

AVAILABLE FOR SUBLEASE
2,632± SF FAST FOOD RESTAURANT WITH A DRIVE-THRU

4909 E. MCKINLEY AVENUE
FRESNO, CA



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4909 E. MCKINLEY AVENUE

FRESNO, CA

PROPERTY

INFORMATION

Availability: 2,632± SF
Tenancy: Single
Year Built: 1994

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

- Restaurant building with a drive thru
- High Traffic area
- Monument Signage available
- Adjacent to business and industrial park



Contact Agent
FOR SUBLEASE RATE

4909 E. MCKINLEY AVENUE

FRESNO, CA

PROPERTY INFORMATION

LOCATION DESCRIPTION

The subject building is located in the densely populated east-central Fresno area. McKinley Avenue is a major east/west thoroughfare through Fresno and the site is close to HWY 168 and HWY 180. The building is located close to the airport business park and industrial area adding to the high daytime population in this area.

TRAFFIC COUNTS

20,855± ADT

McKinley Avenue at Winery Avenue
(Westbound & Eastbound)

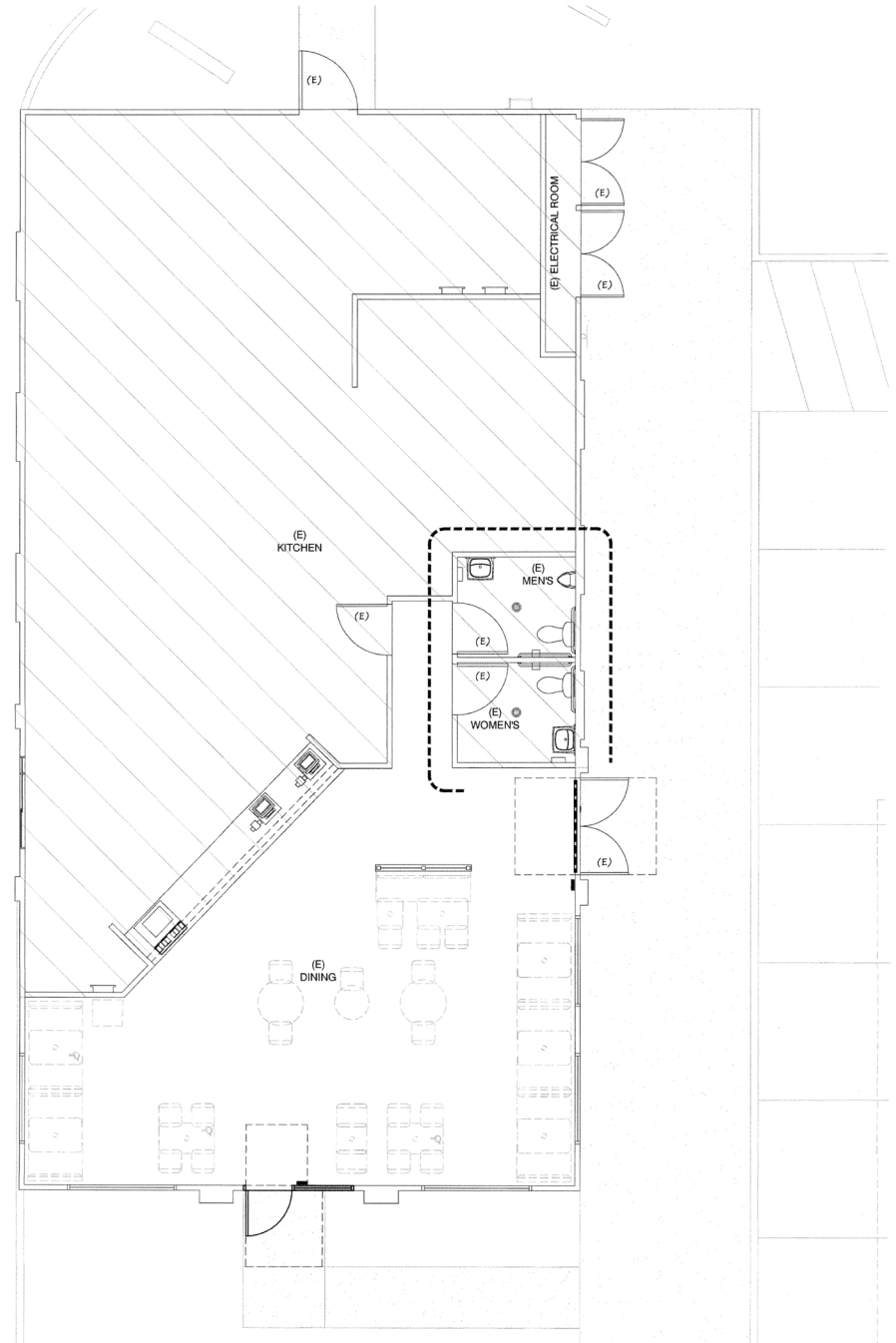
199,755± ADT

Highway 168 at McKinley Avenue
(Northbound & Southbound)

Source: Kalibrate TrafficMetrix 2025

POPULATION	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
	2030 Projection	17,496	159,405	390,909
	2025 Estimate	17,651	160,712	387,922
	Growth 2025-2030	-0.88%	-0.81%	0.77%
	Growth 2020-2025	-3.54%	-2.65%	1.73%
	Growth 2010-2020	7.95%	4.00%	6.57%
HOUSEHOLD	2030 Projection	4,997	49,578	125,375
	2025 Estimate	5,028	49,757	124,109
	Growth 2025-2030	-0.62%	-0.36%	1.02%
	Growth 2020-2025	-5.16%	-1.73%	2.04%
	Growth 2010-2020	9.80%	6.12%	8.12%
	2025 Est. Average HH Income	\$61,877	\$68,338	\$83,944

Source: Claritas 2025





FRESNO YOSEMITE
INTERNATIONAL AIRPORT

SITE

199,755±
ADT

MCKINLEY AVENUE

20,855±
ADT

CHESTNUT AVENUE

PEACH AVENUE

OLIVE AVENUE

180

180

For information, please contact:

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