



FOR LEASE

4910 E ASHLAN AVE

Fresno, CA 93726

PRESENTED BY:

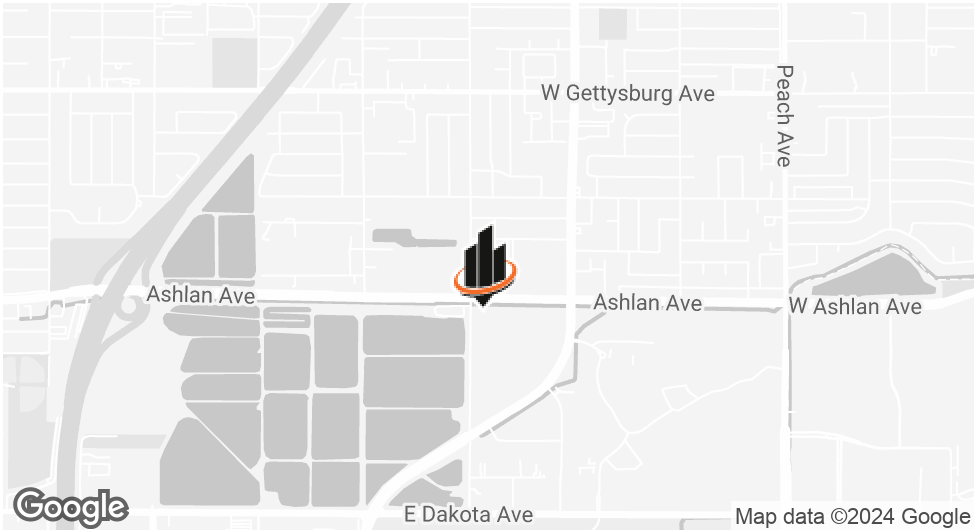
CAMERON GRAHAM

O: 559.400.0830

cameron.graham@svn.com

CalDRE #01970844

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1.25 - 1.35 SF/month (NNN)
BUILDING SIZE:	45,667 SF
AVAILABLE SF:	1,646 - 8,500 SF
LOT SIZE:	2.44 Acres
YEAR BUILT:	2000
ZONING:	IL
PARKING STALLS:	100

PROPERTY OVERVIEW

4910 E Ashlan Ave has spaces available from 1,646 SF to 8,500 SF. The multi-tenant building is located on the corner of Ashlan Ave. and Winery Ave., just minutes from Highway 168 and the Fresno Yosemite International Airport. The owner is willing to offer a tenant improvement allowance dependent upon tenant credit, rental rate, and lease duration.

PROPERTY HIGHLIGHTS

- Fully built-out offices
- Interior restrooms
- 24/7 access to units
- Nightly security

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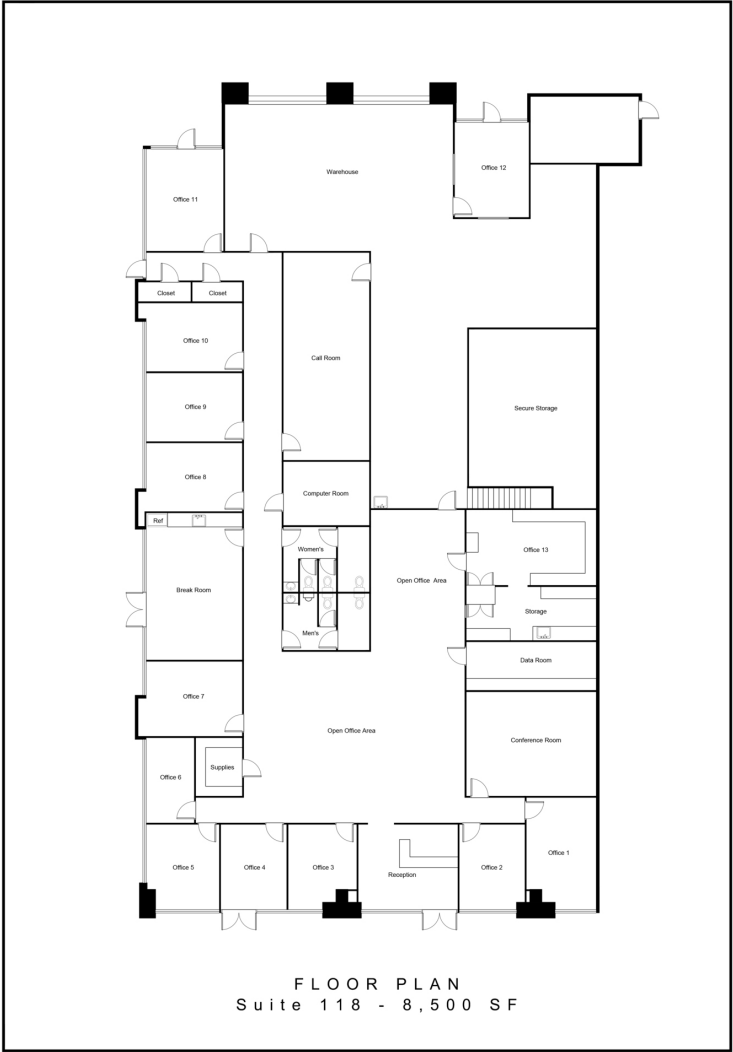
LEASE SPACES



AVAILABLE SPACES SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
4910 E Ashlan Ave Suite 118	Available	8,500 SF	NNN	\$1.35 SF/month
4910 E Ashlan Ave Suite 107	Available	1,646 SF	NNN	\$1.25 SF/month

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FLOOR PLANS



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PHOTOS



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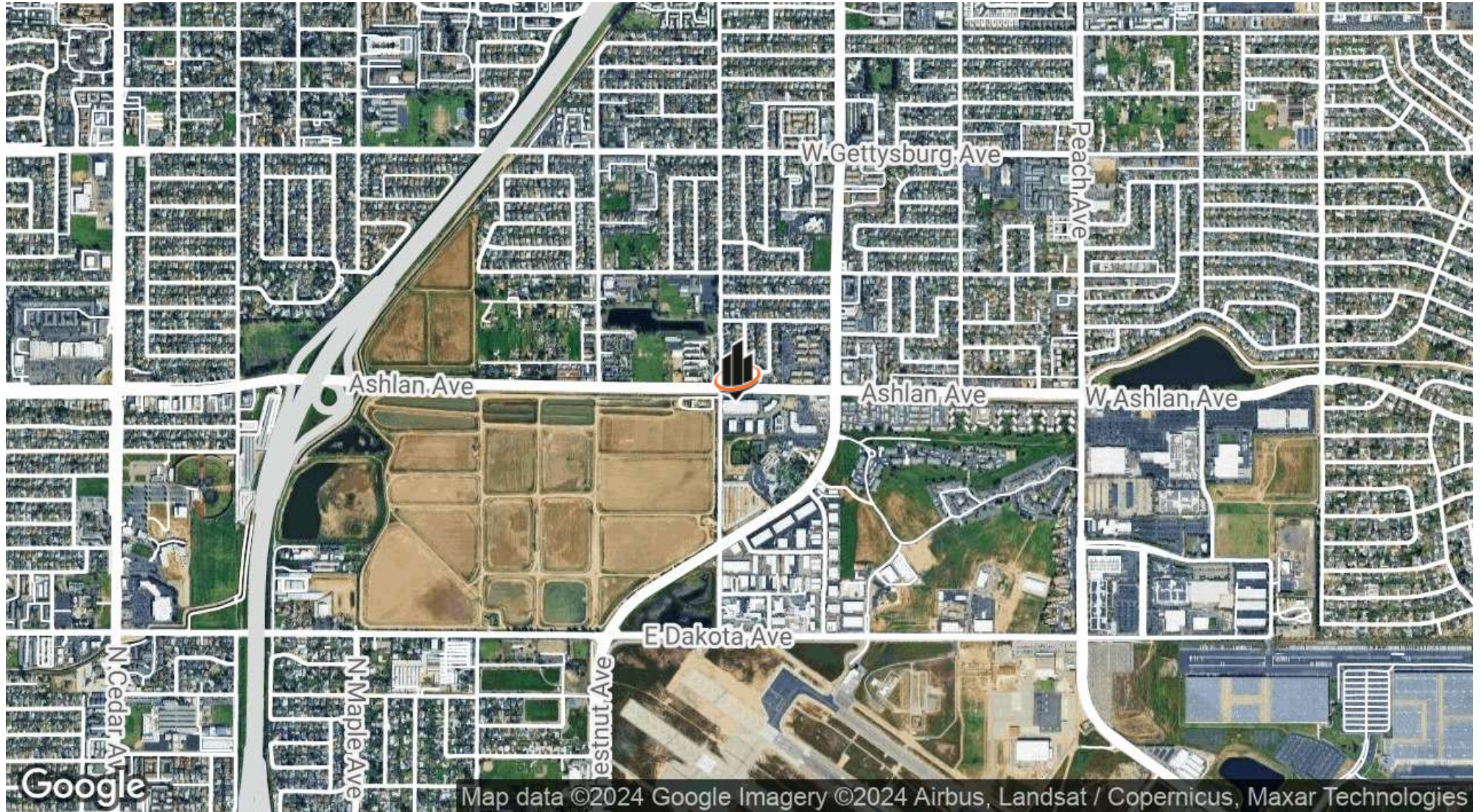
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SVN | CLOVIS COMMERCIAL

LOCATION MAP



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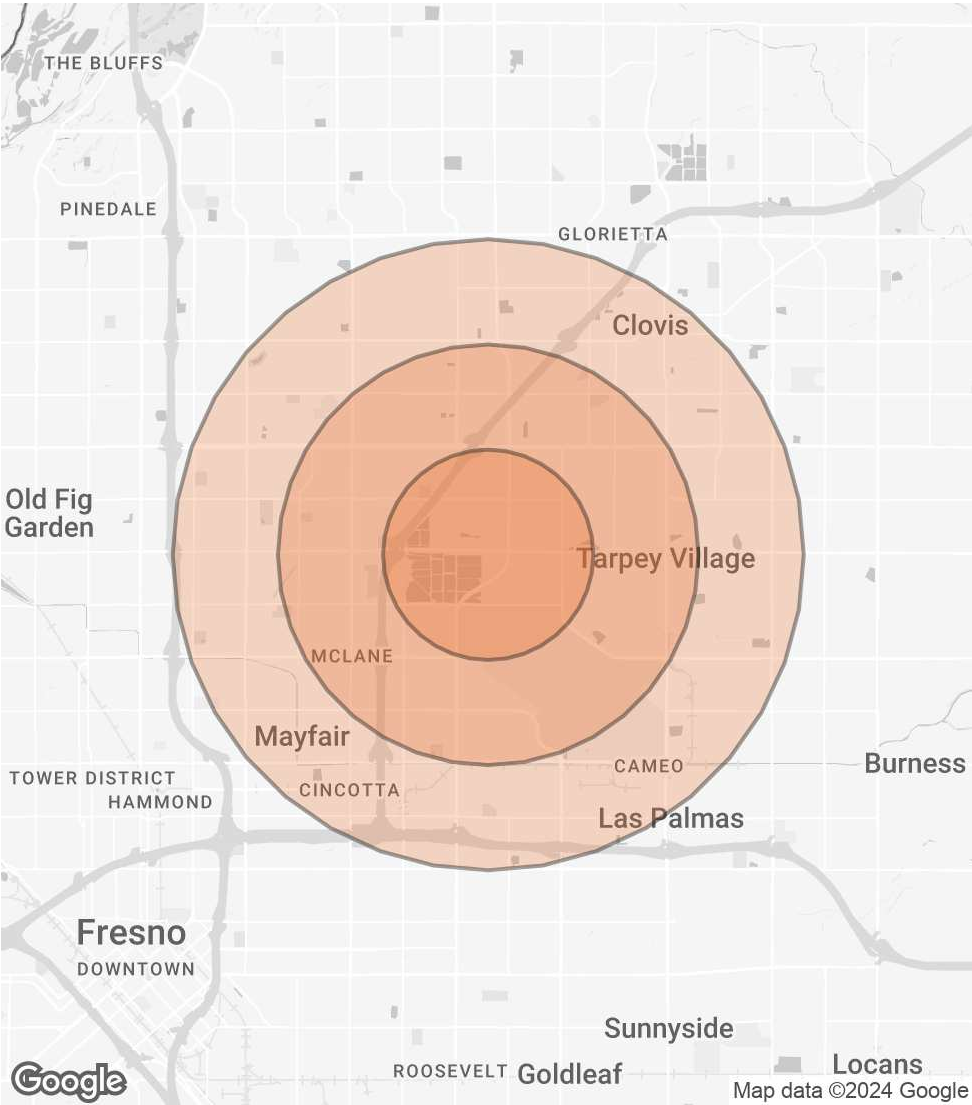
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	12,807	61,801	145,981
AVERAGE AGE	31.3	30.9	31.3
AVERAGE AGE (MALE)	29.5	29.4	30.2
AVERAGE AGE (FEMALE)	34.4	32.9	32.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,121	23,078	52,301
# OF PERSONS PER HH	2.5	2.7	2.8
AVERAGE HH INCOME	\$50,512	\$51,986	\$56,276
AVERAGE HOUSE VALUE	\$156,283	\$169,643	\$198,063

2020 American Community Survey (ACS)



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