

AVAILABLE FOR LEASE

2,566± SF FORMER FAST FOOD RESTAURANT WITH DRIVE THROUGH

1110 C STREET FRESNO, CA



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



Michael Kennedy
Senior Vice President
t 559-447-6271
mkennedy@retailcalifornia.com
CA RE Lic. #01181635

Michael Arfsten
Senior Vice President
t 559-447-6233
michael@retailcalifornia.com
CA RE Lic. #01181635

Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com

FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200

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Availability: 2,566± SF

Year Built: 1985 & Renovated in 2017

Zoning: NMX (*Neighborhood Mixed Use*)

PROPERTY DESCRIPTION

The subject property is an existing fast food restaurant with a drive thru. The building is equipped with many restaurant fixtures, including a hood. The property sits adjacent to HWY 99 and other fast food and retailers like Wendy's, Burger King, Panda Express and Food 4 Less.

HIGHLIGHTS

- Existing restaurant with a drive thru
- Pylon Sign exclusive to this building
- Close to HWY 99 on and off ramps
- Located in densely populated neighborhood.



Please Do Not Disturb Tenant
CONTACT AGENT FOR LEASE RATE

NNN
LEASE TYPE

LOCATION DESCRIPTION

The subject property sits directly across the street from the main grocery anchored shopping center serving the surrounding community. The area has limited daily needs retailers and services, bringing that daily needs traffic to the intersection and drawing customers from a larger area.

POPULATION

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2029 Projection	18,735	111,626	291,255
2024 Estimate	18,343	110,412	287,500
Growth 2024-2029	2.14%	1.10%	1.31%
Growth 2020-2024	6.20%	-0.97%	0.63%
Growth 2010-2020	-0.85%	-0.26%	1.90%
2029 Projection	5,082	33,331	88,614
2024 Estimate	4,913	32,647	86,964
Growth 2024-2029	3.45%	2.09%	1.90%
Growth 2020-2024	7.55%	0.33%	1.40%
Growth 2010-2020	11.24%	8.29%	5.20%
2024 Est. Average HH Income	\$47,057	\$57,287	\$64,646

HOUSEHOLD



TRAFFIC COUNTS

89,715± ADT

11,648± ADT

Highway 99

Fresno Street at C Street
(Northeast bound & Southwest bound)

Source: Claritas 2024

Source: Kalibrate TrafficMetrix 2024



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