



**CUSHMAN &  
WAKEFIELD**

±8,100 – 14,500 SF AVAILABLE

**3233 N. CEDAR**

FRESNO, CA

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**RETAIL SHOPPING CENTER  
SPACE AVAILABLE**

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## 3233-3239 N CEDAR

±8,100 – 14,500 Square Feet

Discover an exceptional opportunity to establish your business in a bustling retail shopping center located at the vibrant intersection of Shields and Cedar, just minutes from Highway 168. This versatile space offers between ±8,100 and 14,500 square feet, perfect for a variety of retail ventures.

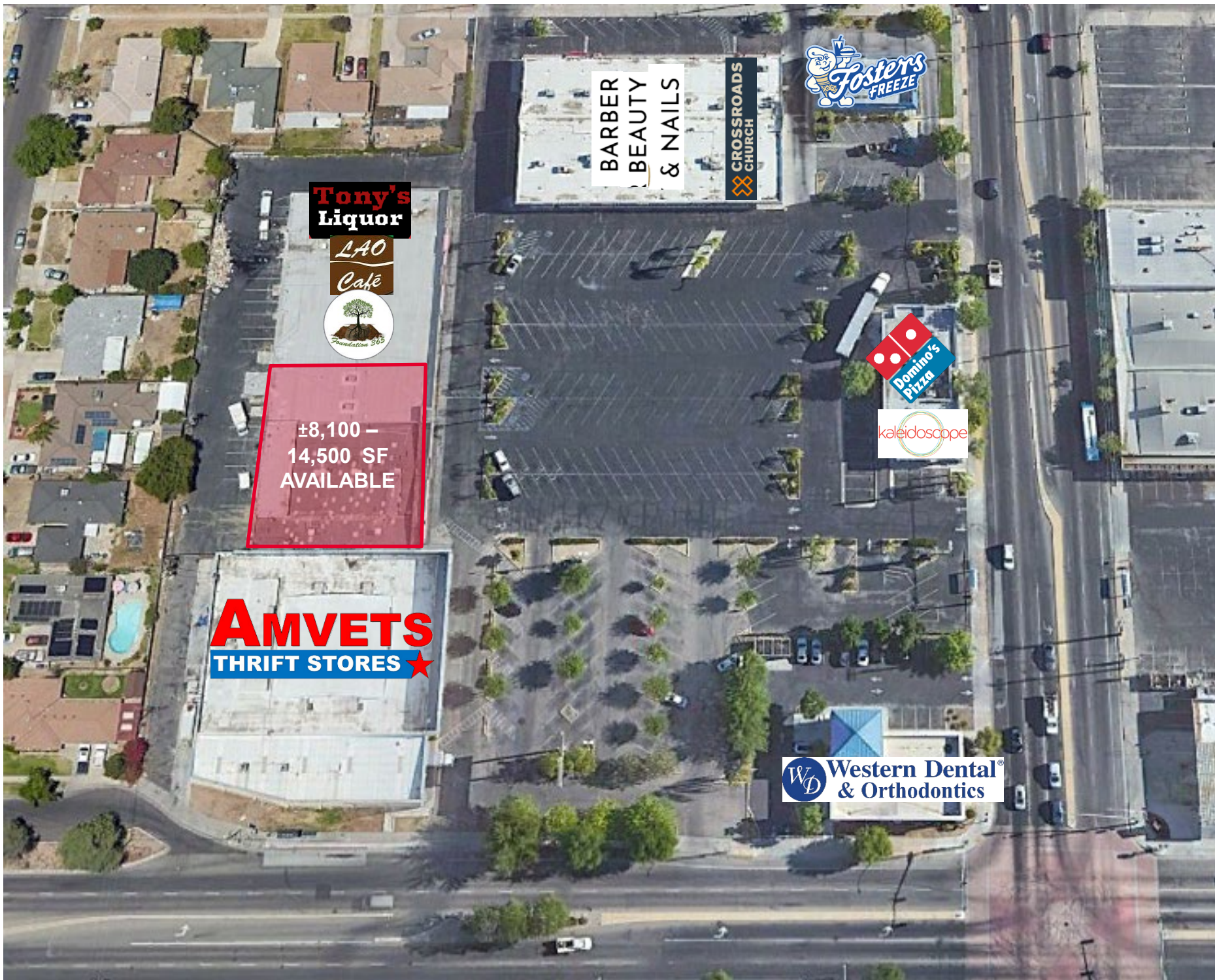
### PROPERTY INFORMATION

Lease Rate:	Inquire with broker
Lease Type:	NNN
Available Space:	8,100 sf – 14,500 sf
Land Area:	1.58 Acres
Parking:	Abundant Parking – Large Lot
Zoning:	C (Commercial)

- Signalized corner
- High traffic counts
- Easy access to Highway 168
- Flexible space ideal for a variety of retail uses



# SITE PLAN



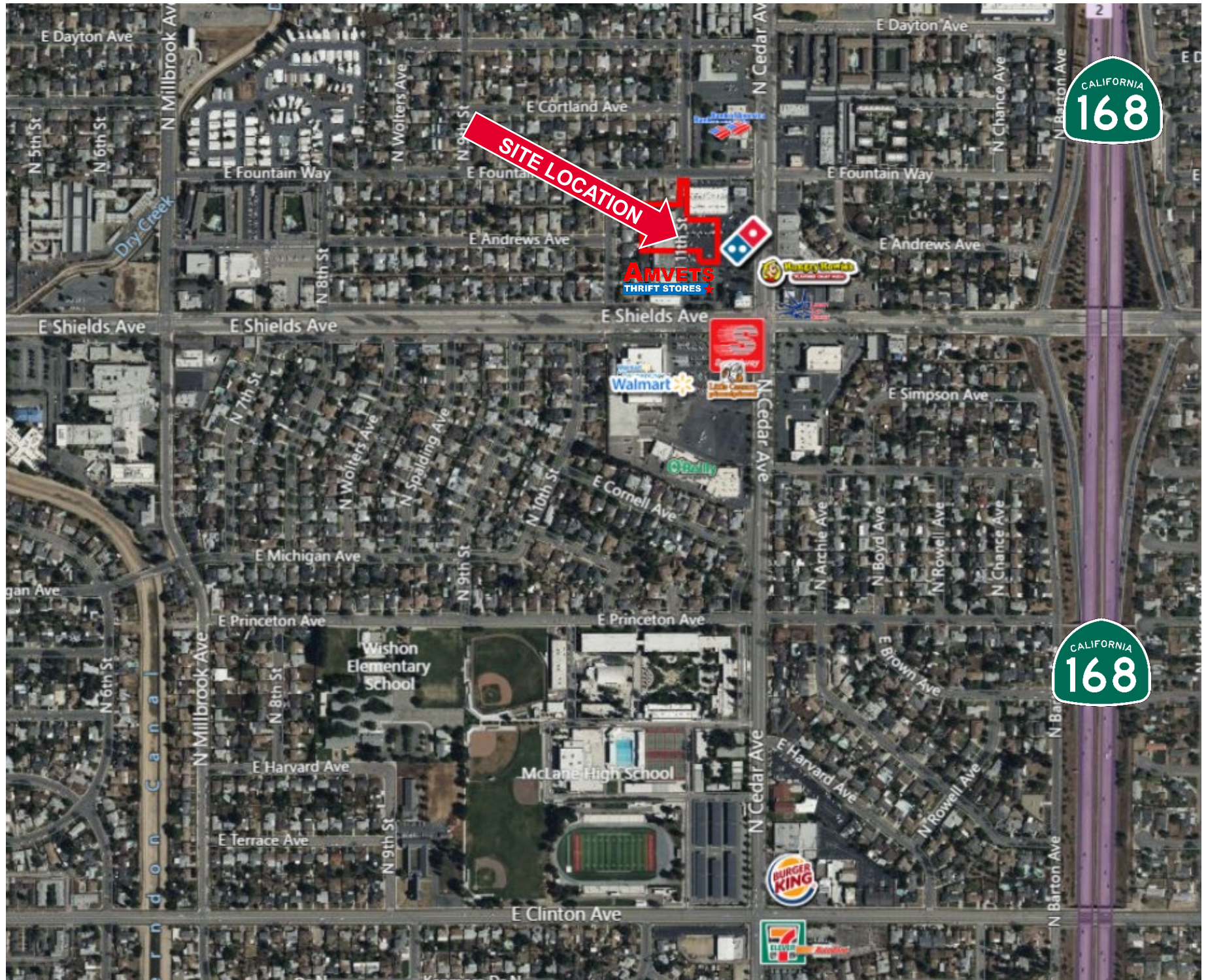


# AERIAL MAP





# AERIAL MAP







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