

SAITO COMPANY

SEC of Ashlan and Fresno Avenues

2 Spaces Available
900 SF & 1,775 SF



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For Lease

Location, demographics and plan information is supplied by sources believed to be reliable. However, the Mark Saito Company cannot guarantee its accuracy and make no warranty or representations as to its veracity. It is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and these may not represent current or future performance of the property. All inquiries about content should be directed to the broker (BRE LIC# 00707227) Mark Saito and the Mark Saito Company. All rights reserved.

PROPERTY OVERVIEW

SEC of Ashlan and Fresno Avenues

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Property Overview

This neighborhood center located on the SEC of Ashlan and Fresno avenues offer excellent visibility, ample parking, with pylon signage available. Established tenants, Dollar General, Liberty Tax, Pill Box Pharmacy, and Shell Gas Station.



Lease Offering

LEASE RATE: **Contact Broker**

AVAILABLE: **900± SF & 1,775± SF**

PROPERTY TYPE: **Neighborhood Center**

ZONING: **C-1**

PARCEL: **436-041-025**

COUNTY: **Fresno**

Highlights

- Ample Parking, 110± Parking Stalls
- Pylon Signage Available
- Excellent Visibility
- Multiple Access Points

Traffic Counts

Ashlan Avenue: 29,410± VPD

Fresno Avenue: 17,512± VPD

Traffic Total: Over 46,900± VPD



Located on a high traffic intersection with multiple access points.



Great visibility along Ashlan Ave. with pylon signage available.



Easy access to CA-41, minutes from Fashion Fair Mall and numerous amenities along Blackstone Ave.

LOCATION OVERVIEW

Fresno, CA.

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FRESNO COUNTY, CA.

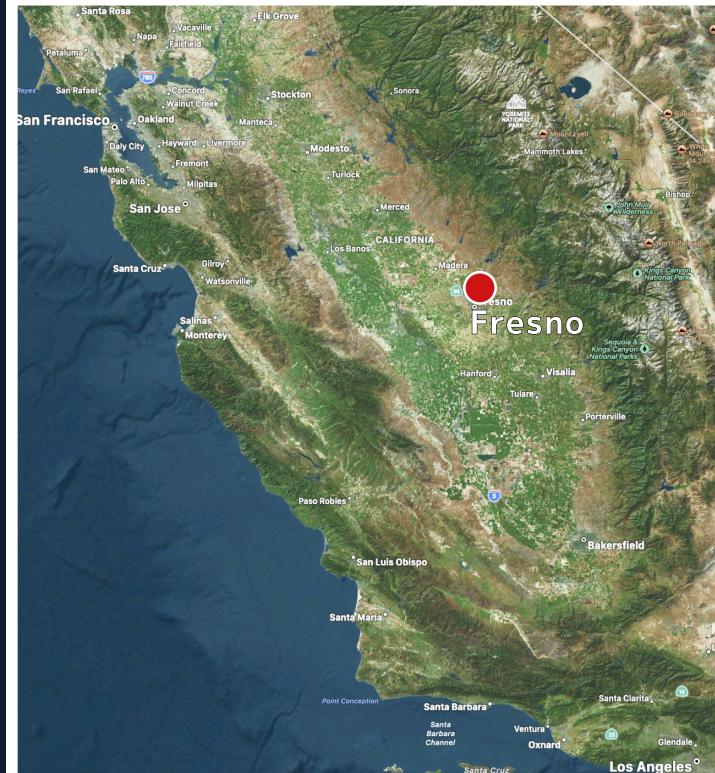
Located in the fertile Central Valley,

Fresno is the sixth-largest county in land area in the state, encompassing $116\pm$ square miles.

Over the last century, Fresno County has transformed into the top-producing county of agriculture in the nation. In addition the food and beverage sector shares over 58% of total leasing market activity, which is the highest in any other U.S. market reported.

Surrounding neighbors include Merced and Madera to the north, Mono and Inyo to the east, and Kings and Tulare to the south.

Fresno County officially surpassed a total population of 1 million in 2018 and is expected to grow at a rate of 17.6% by 2035.



Demographics

93726

MEDIAN INCOME: **\$66,729 \pm**

POPULATION: **42,293 \pm**

POPULATION GROWTH: **+ 1.39% (2022)**

FRESNO COUNTY

MEDIAN INCOME: **\$30,000 \pm**

POPULATION: **1.14 MILLION \pm**

POPULATION GROWTH: **+ 1.31% (2022)**

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VICINITY MAP

SEC of Ashlan and Fresno Avenues

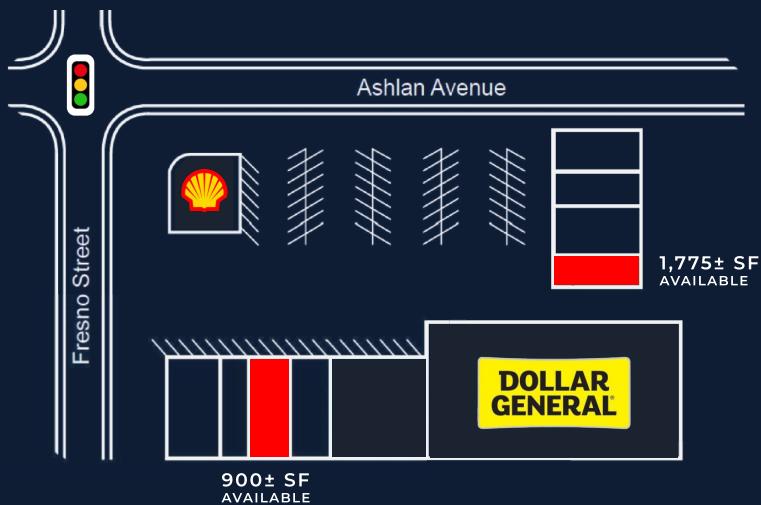
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Available Suites

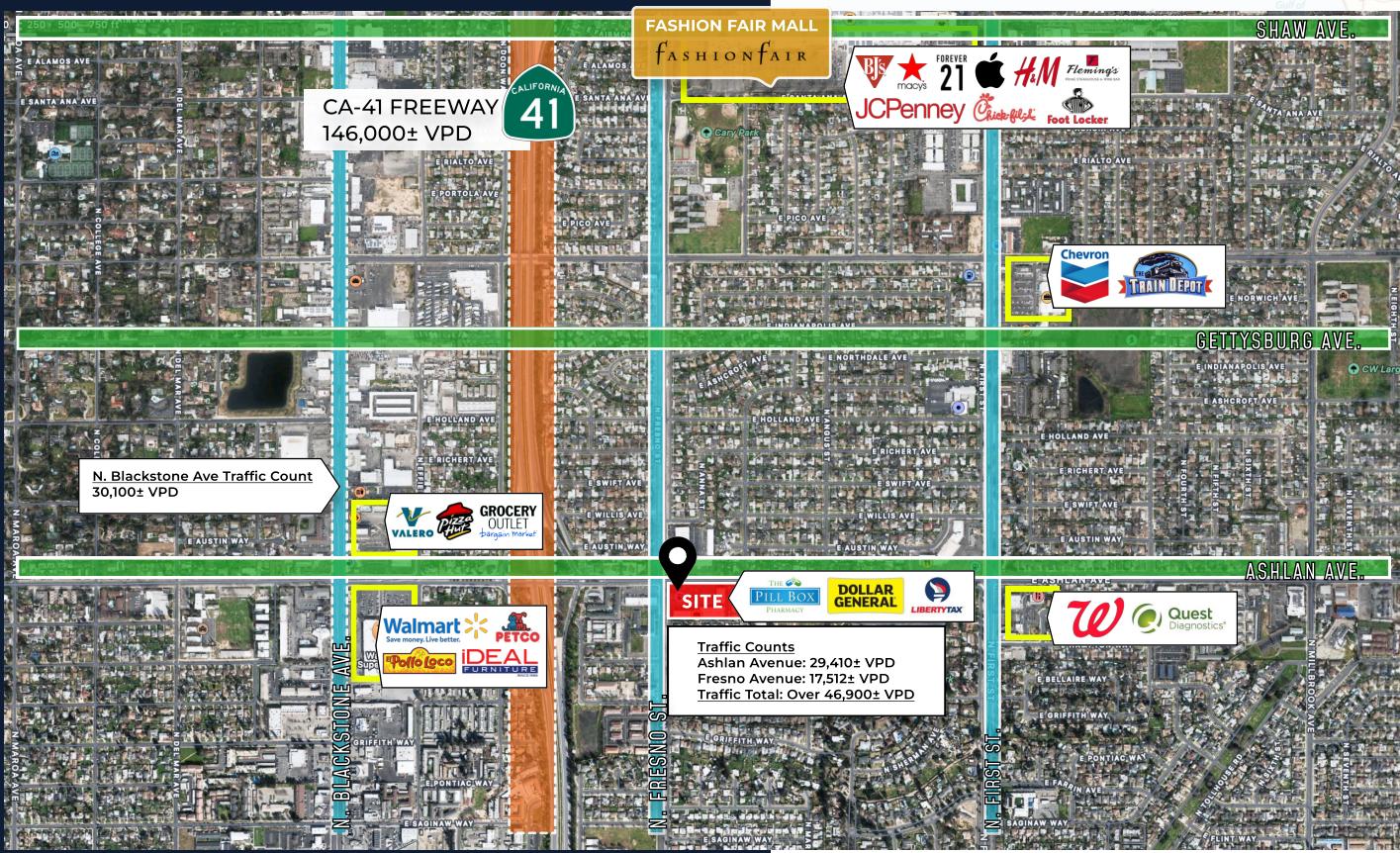
Available Suites

Suite 2612 - 900± SF

Suite 2636 - 1,775± SF



Surrounding Cities



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