



For Lease

±0.65 Acres Available

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Ground Lease Pad Available for Lease Next to Walgreens Fresno, CA

Property Features

- 0.65 acres (28,314 SF)
- Cross easements for additional parking, ingress & egress
- Adjacent to Walgreen's and next to Surf Thru Express Car Wash
- Available for Ground Lease
- Convenient access to Freeway 41
- Zoning: C-2 (Community Shopping Center)
- Fast Food, Restaurant, Automotive, Tire/Repair, Food Trucks

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Property Profile

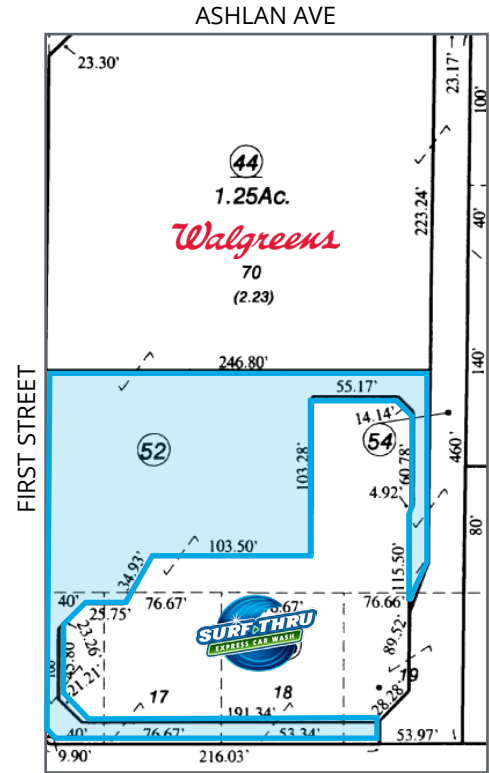
Location: 4140 N. First Street, Fresno, California
 APN: 436-061-52 (2024-2025 est. taxes \$7,409)
 Parcel Size: ±28,314 SF
 Improvements: Utilities to the pad and surface/parking improvements

Customer Traffic: Over 77,000 Cars Per Day

Customer Demographics:

	Population	Avg. HH Income	Employees
1 Mile:	6,503	\$76,121	23,907
3 Miles:	50,532	\$74,783	183,790
5 Miles:	179,326	\$78,863	496,993
10 Miles:	256,960	\$99,059	789,161
20 Miles:	301,510	\$97,074	954,149

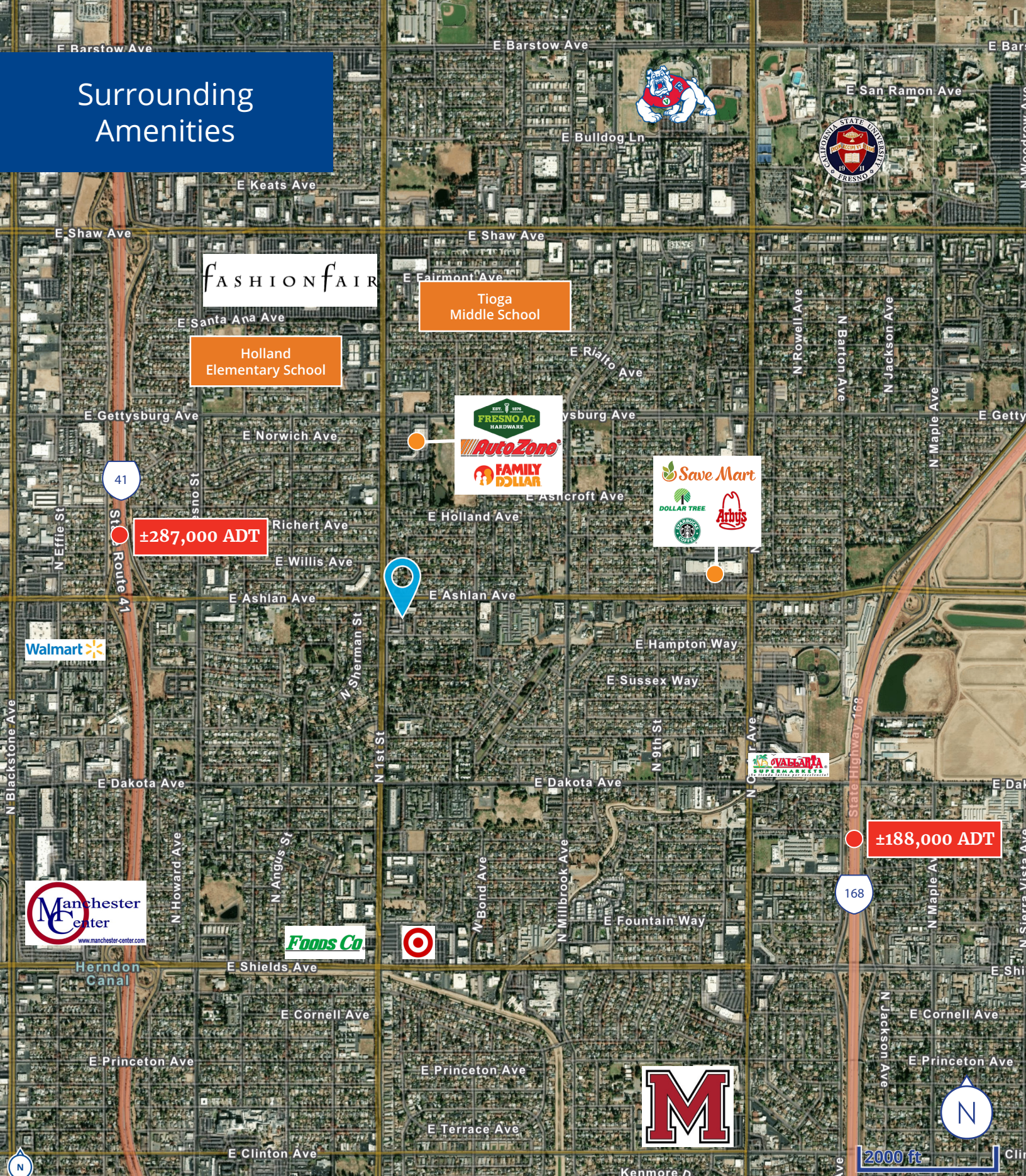
Lease Rate: Ground lease. See Broker.



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Surrounding Amenities



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