

## RETAIL FOR LEASE

### HIGH PROFILE LEASING OPPORTUNITY IN FRESNO, CA

4190 E Ventura Ave, Fresno, CA 93702



Lease Rate

**\$2.50  
SF/MONTH**

Ground Lease

**UPON  
REQUEST**

#### PROPERTY HIGHLIGHTS

- High Profile Fresno Leasing Opportunity in Fresno, CA
- Hard Surface Floor & Functional Layout w/ Endless Opportunities
- On-Site Parking Available At Property (Approx. 30 Stalls)
- Superior Location w/ Limited Competition | Strategic Trade Area
- Located In The Primary Retail/Restaurant Corridor In The Area
- Excellent Location, Great Tenant Mix, High Traffic Flows
- ±320,708 People Living Within A Five Mile Radius Of The Property
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Optimal Visibility w/ ±46,238 Cars Per Day

#### OFFERING SUMMARY

Building Size:	2,020 SF
Lot Size:	0.51 Acres
Year Built:	1982
Renovated:	2014
Zoning:	NMX - Neighborhood Mixed Use
Market:	Fresno
Submarket:	Southeast Fresno
Cross Streets:	E Ventura Ave & Cedar Ave
APN:	470-061-15

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#### PROPERTY DESCRIPTION

±2,020 SF recently occupied freestanding restaurant space located in the center of Fresno, CA. The site features a state-of-the-art, newly renovated building with modern amenities and design. The functional floor plan includes existing hook ups for a formerly operational kitchen improvements including hood, range, oven, flat top, grill, several refrigerators and freezers, large open areas, separate kitchen and food preparation area, multiple restrooms, & more. The property offers high visibility and easy access with fully lit parking lot with 30 private parking stalls, excellent existing signage, & easy access to all freeways in Fresno.

#### LOCATION DESCRIPTION

The property is strategically located in a dense retail corridor benefiting from its proximity to major national and local tenants. The retail area has been continuously expanding, thus drawing strong retailers to the site area. This hard corner location is directly across the street from the University Medical Center Campus & just east of downtown Fresno. Property is in close proximity to Freeways 41, 168, & 180 for quick access to the Fresno/Clovis Metro area.



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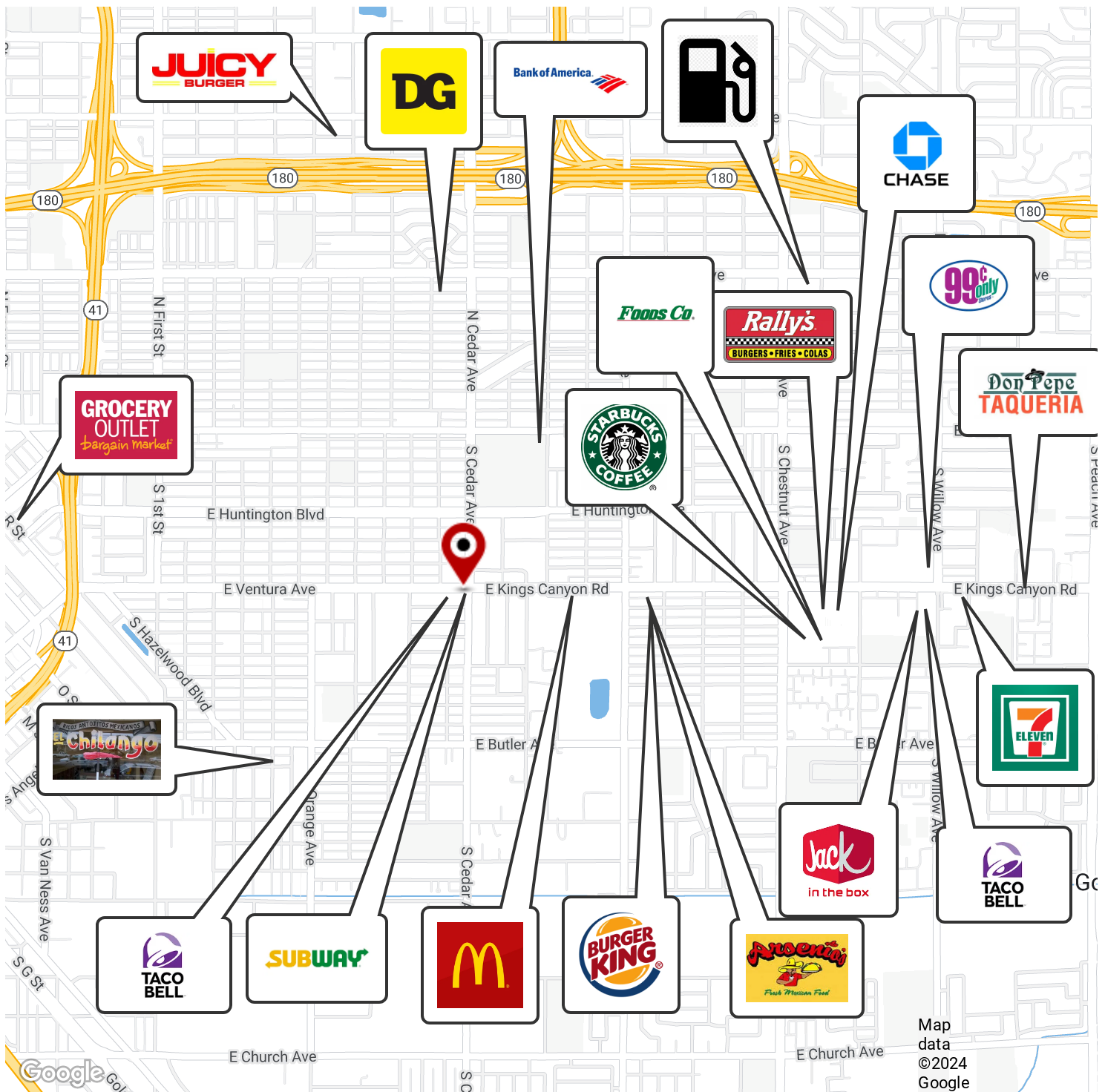
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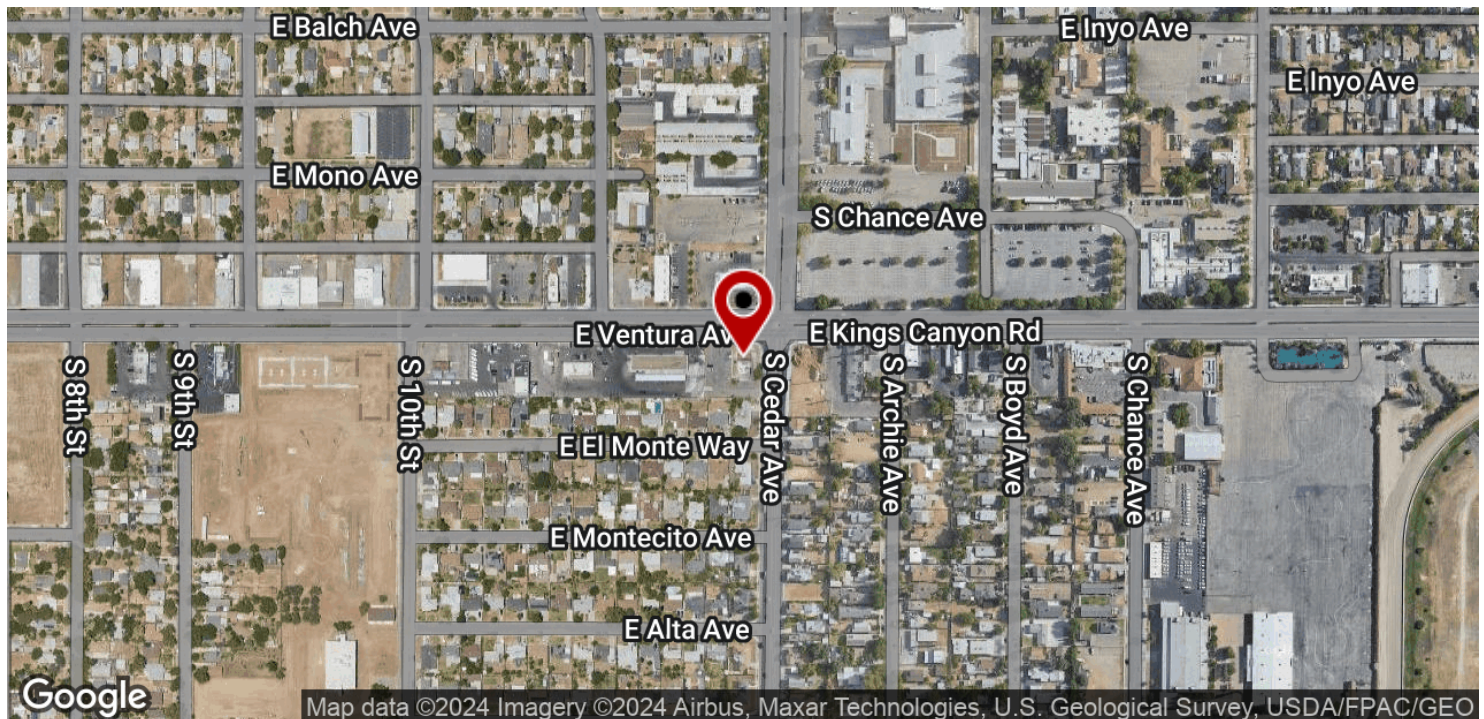
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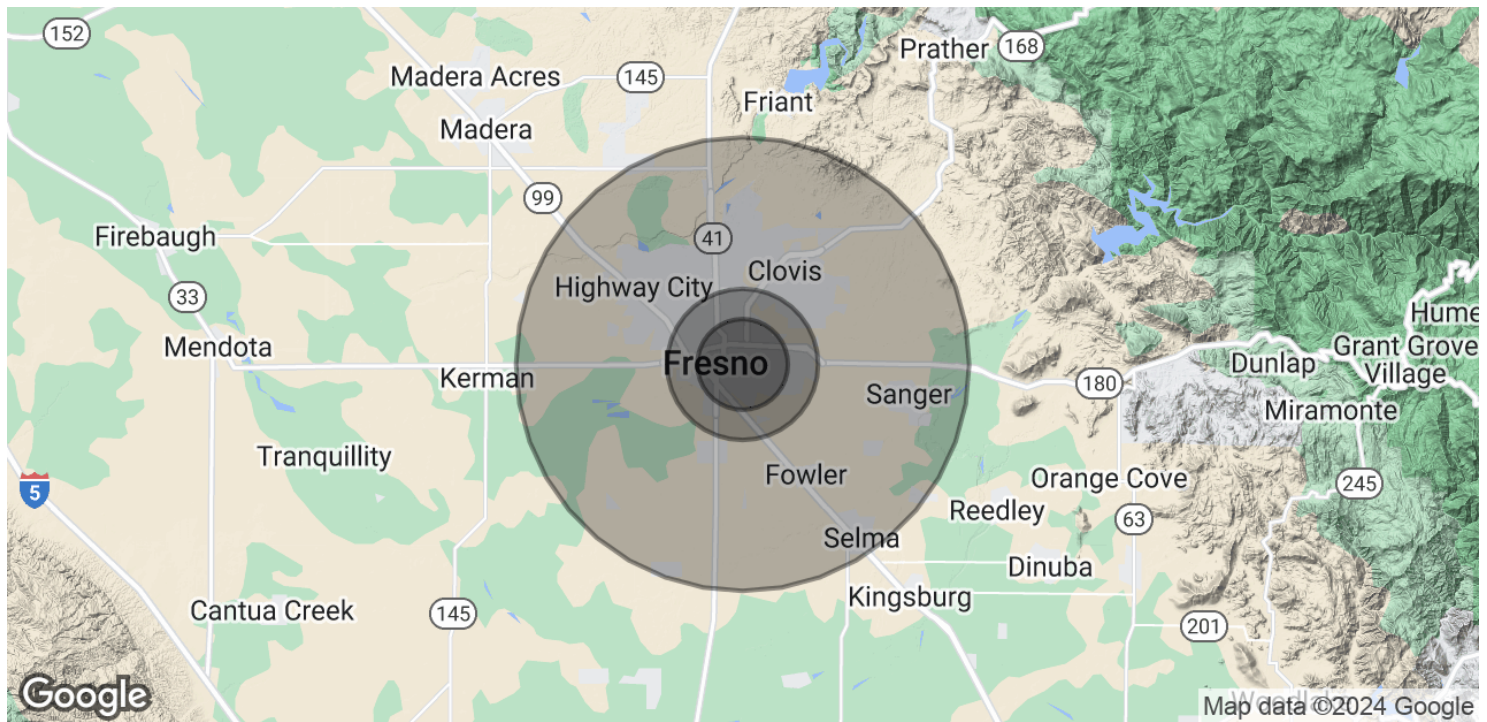
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POPULATION	3 MILES	5 MILES	15 MILES
Total Population	159,102	300,322	823,220
Average Age	29.9	30.8	33.7
Average Age (Male)	29.5	30.2	32.7
Average Age (Female)	30.5	31.8	34.9
HOUSEHOLDS & INCOME	3 MILES	5 MILES	15 MILES
Total Households	49,628	98,781	278,643
# of Persons per HH	3.2	3.0	3.0
Average HH Income	\$43,624	\$52,569	\$76,494
Average House Value	\$134,458	\$171,096	\$255,151
ETHNICITY (%)	3 MILES	5 MILES	15 MILES
Hispanic	65.4%	60.1%	49.6%

\* Demographic data derived from 2020 ACS - US Census

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