



Fresno, CA

Former Jack in the Box

Infill Redevelopment Opportunity
with Existing Drive-Thru



CP PARTNERS
COMMERCIAL REAL ESTATE



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Former Jack in the Box

8008 N Cedar Ave, Fresno, CA 93720 [➔](#)

PRICE: **\$1,900,000** PRICE/SF: **\$715**

NOI	\$131,435
BUILDING SIZE	2,658 SF
LOT SIZE	0.62 AC



Expiring Lease Drive-Thru Site in Dense Fresno Corridor

The corporate-operated Jack in the Box on Cedar Avenue recently vacated, presenting a rare chance to acquire a drive-thru asset in a high-traffic Fresno corridor. With **below-replacement cost basis** and **strong underlying fundamentals**, the site is well-positioned for **redevelopment / re-tenanting**.



Existing Drive-Thru Building

- Freestanding drive-thru building at a basis well below current replacement cost
- ±2,658 SF structure offers flexibility for a wide range of backfill tenants or adaptive reuse
- Direct access from Cedar Avenue and just off Nees Avenue

Infill Fresno Location

- Strategically located near a major intersection, providing excellent visibility and accessibility
- Central infill location with immediate proximity to dense residential rooftops
- Surrounded by a strong mix of national retailers and local favorites, including Batter Up Pancakes and other established operators

Clovis West High School - Regional Demand Driver

- Nearby Clovis West High School recently completed a \$7.5M renovation of its aquatics complex (2023)
- The aquatics center is a premier regional facility hosting year-round competitions and major events, driving consistent traffic to the surrounding area
- Campus serves over 2,100 students, further supporting daily activity and long-term demand fundamentals

LEGEND



Property
Boundary

2,658

Rentable SF

0.62

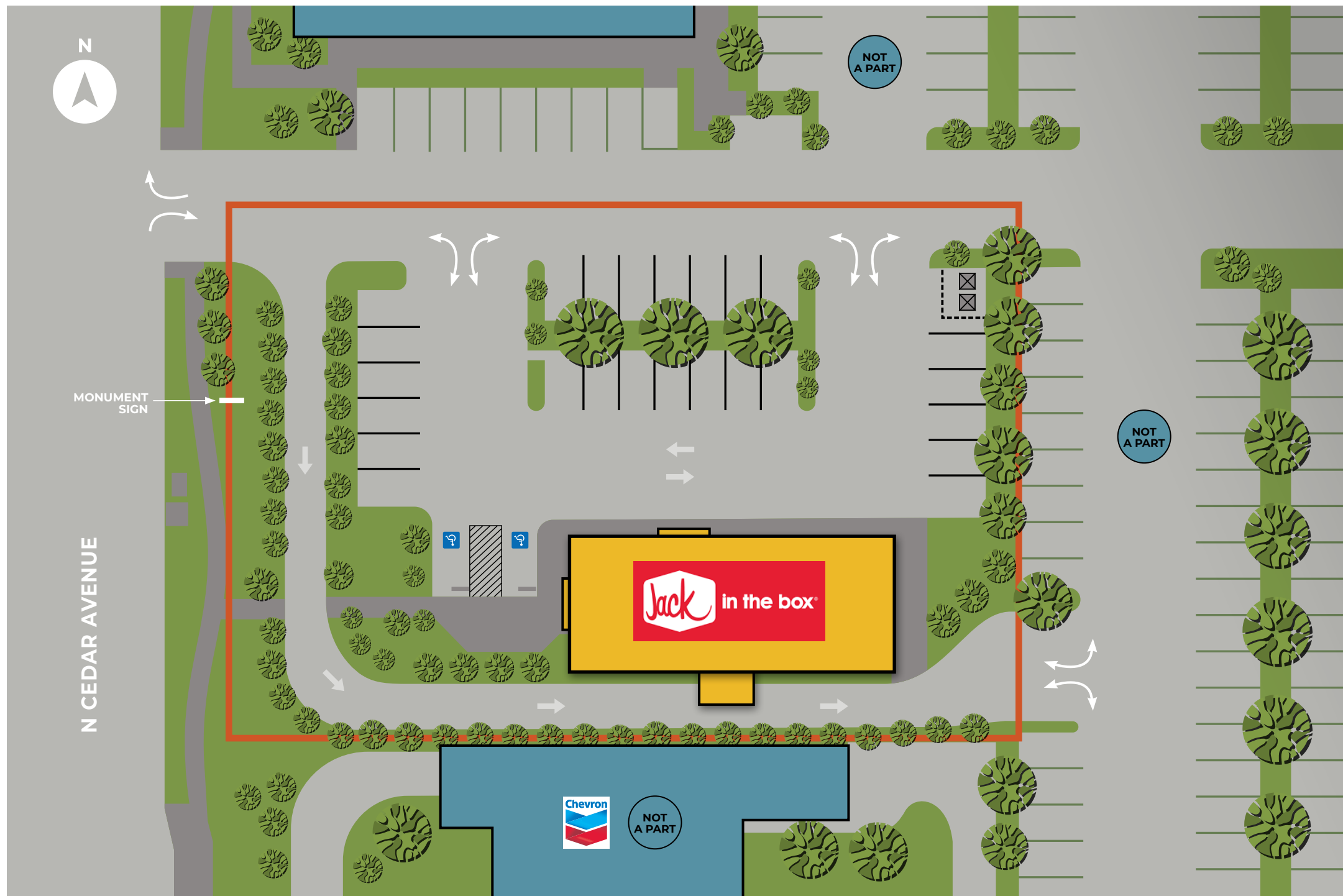
Acres

27

Parking Spaces



Egress







Located in California's Central Valley

17,626

VEHICLES PER DAY ALONG
NEES AVENUE

18,703

VEHICLES PER DAY ALONG
CEDAR AVENUE

10.4 miles

TO DOWNTOWN FRESNO

Immediate Trade Area | 8



 DOWNTOWN FRESNO
10.4 MILES



 Fresno Heart & Surgical Hospital

 Valley Children's Hospital

 Clovis West High School

 Stone Creek Elementary

 National University

DAVE & BUSTER'S
SPORTSMAN'S WAREHOUSE
TRADER JOE'S
petco
F45 TRAINING

 BatterUp
PANCAKES

 DOLLAR TREE

PIAZZA DEL
PANE
ITALIAN CAFE

Subject Property
 Jack in the box®

18,703 VPD

CEDAR AVENUE

 BREAK BARRIERS INTERNATIONAL

OLYMPUS FITNESS
Lendmark
FINANCIAL SERVICES®

THE PM LOUNGE

 Valero®

 Chevron

TOLEDO'S
MEXICAN RESTAURANT

THE IRON OFFICE

NEES AVENUE

DiCicco's
CLASSIC NEW ENGLAND

FOUNDED IN 1998
FRESNO MUSIC ACADEMY
MUSIC FRESNO & TOWER DISTRICT

17,626 VPD

ELLIOTT'S




Buchanan High School





Clovis Community Medical Center


Dutch Bros


SKY ZONE


Alta Sierra Intermediate School


UCP+
CENTRAL CALIFORNIA






TRADER JOE'S




WATER.COM
BY PRIMO BRANDS™









HONDA


Maple Creek Elementary School


THE IRON OFFICE

Subject Property



DiCicco's


FRESNO MUSIC ACADEMY
FOUNDED IN 1987
NORTH FRESNO & TOWER DISTRICT


OLYMPUS FITNESS

Lendmark
FINANCIAL SERVICES™


Chevron

17,626 VPD


Valero

CEDAR AVENUE

18,703 VPD

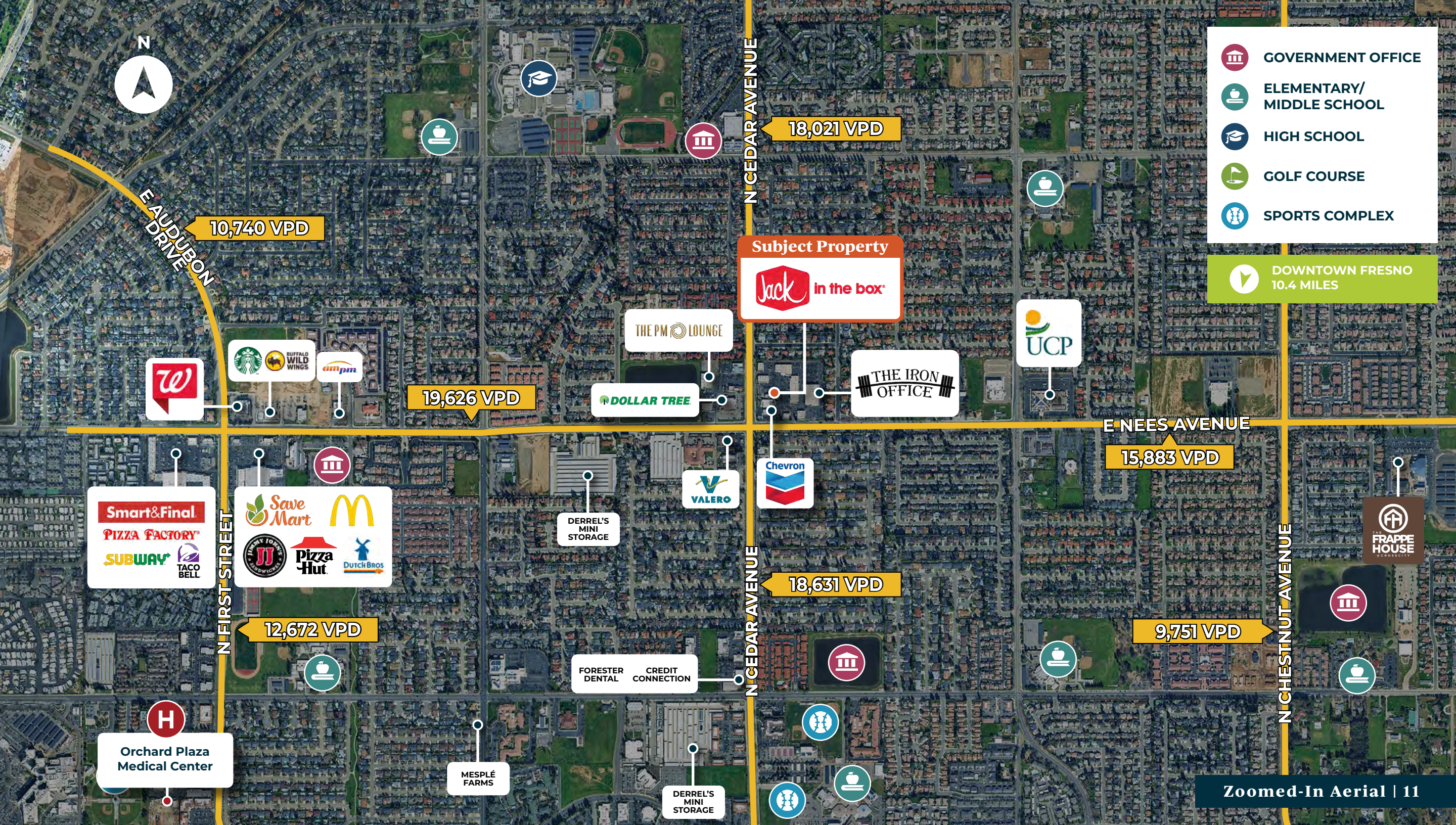

NOBLE CREDIT UNION


TOLEDO'S MEXICAN RESTAURANT


DOLLAR TREE


PIAZZA DEL PANE
ITALIAN CAFE

NEES AVENUE



-  GOVERNMENT OFFICE
-  ELEMENTARY/
MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX

 DOWNTOWN FRESNO
10.4 MILES

Subject Property



THE PM LOUNGE



19,626 VPD

E NEES AVENUE

15,883 VPD



DERREL'S
MINI
STORAGE

18,631 VPD



FORESTER
DENTAL CREDIT
CONNECTION

12,672 VPD



N FIRST STREET

N CEDAR AVENUE

N CHESTNUT AVENUE

9,751 VPD

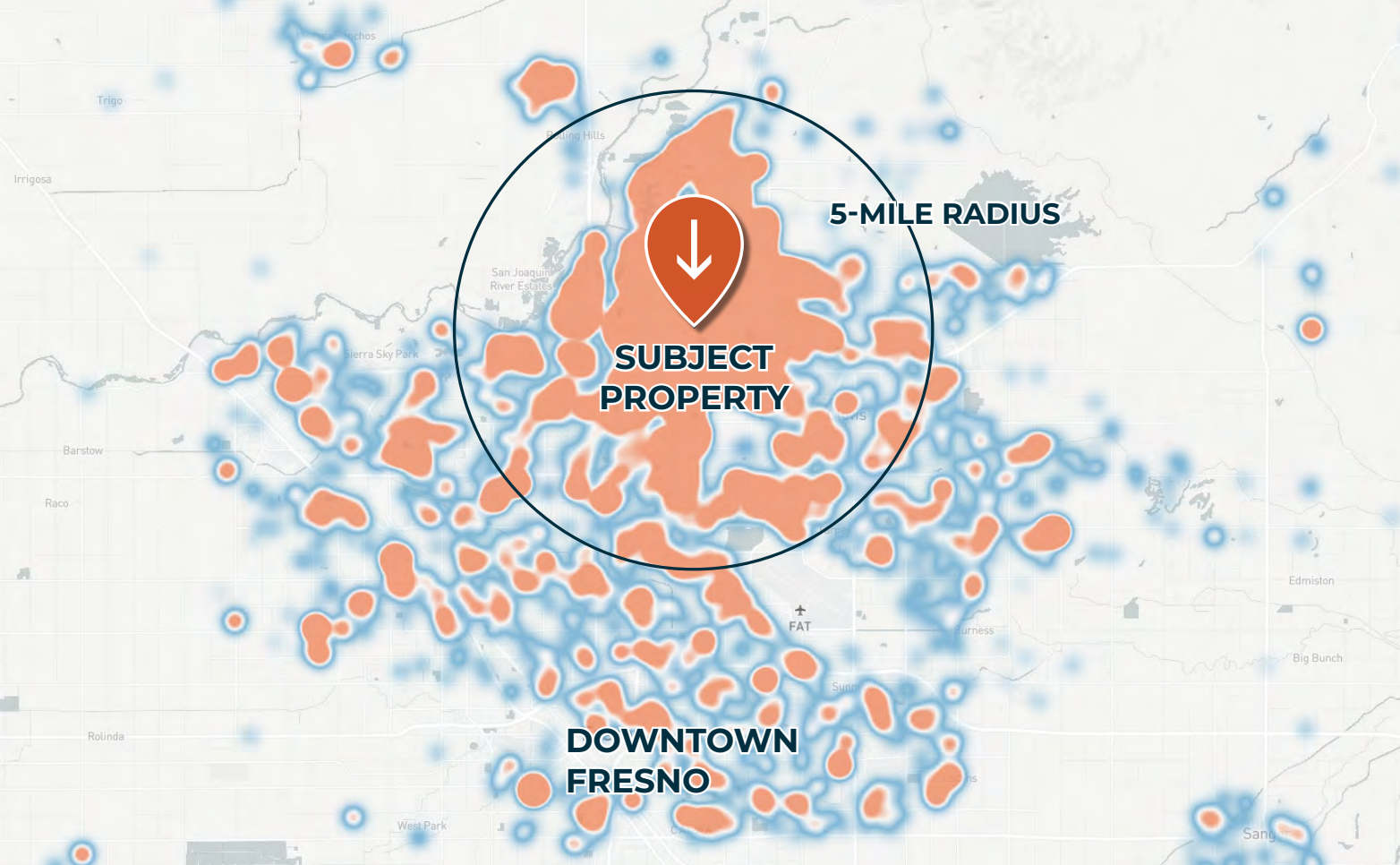


Orchard Plaza
Medical Center

MESPLÉ
FARMS

DERREL'S
MINI
STORAGE





Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property** over the past 12 months.

Visitation Data

128.5K Visits

OVER THE PAST 12 MONTHS TO
THE SUBJECT PROPERTY

15 Min

AVERAGE DWELL TIME AT
THE SUBJECT PROPERTY

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics



Ring Radius Population Data

	1-Mile	3-Mile	5-Mile
2025	18,462	114,105	249,046
2030 PROJ.	19,358	121,507	261,746



Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	\$144,424	\$143,192	\$127,173
MEDIAN	\$115,459	\$107,182	\$91,871

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.

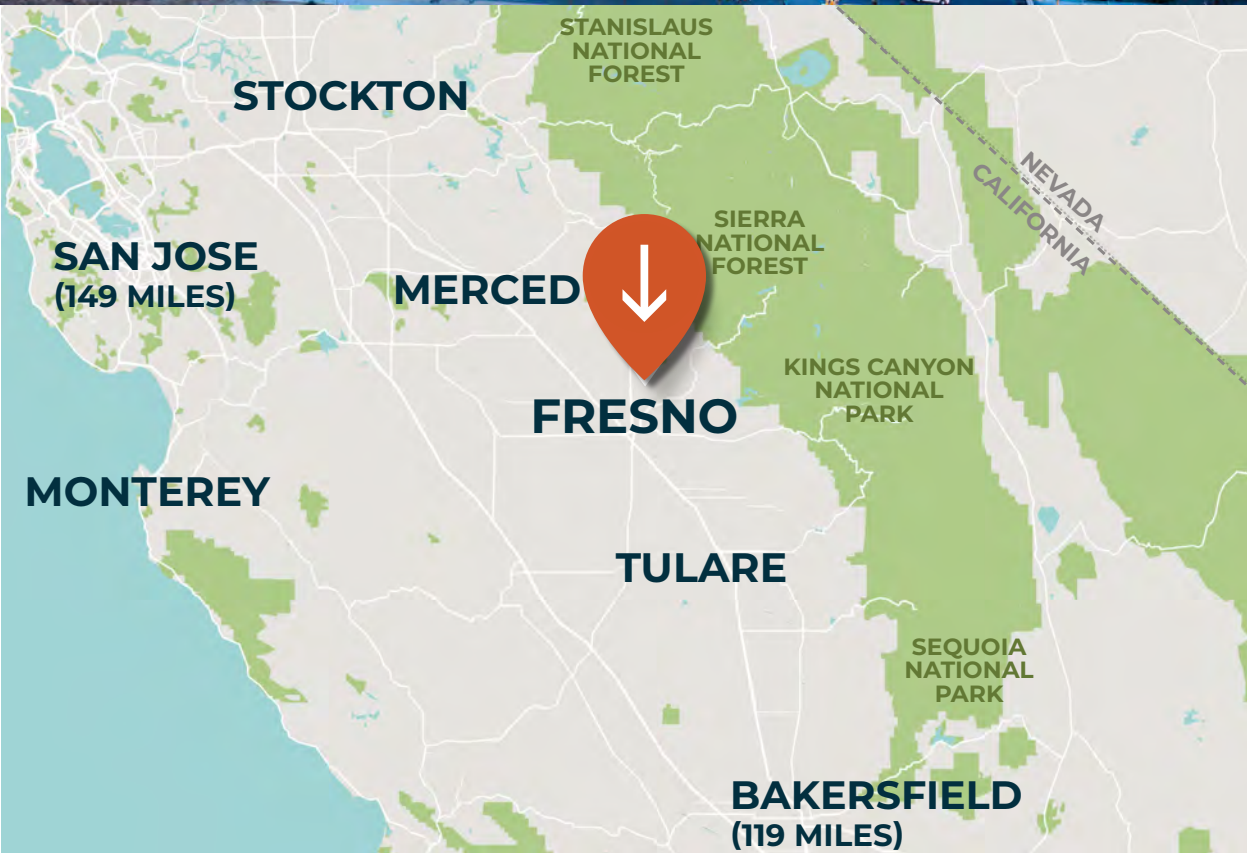


Fresno, CA



A Major Agricultural and Economic Hub

- As the county seat of Fresno County, Fresno is the largest city in the Central Valley and the fifth-largest in the state with approximately 550,105 residents and a metro population of 1.19 million
- Known as the “Raisin Capital of the World,” the region’s fertile land is ideal for farming, serving as the regional hub for the San Joaquin Valley and the greater Central Valley region
- Home of California State University, Fresno (commonly known as Fresno State), a major educational institution with over 22,000 students enrolled



California’s Central Valley

- The Central Valley covers about 20,000 square miles and is one of the most productive agricultural regions in the world
- More than 250 different crops are grown in the Central Valley with an estimated value of \$17 billion annually
- The predominate crop types are cereal grains, hay, cotton, tomatoes, vegetables, citrus, tree fruits, nuts, table grapes, and wine grapes
- Approximately 6.5 million people live in the Central Valley, and it is the fastest growing region in California

1.2 Million

FRESNO MSA ESTIMATED
POPULATION (2025)

\$60.3 Billion

FRESNO MSA GDP

Location Overview | 14



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