

For Lease

Parcel Size:

±40,175  
Square Feet

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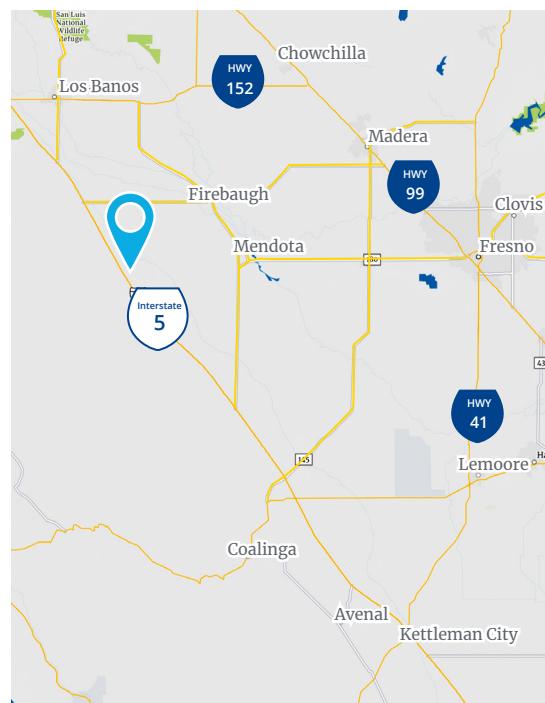
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## Freeway Pad Available for Lease I-5 and Panoche Rd Fresno County, CA

### 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



# 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')

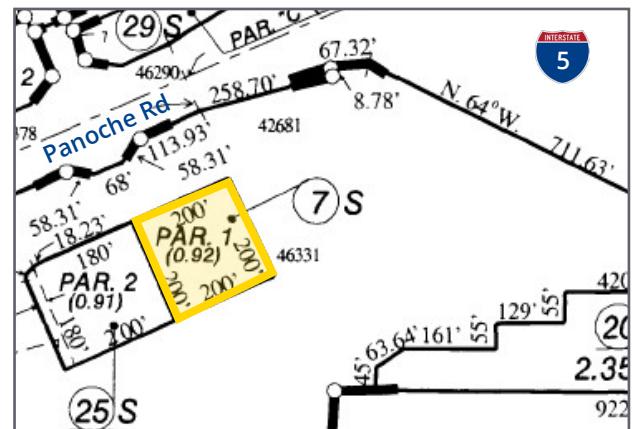
Previous Use: Fosters Freeze with Drive-Thru window (2,100 SF)

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 zoning approval. (No mini-market/gas please.)



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



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