

# ASHLAN VILLAGE SHOPPING CENTER AVAILABLE FOR LEASE

NWC of Ashlan & Blythe Avenues - Fresno, California



## HIGHLIGHTS

- ◆ **Landlord motivated**
- ◆ **Excellent street exposure**
- ◆ **Monument signage available**
- ◆ **High traffic counts**

For Additional Information  
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## PROPERTY INFORMATION

<b>Lot Size:</b>	Approximately 3.0± acres
<b>Total Building Size:</b>	26,640± SF
<b>Zoning:</b>	C-6 Heavy Commercial
<b>Available Space:</b>	4434 - 1,800± SF (Former fitness/gym) 4474 - 1,320± SF
<b>Lease Rate:</b>	Negotiable, NNN

## LOCATION DESCRIPTION

The Ashlan Village Shopping Center is an upscale neighborhood shopping center serving the west Fresno area. Located at the recently signalized intersection of Ashlan and Blythe Avenues, the center is ¾ mile from the new Central High School and ¼ mile from the new Steinbeck Elementary School. Ashlan Avenue is the only carrier of traffic across Highway 99 north of Clinton Avenue and south of Shaw Avenue and provides access to and from the freeway in all directions.

## DEMOGRAPHICS

<b>POPULATION</b>	<b>1-MILE</b>	<b>2-MILE</b>	<b>3-MILE</b>
<b>2015 Est. Population:</b>	11,834	61,167	121,997
<b>2020 Est. Population:</b>	12,460	64,526	128,817
<b>HOUSEHOLD INCOME</b>	<b>1-MILE</b>	<b>2-MILE</b>	<b>3-MILE</b>
<b>2015 Average:</b>	\$58,775	\$57,050	\$60,150

Source: AnySite

## TRAFFIC COUNTS

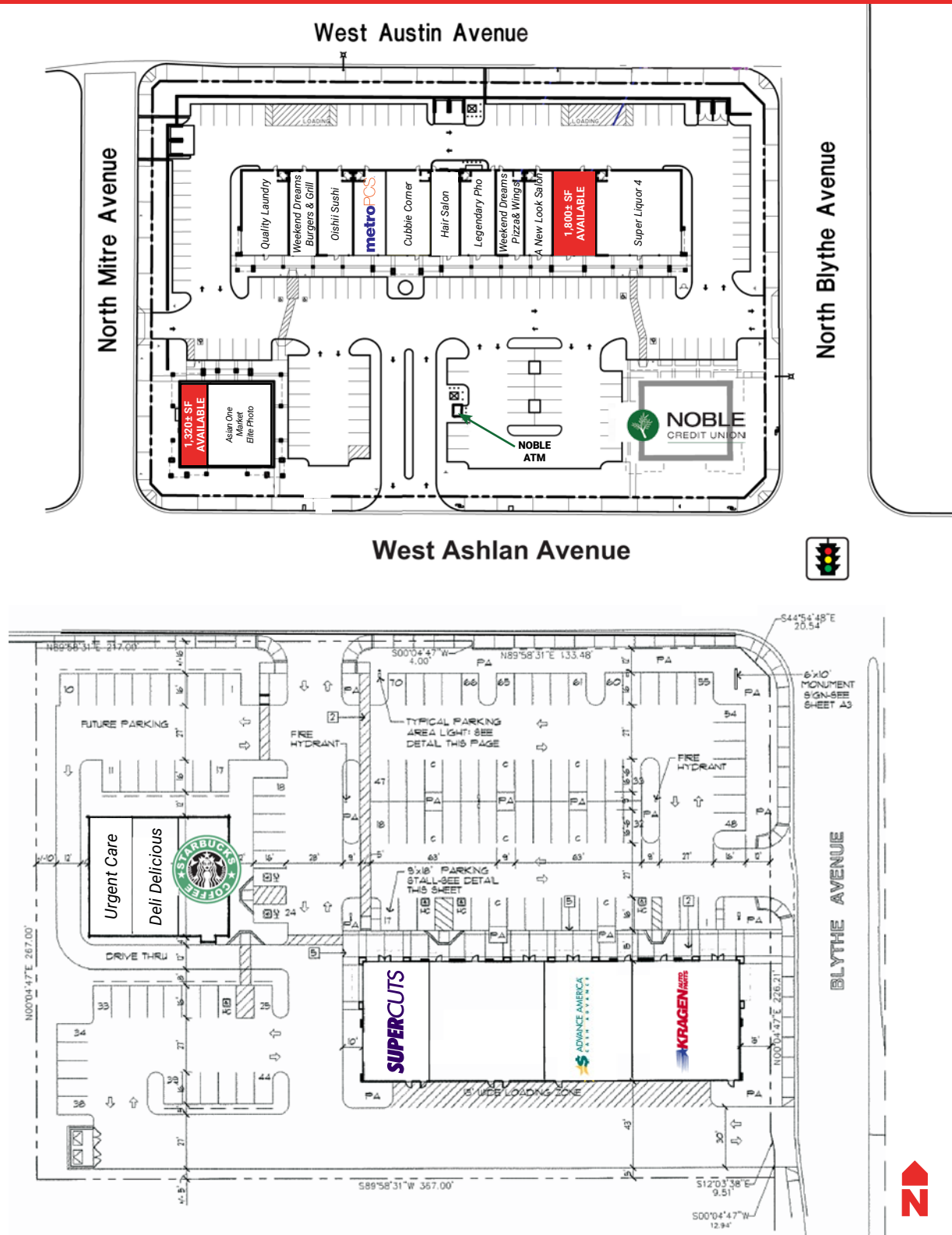
<b>Highway 99/Ashlan Avenue on/off ramps:</b>	20,256± ADT
<b>Ashlan Avenue @ Blythe Avenue:</b>	8,191± ADT

Source: Sitewise (Estimated for 2017)



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## SITE PLAN



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