

AVAILABLE FOR SUBLEASE
2,400± SF RESTAURANT BUILDING WITH A DRIVE-THRU

157 S. MADERA AVENUE

KERMAN, CA



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PROPERTY INFORMATION

Cross Streets:	Madera & Whitesbridge Avenues
Building Size:	2,400± SF
Sublease Rate:	Contact for Pricing
Tenancy:	Single
Year Built:	1994
Zoning:	CG (<i>General Commercial</i>)
APN:	023-030-11S (<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.

LOCATION DESCRIPTION

The subject property is well located at the "Main and Main" intersection in Kerman, CA. Whitesbridge Road (*Highway 180*) and Madera Avenue (*Highway 145*) are highways connecting several central valley communities. Kerman has been a growing trade area for years with more growth planned.

HIGHLIGHTS

- "Main and Main" Intersection in the Trade Area
- Excellent Access & Visibility
- Monument & Pylon Signage Available
- Outparcel to an anchored Shopping Center



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AREA DEMOGRAPHICS

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2030 Projection	12,252	19,098	21,386
	2025 Estimate	11,702	18,393	20,744
	Growth 2025-2030	4.70%	3.83%	3.10%
	Growth 2020-2025	89.44%	6.10%	1.89%
	Growth 2010-2020	-28.43%	12.58%	12.31%
	<i>Daytime Population</i>	10,538	16,267	18,396
HOUSEHOLD	2030 Projection	3,499	5,324	6,023
	2025 Estimate	3,329	5,114	5,825
	Growth 2025-2030	5.11%	4.10%	3.41%
	Growth 2020-2025	94.87%	5.91%	2.14%
	Growth 2010-2020	-40.85%	12.21%	12.15%
	<i>2025 Est. Average HH Income</i>	\$70,286	\$78,267	\$79,851

Source: Claritas 2025



TRAFFIC COUNTS

(Within a One Mile Radius)

47,788± ADT

Madera & Whitesbridge Avenues
All Directions

Source: Kalibrate TrafficMetrix 2025

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AERIAL
MAP



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