

Colliers

Accelerating success



For Lease

Parcel Size:

±40,175
Square Feet

Zack Kaufman
Colliers
559 256 2448
zack.kaufman@colliers.com
DRE #01902869

Brandon Takemoto
Colliers
559 221 1278
brandon.takemoto@colliers.com
DRE #02208100

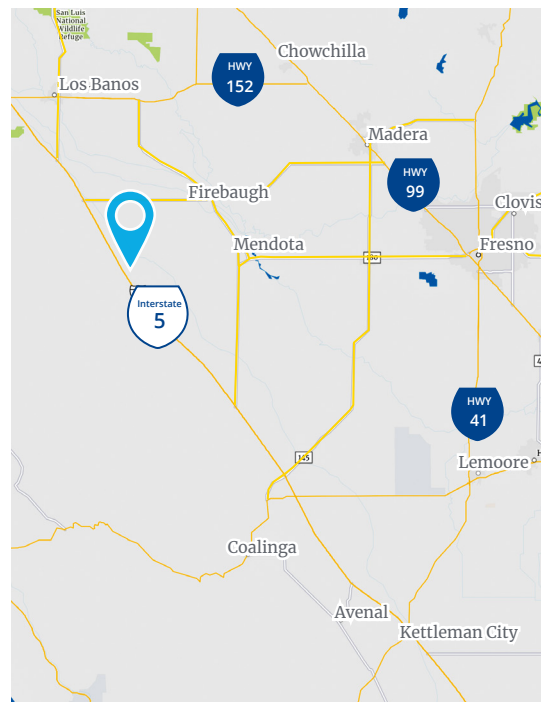
Cash Thomas
CMT Properties
559 349-2037
cash.cmtproperties@gmail.com
DRE #01922037

Colliers
7485 N. Palm Avenue, #110
Fresno, CA 93711
559 221 1271
www.colliers.com/fresno

Freeway Pad Available for Lease I-5 and Panoche Rd Fresno County, CA

Property Features

- Previously "Foster Freeze with Drive-Thru"
- I-5 On/Off Ramps at Panoche Rd.
- Freeway Visibility and Access
- Possible FWY Pylon Sign*
- Over 95,000 Cars Per Day!
- Large Parcel
- Fast Food, Restaurant, Automotive, Retail Car Wash, Tire/Repair, Hotel*
- Ground Lease or Built-to-Suit



Copyright © 2023 Colliers. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. Copyright © 2023 Colliers Tingey International, Inc. *Special governmental approvals may be needed. **Cash Thomas is related to the Ownership of the Subject Property.**

Property Profile

Location: 42681 W. Panoche Road at I-5
Firebaugh, CA (Fresno County)

APN: 029-190-39S

Parcel Size: 40,075 SF (Approximately 200' x 200')

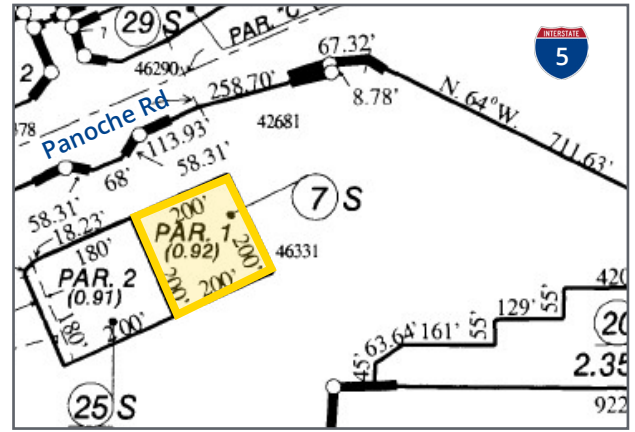
Previous Use: Fosters Freeze with Drive-Thru window (2,100 SF)

Customer Traffic: I-5 | 95,500 Cars Per Day (Cal-Trans 2020)

Customer Demographics:	Population	Avg. HH Income
5 Mile:	202	\$47,211
10 Miles:	1,508	\$47,706
20 Miles:	25,245	\$47,632
30 Miles:	66,391	\$62,922
50 Miles:	1,285,653	\$77,707

Lease Rate: Ground lease or build-to-suit. See Broker.

Possible Uses: Fast-food with drive-thru, sit-down restaurant, car wash, tires/auto repair, coffee drive-thru, urgent cares and other highway uses, pending zonig approval. (No mini-market/gas please.)



Disclosure: Existing, Fast-Food building stripped and vandalized inside and out. Photos above.



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc. **Cash Thomas is related to the Ownership of the Subject Property.**

Colliers