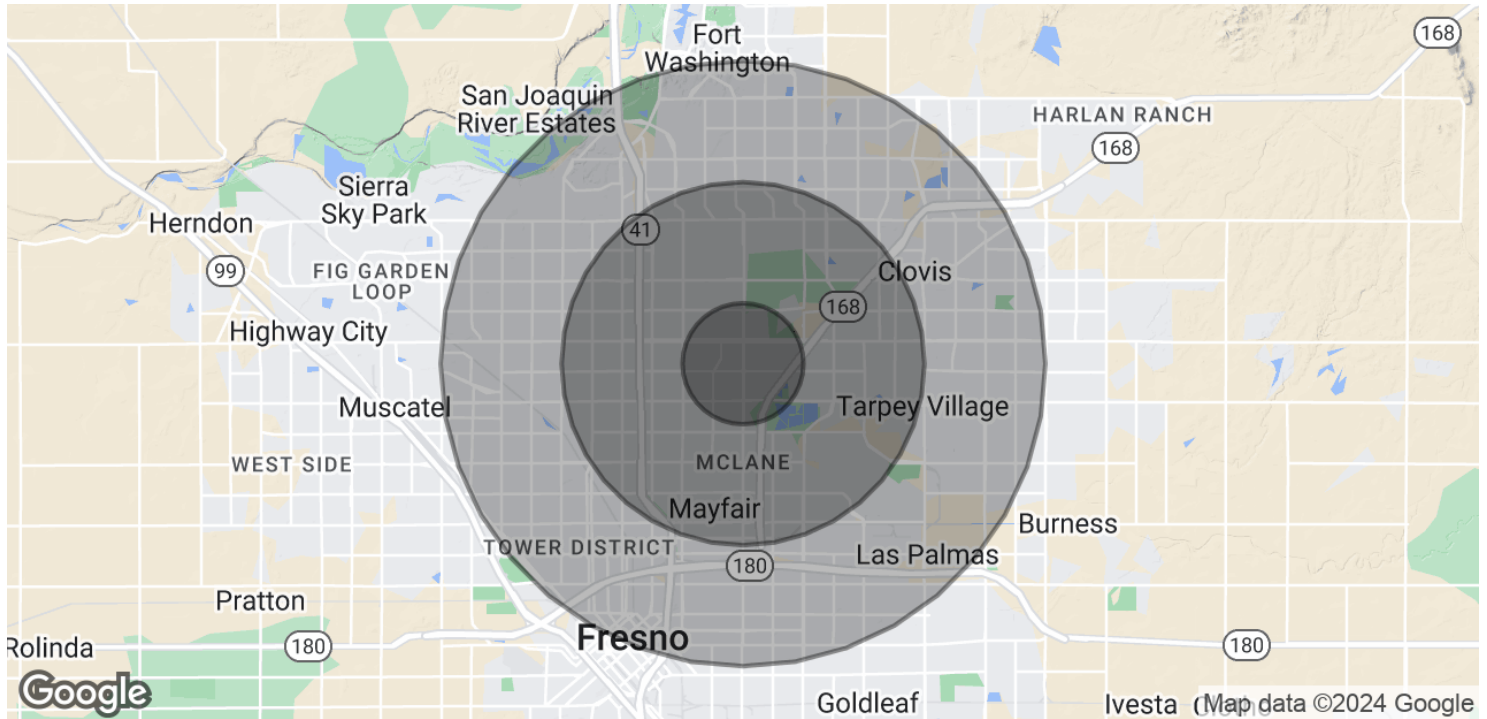
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,835	154,509	404,287
Average Age	27.9	32.4	33.9
Average Age (Male)	28.8	31.6	32.9
Average Age (Female)	28.5	33.8	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,870	57,624	148,340
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$43,889	\$57,870	\$69,667
Average House Value	\$183,647	\$190,094	\$230,248
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	45.6%	46.9%	47.7%

* Demographic data derived from 2020 ACS - US Census

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