

AVAILABLE FOR LEASE
1418-1452 W. ASHLAN AVENUE

WISHING WELL PLAZA

FRESNO, CA

1,200± SF
FOR LEASE

4,760± SF
FOR LEASE

1,200± SF
FOR LEASE



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Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com

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WISHING WELL PLAZA

FRESNO, CA

PROPERTY

INFORMATION

Availability:	3 Suites
1454:	4,760± SF
1453:	1,200± SF
1446:	1,200± SF
Lease Incentives:	Please contact agent(s) for more information

LOCATION DESCRIPTION

The property is located on the hard northwest corner of Ashlan & West avenues. The subject site is positioned at a high-traffic signalized intersection which experiences 85,209± cars per day across from Save Mart Shopping Center with tenants dd's Discounts, Dollar Tree, Starbucks, McDonalds, and O'Reilly Auto Parts.

PROPERTY DESCRIPTION

Wishing Well Plaza provides street-level access from both Ashlan and West. Tenants in the center are Liquor Zone, Subway, Romeo's Pizza, Quickeroo, Lety's Mexican Food, AK Smoke Shop, and Cricket Wireless. The property is surrounded by dense and mature residential and consistent income levels within a 3-mile radius. 151,004± population within a 3-mile radius.

HIGHLIGHTS

- Restaurant, Retail & Office Space Available
- Across from busy SaveMart Shopping Center
- Close to McDonald's, Starbucks, & dd's Discounts
- 85,209± Average Cars per Day Intersection
- \$89,320 Avg HH Income within 3 Miles
- 173,210 Daytime Population within 3 Miles



Contact Agent

FOR LEASE RATE

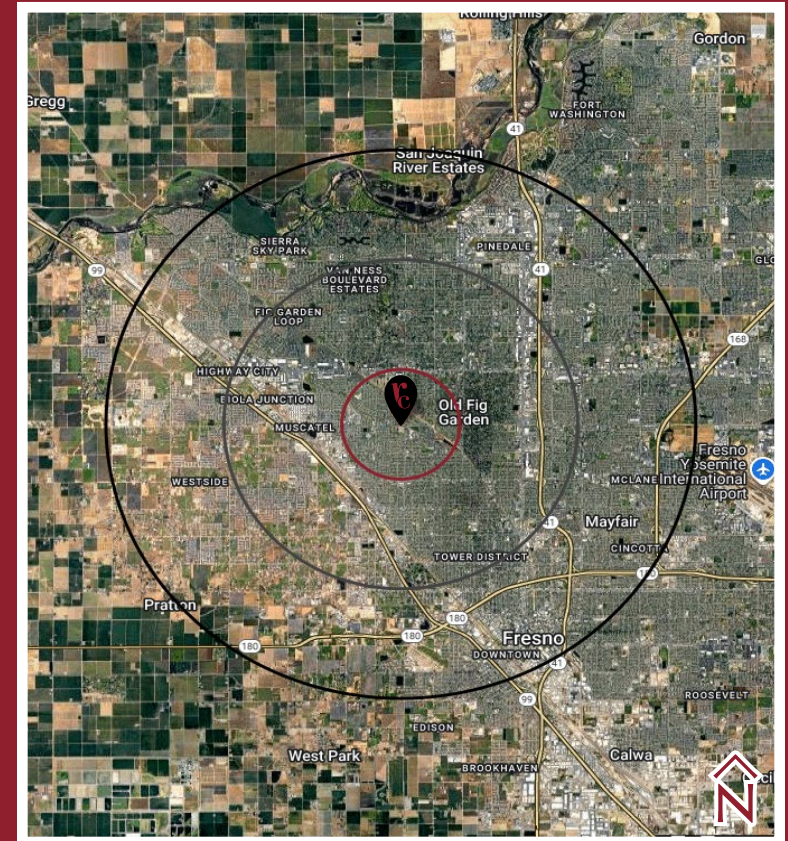
WISHING WELL PLAZA

FRESNO, CA

AREA DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	
POPULATION	2030 Projection	23,279	149,890	348,595
	2025 Estimate	23,555	151,004	349,370
	Growth 2025-2030	-1.17%	-0.74%	-0.22%
	Growth 2020-2025	-3.41%	-0.95%	0.01%
	Growth 2010-2020	4.15%	4.93%	5.21%
<i>Daytime Population</i>	15,733	173,210	441,256	
HOUSEHOLD	2030 Projection	7,934	53,279	118,348
	2025 Estimate	7,999	53,495	118,354
	Growth 2025-2030	-0.81%	-0.40%	-0.01%
	Growth 2020-2025	-2.57%	-0.54%	0.26%
	Growth 2010-2020	4.23%	3.99%	5.44%
<i>2025 Est. Average HH Income</i>	\$75,669	\$89,320	\$85,963	

Source: Claritas 2025



TRAFFIC COUNTS

(Within a One Mile Radius)

85,209± ADT

Ashlan Avenue at West Avenue
(Intersection)

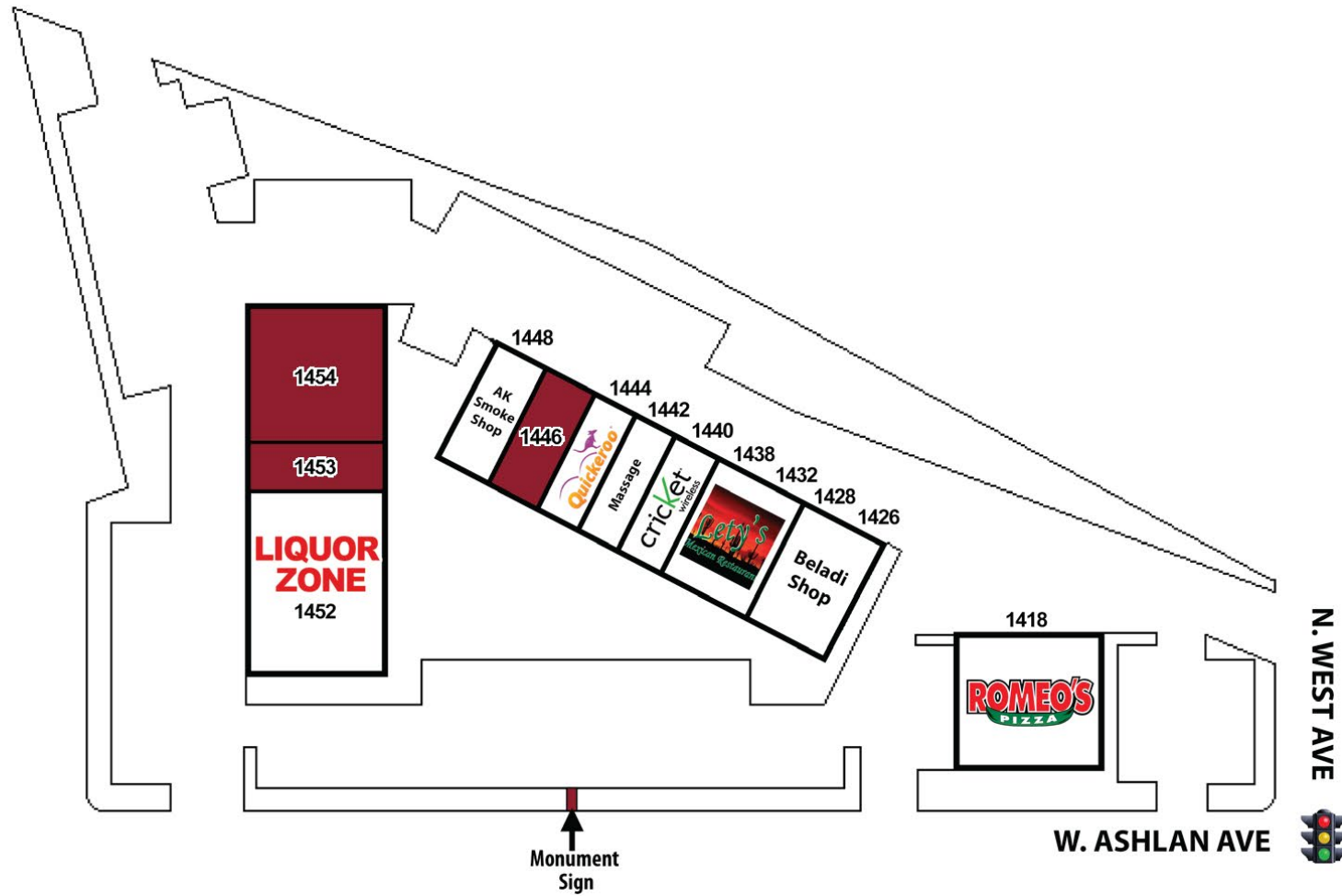
Source: Kalibrate TrafficMetrix 2025

WISHING WELL PLAZA

FRESNO, CA

SITE

PLAN



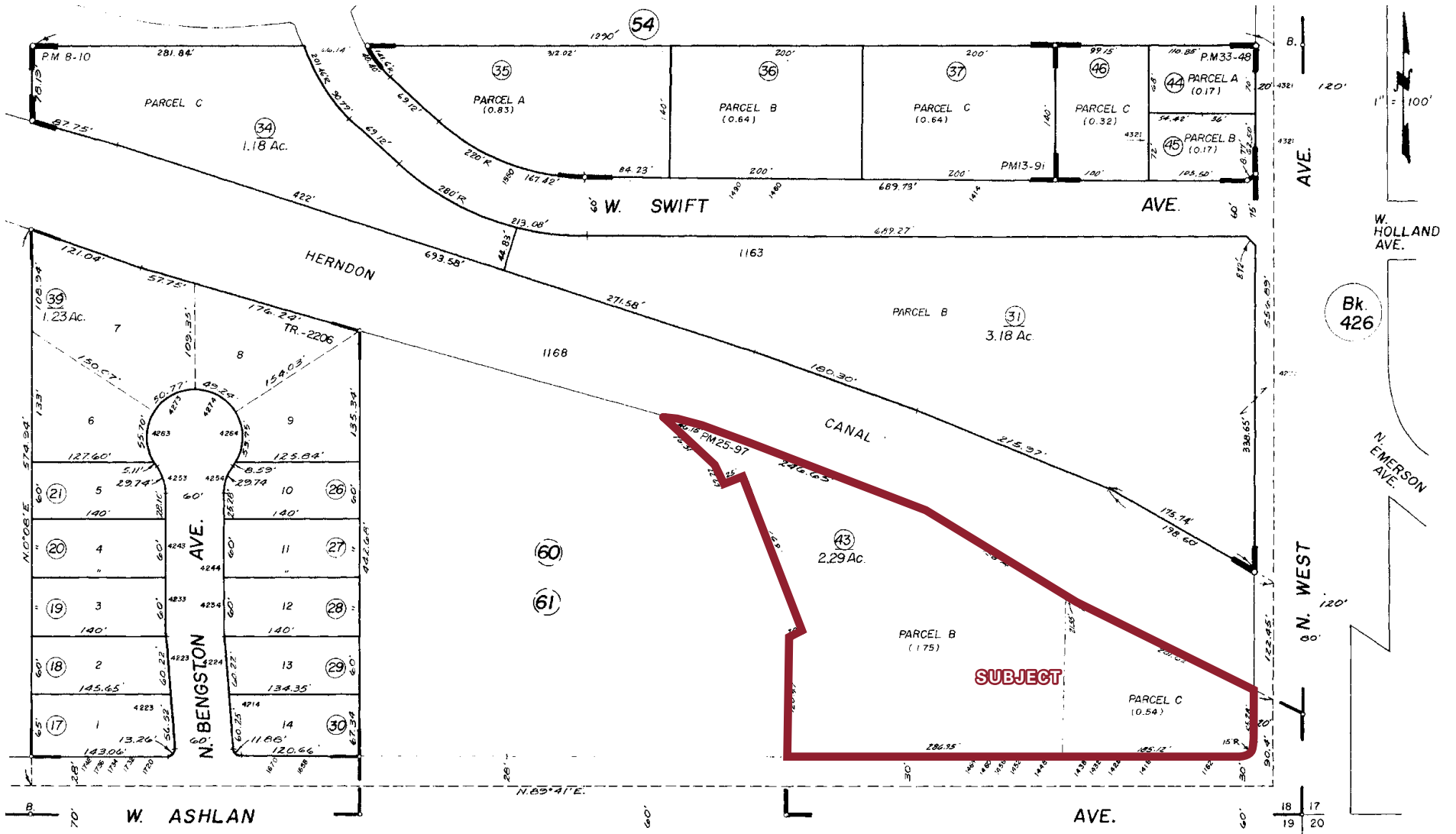
1454	4,760± SF Available
1453	1,200± SF Available
1452	Liquor Zone
1448	AK Smoke Shop
1446	1,200± SF Available
1444	Quickeroo

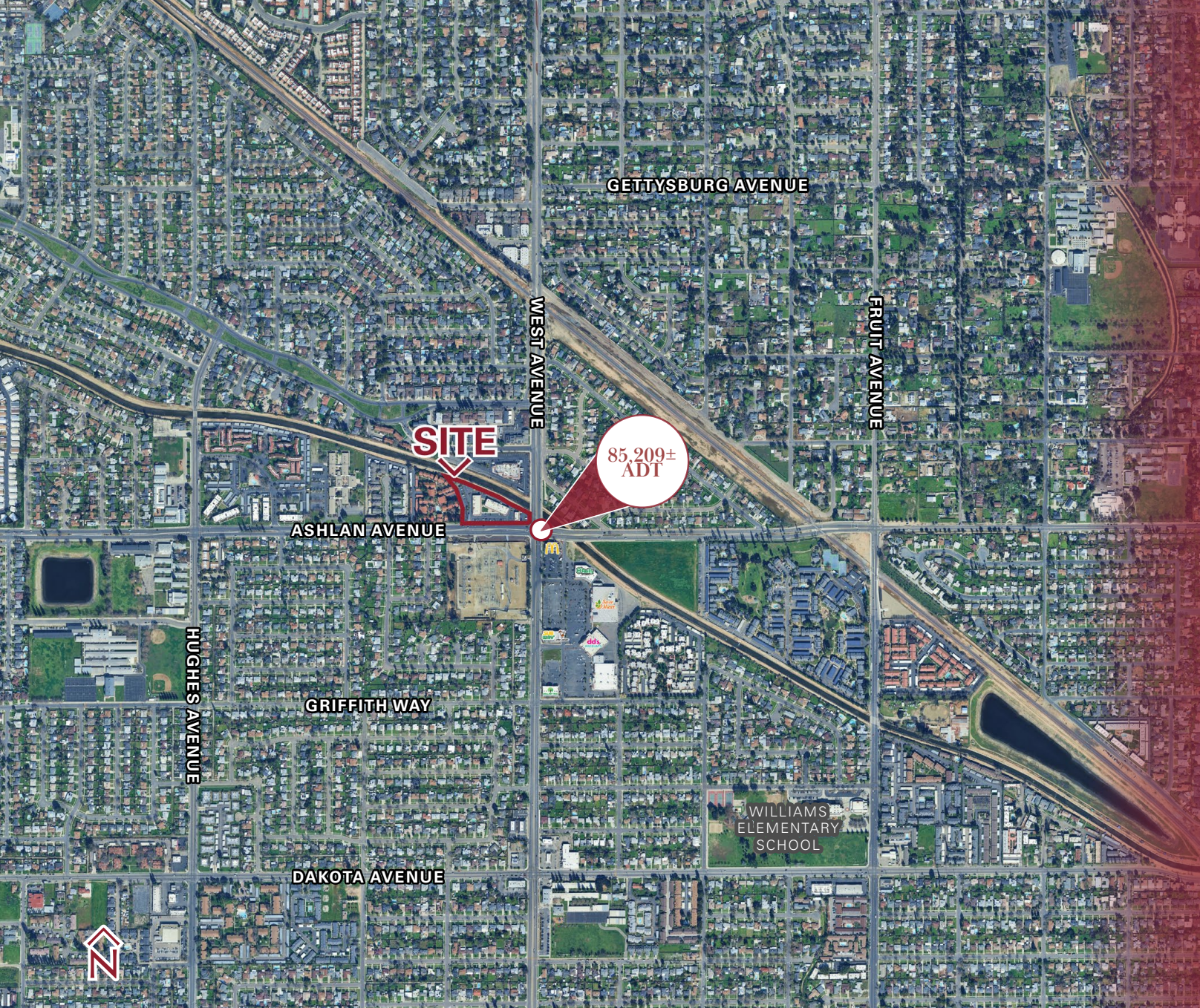
1442	Massage
1438-32	Lety's Mexican Food
1428-26	Beladi Shop
1418	Romeo's Pizza & Deli

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PARCEL MAP





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