

AVAILABLE FOR LEASE
2,264± | FORMER FAST FOOD RESTAURANT WITH A DRIVE-THRU

5380 W. SPRUCE AVENUE
FRESNO, CA



PLEASE DO NOT DISTURB THE BUSINESS
CONTACT AGENT TO SEE THE PROPERTY



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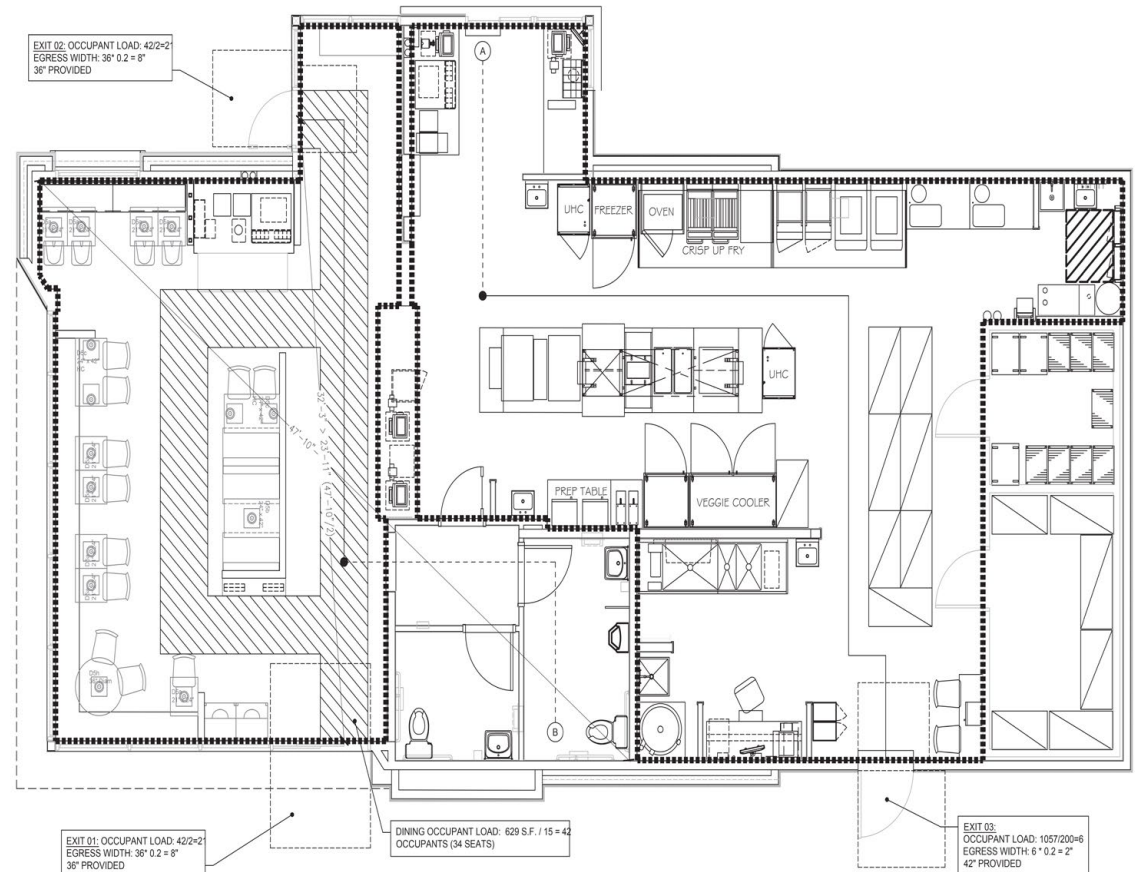
Availability:	2,264± SF
Lot Size:	24,829± SF
Tenancy:	Single
Property Type:	Restaurant
Year Built:	2022
Zoning:	CC (<i>Community Commercial</i>)
APN:	502-180-02 (<i>Fresno County</i>)

PROPERTY DESCRIPTION

The subject property is an existing fast food restaurant with a drive-thru, which is extremely difficult to find. The building is equipped with many restaurant fixtures, including a hood. This would be a perfect location for a local or regional restaurant operator looking to open a new restaurant with minimal upfront cost.

HIGHLIGHTS

- High Traffic Intersection
- Excellent Access and Visibility
- Freestanding Building with Drive-Thru
- Newly Constructed Building



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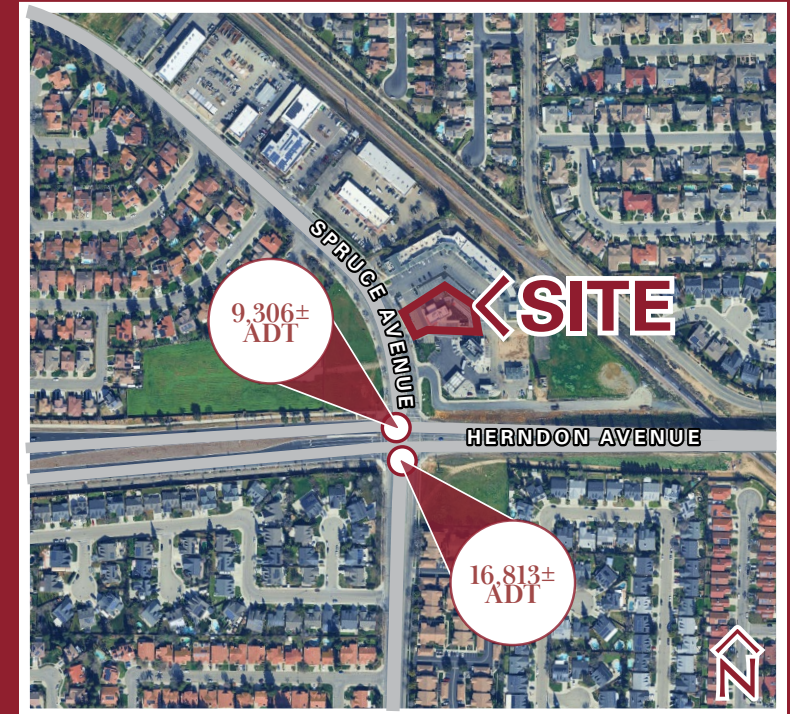
AREA DEMOGRAPHICS

LOCATION DESCRIPTION

The subject building is in northwest Fresno surrounded by residential and commercial development. The property benefits from strong demographics and is located on one of the busiest corridors in Fresno County.

POPULATION	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
	2029 Projection	18,591	77,643	155,374
	2024 Estimate	17,974	73,999	150,057
	Growth 2024-2029	3.43%	4.92%	3.54%
	Growth 2020-2024	13.23%	5.60%	2.14%
	Growth 2010-2020	4.17%	12.62%	11.54%
HOUSEHOLD	2029 Projection	6,078	26,579	52,602
	2024 Estimate	5,881	25,326	50,764
	Growth 2024-2029	3.36%	4.95%	3.62%
	Growth 2020-2024	13.69%	5.65%	2.05%
	Growth 2010-2020	3.97%	10.88%	9.10%
	2024 Est. Average HH Income	\$120,718	\$114,741	\$105,358

Source: Claritas 2024



TRAFFIC COUNTS

(Within a One Mile Radius)

9,306± ADT

Spruce Avenue at Herndon Avenue
(Northbound)

16,813± ADT

Herndon Avenue at Spruce Avenue
(Eastbound)

Source: Kalibrate TrafficMetrix 2024



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