

Drive Thru Pad Opportunity

4181 E Ashlan Ave | Fresno, CA 93726



Pad Drive Thru Opportunity

1,800 SF
Available

≈1.05 Acres (≈ 45,738 SF of Land)

APN: 428-300-34

CONTACT

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DESCRIPTION

- Rare freestanding second generation drive thru
- Strategically positioned in one of Fresno's established and strong performing retail corridors
- Large parcel provides for flexible configurations
- Ample parking with multiple convenient points of ingress/egress

2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	21,677	155,941	419,854
Avg Household Income	\$68,391	\$73,622	\$88,215
Daytime Population	5,144	70,763	213,273

Source: Esri

TRAFFIC COUNTS

E. Ashlan Ave @ N. Cedar Ave
Sierra Fwy

Source: Costar

approx. 23,700 cpd
approx. 93,500 cpd

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