



OFFERING MEMORANDUM

Ashlan Village Shopping Center

2 Retail Spaces
1,320-1,500± SF Available



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DRE 02007579

4454-4474 W. Ashlan Avenue
Fresno, CA 93722

For Lease

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PROPERTY OVERVIEW

Ashlan Village Shopping Center

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Property Overview

The Ashlan Village Shopping Center is located at the NWC of Ashlan and Blythe Avenues. These retail spaces are positioned within North Fresno's most desirable corridors offering a large pylon signage and excellent street exposure. This neighborhood center benefits from strong co-tenancy that includes a bank, restaurants, retail, and services. This site provides convenient access points and easy connectivity to Golden State Blvd. and Highway 99 on/off ramps. This high-traffic, signalized intersection serves over $\pm 82,000$ vehicles per day as there is strong retail synergy in all directions. Nearby national tenants include Starbucks, Panda Express, and Chevron. In addition the combination of dense residential, freight carriers along Golden State Blvd., travelers, and the proximity of Central East High School bring in further foot traffic

HIGHLIGHTS

Prime Location:

convenient access to Highway 99 and Golden State Blvd provides seamless connectivity.

Amenities:

Situated at a signalized intersection with excellent access points and ample parking. Large pylon signage available and modern architecture throughout.

[Schedule a Tour Now](#)

Lease Offering

LEASE TYPE: [**Contact for Details**](#)

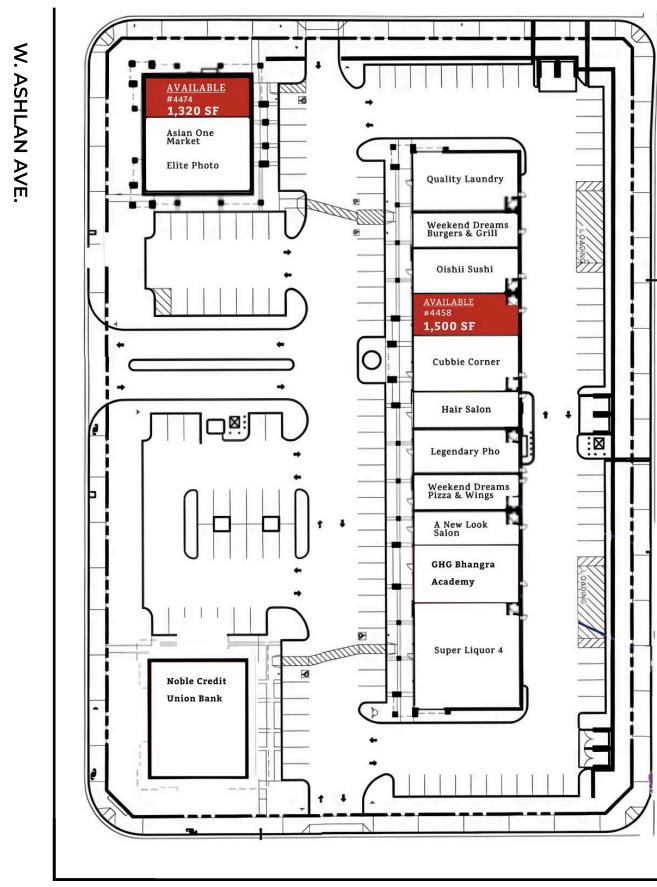
SIZE: [**Suite 4474 | 1,320 sq. ft.**](#)
[**Suite 4458 | 1,500 sq. ft.**](#)

PARKING: [**94± shared parking stalls**](#)

TYPE: [**Retail**](#)

ZONING: [**C6**](#)

COUNTY: [**Fresno County**](#)



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VICINITY MAP

Ashlan Village Shopping Center

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Vicinity Map



SURROUNDING MAJOR RETAILERS

Kaiser Permanente Medical	7.4 MI
Saint Agnes Medical Center	9.2 MI
River Park Shopping Center	9.2 MI
California State University, Fresno	12 MI

TRAFFIC COUNTS

Blythe Ave. Northbound	±7,510 VPD
Ashlan Ave. Westbound	±82,000 VPD
Total Traffic Counts	±89510 VPD

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LOCATION OVERVIEW

Fresno, CA.

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Property Overview

Map

Fresno, CA.

As the 6th largest city in California, Fresno is a major player in the commercial sector. Its central location ensures connectivity to major cities like Los Angeles and San Francisco, making it an ideal hub for businesses targeting the Central Valley market.

Fresno's growing population and economic activity drive a thriving market. The attraction to notable intersections coupled with the sheer pull of high traffic counts, highlights the city's retail and consumer appeal. These hotspots draw significant foot traffic, underscoring Fresno's reputation as a retail destination. The city's economy, supported by sectors such as agriculture, healthcare, and education, provides a foundation for sustained retail growth.

Location Overview

Successful business ventures in the area highlight this statement: Fresno is well-positioned for retail success now and in the future. The prominent area of Ashlan Avenue serves as a thoroughfare for Fresno. With over ±80,000 vehicles per day, these routes are easily one of the most essential streets for students and daily commuters alike. *



Additional Photos



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