



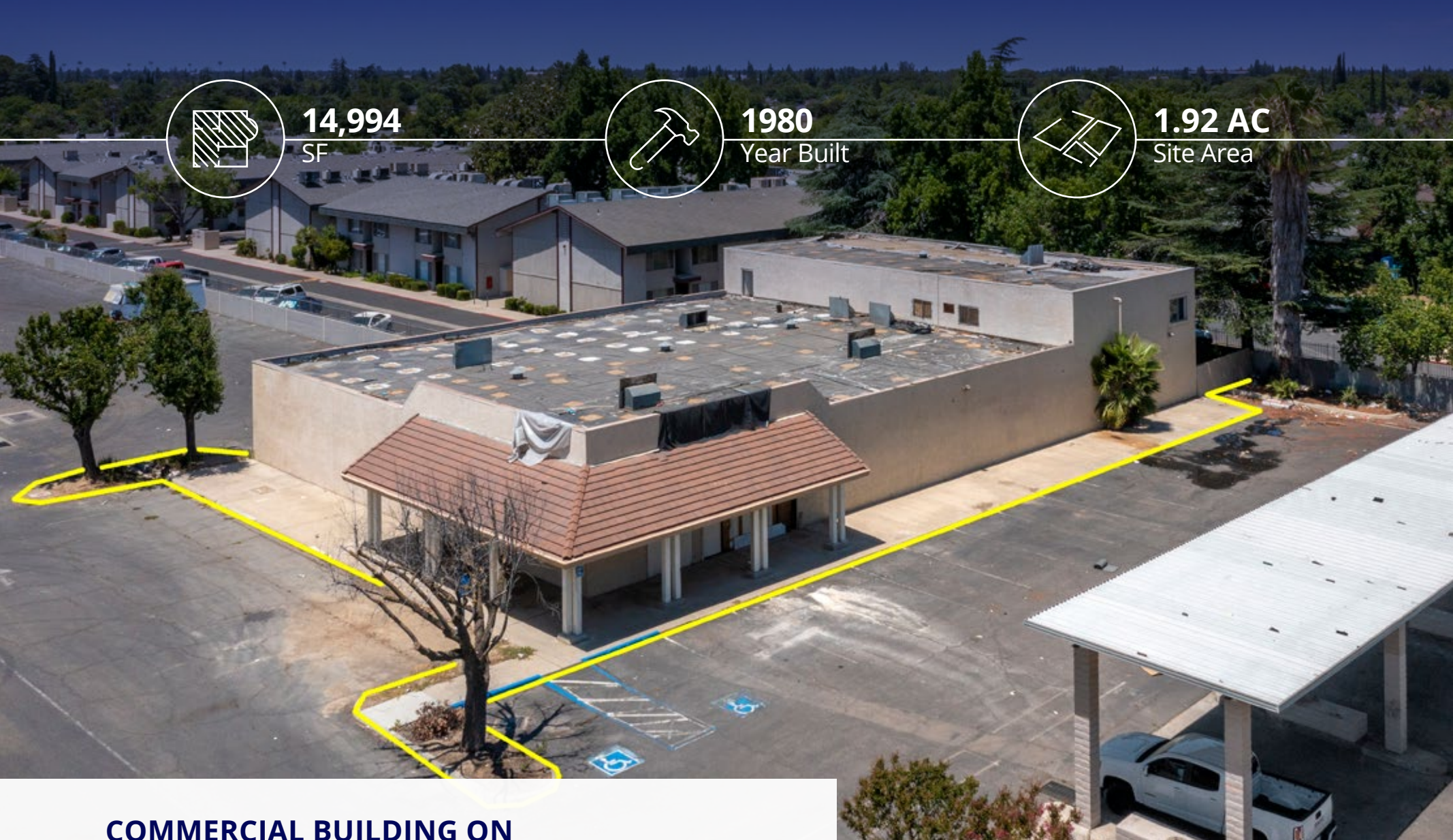
14,994
SF



1980
Year Built



1.92 AC
Site Area



**COMMERCIAL BUILDING ON
TWO PARCELS TOTALING 1.92 ACRES**

±14,994 SF

4309 N Cedar Avenue, Fresno, CA 93726

Offering Memorandum





Table of Contents

01 The Investment

02 The Location

03 The Market

01

The
Investment

Investment Summary



4309 N. Cedar Avenue, Fresno, CA 93726 presents a rare owner-user, redevelopment, or value-add investment opportunity consisting of two contiguous parcels (APNs 428-300-31 & 428-300-40) totaling approximately 1.92 acres. The property includes a vacant ±14,994-square-foot commercial building situated on a highly visible corner location along North Cedar Avenue. Offered at a proposed list price of \$1,600,000, the property provides investors with an attractive basis to acquire a sizeable infill commercial site with significant redevelopment and repositioning potential.

The property is zoned CG (Commercial General), one of the City of Fresno’s most flexible commercial zoning designations, permitting a broad range of retail, restaurant, automotive, office, service commercial, and other commercial uses, subject to City approvals. Its strategic location provides outstanding visibility, excellent access, and proximity to Highway 41, State Route 168, and Shaw Avenue, making it well suited for a variety of future commercial developments.

Investment Highlights

\$1,600,000	LIST PRICE	Two contiguous parcels 428-300-31 & 428-300-40	APN	~ 1.92 Acres	COMBINED SITE AREA
± 14,994 SF	EXISTING VACANT BUILDING	CG – Commercial General	ZONING	1980	YEAR BUILT



High-profile corner location with excellent visibility



Minutes from Highway 41, State Route 168, and Shaw Avenue



Significant frontage along North Cedar Avenue



Located within an established commercial corridor surrounded by dense residential neighborhoods, national retailers, restaurants, and healthcare services



Immediate owner-user or redevelopment opportunity



Attractive land basis at approximately \$833,000 per acre



Flexible commercial zoning allowing a wide variety of retail, office, automotive, restaurant, and service commercial uses (subject to City approvals)



Excellent long-term upside through redevelopment, adaptive reuse, or commercial repositioning.



Strong traffic exposure and convenient ingress/egress



Perfect for an owner/user or redevelopment opportunity

Traffic Counts





02

The
Location



Demographics



Metric	1 Mile	3 Miles	5 Miles
2026 Total Population	19,886	154,807	418,300
2030 Population	19,631	153,645	417,229
Population Growth (2000-2026)	6.3%	6.7%	8.2%
Median Age	32.1	32.7	34.2



2026 Total Households	7,094	55,247	147,564
Household Growth (2000-2026)	1.0%	5.9%	12.8%
Average Household Income	\$71,097	\$76,679	\$92,394
Average Household Size	2.79	2.75	2.78



Total Businesses	438	6,232	18,551
Average Disposable Income	\$55,874	\$59,425	\$69,954
Total Employees	4,868	76,428	203,874



Location Highlights

- Minutes from California State University, Fresno, generating a large daytime population.
- Surrounded by established residential neighborhoods supporting consistent consumer demand.
- Near numerous national retailers, restaurants, fuel stations, neighborhood shopping centers, healthcare providers, and professional offices.
- Approximately 10 minutes from Downtown Fresno.
- Approximately 10 minutes from Fresno Yosemite International Airport.
- Located within one of California's largest agricultural and distribution economies, serving a regional population of over one million residents.

This asset offers investors the opportunity to acquire a well-located commercial site with immediate redevelopment potential, exceptional arterial exposure, and a below-replacement-cost basis in one of Fresno's most established commercial corridors.



Situated along North Cedar Avenue, one of Fresno's major commercial thoroughfares.



Quick access to Highway 41 and State Route 168, providing connectivity throughout the Central Valley.



Less than one mile from Shaw Avenue, Fresno's premier retail corridor.



Strong demographics with approximately 161,000 residents within a 3-mile radius and continued population growth supporting long-term commercial demand.



03

The
Market

Comparables



1

4076-4092 N. Cedar Avenue

Size	3.06 Acres
Building Type	Office-zoned commercial land
Asking Price	\$2,500,000
Price per Acre	\$817,000

Notes

- Approximately 0.5 mile north of the subject
- Similar Cedar Avenue corridor with freeway access.



2

3950 N. Cedar Avenue

Size	0.80 Acres
Building Type	Commercial land
Asking Price	\$815,000
Price per Acre	\$1,020,000

Notes

- Smaller commercial development parcel in the same corridor.



3

NWQ Cedar & Ventura

Size	43,124 SF (0.99 Acres)
Building Type	Commercial (C-6)
Asking Price	\$600,000
Price per Acre	\$606,000

Notes

- Inferior location south of the subject with less frontage and a smaller site.



Contact:

Gil Corber

Vice President

CA Lic. 01378982

FL Lic. BK3642532

NY Lic. 10311203776

+1 310-367-7611

gil.corber@colliers.com

COMMERCIAL BUILDING IN FRESNO

±14,994 SF

4309 N Cedar Avenue, Fresno, CA

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and / or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Greater Los Angeles, Inc.

Colliers