

**HIGH TRAFFIC INTERSECTION · ANCHORED BY WINCO FOODS WITH TACO BELL & RALLY'S**  
**20,400± SF ANCHOR RETAIL/OFFICE BUILDING FOR SALE OR LEASE**  
**THE CENTER CLOVIS · 384 W. ASHLAN AVE · CLOVIS, CA 93612**

**SALE PRICE \$2,950,000**



- Located at the southeast corner of Ashlan & Peach in Clovis
- 1/2-Mile from the Fresno-Yosemite international Airport
- Mature & Dense Clovis Residential Area Surrounding

- 37,950± Average Daily Traffic at Signalized Intersection
- 173,000± Daytime Population within a 3-Mile Radius
- \$82,683 Average Household Income in a 3-Mile Radius

**RETAIL CALIFORNIA CRE**

A division of Pearson Realty

7480 North Palm Avenue, Suite 101

Fresno, CA 92711

[www.retailcalifornia.com](http://www.retailcalifornia.com)



FOR MORE INFORMATION, PLEASE CONTACT:

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CA DRE # 01496337

# HIGH TRAFFIC INTERSECTION · ANCHORED BY WINCO FOODS WITH TACO BELL & RALLY'S

## 20,400± SF ANCHOR RETAIL/OFFICE BUILDING FOR SALE OR LEASE

### THE CENTER CLOVIS · 384 W. ASHLAN AVE · CLOVIS, CA 93612

#### Property Description:

The subject property for sale or lease at 384 W Ashlan Ave is in The Center Clovis shopping center located at the southeast corner of W Ashlan and Peach avenues in Clovis, CA. The location includes a mix of retail and office with close proximity to FedEx Shipping Center and Fresno-Yosemite International Airport.

#### Property Highlights:

The Center Clovis serves nearby Fresno residents as well as Clovis, pulling traffic from both areas to WinCo Foods and a selection of retail shops, fast-food restaurants, and a convenience mart with Chevron fueling station. A new Starbucks location is proposed on the pad next to the main Ashlan entrance. This unique and accessible shopping center experiences an average daily traffic count of 38,000± vehicles at the signalized intersection of Ashlan and Peach. Close proximity to WinCo Foods, the Fresno County Dept of Social Services and FedEx Office Shipping Center contribute to excellent daytime population in this center.

**Building Size:** 20,400± SF

**Sale Price:** \$2,950,000

**Lease Rate:** Please contact Broker for more information.

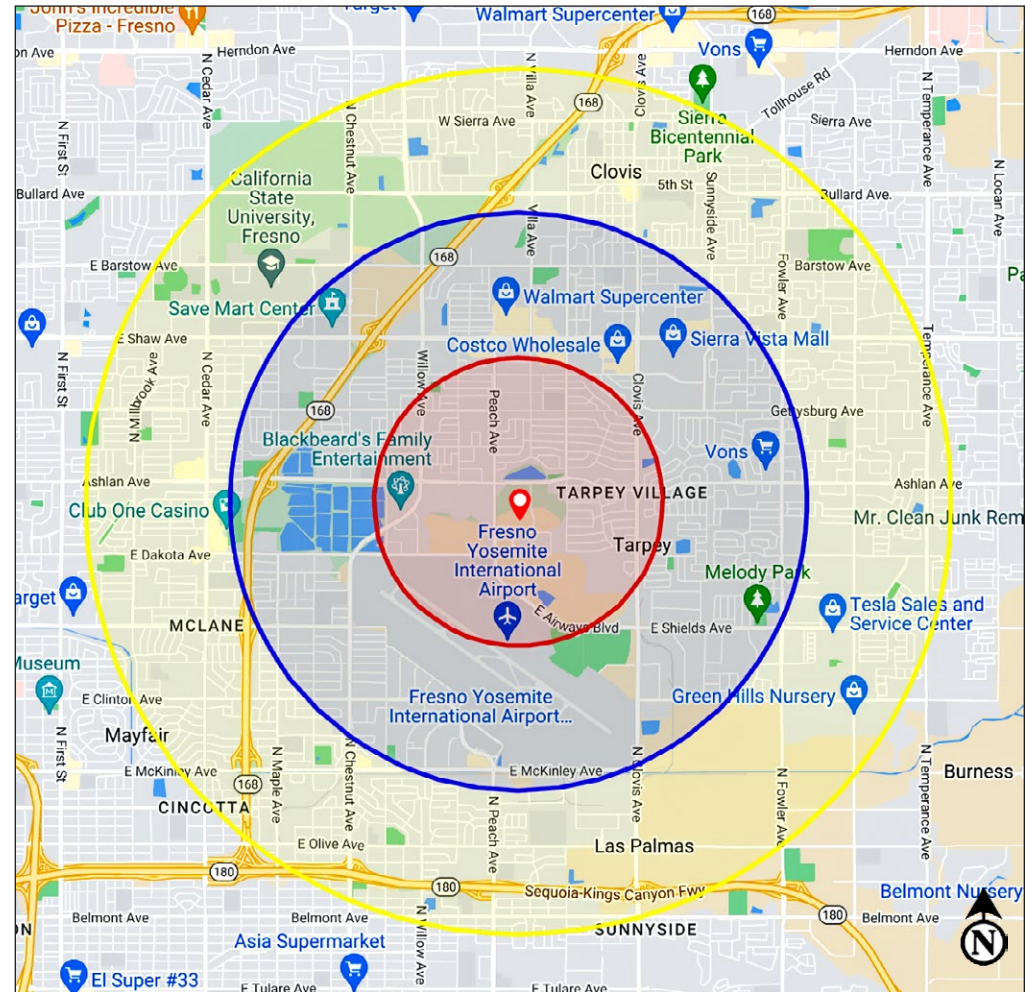
#### 2024 Demographics:

	1 Mile	2 Miles	3 Miles
Total Population:	13,179	54,105	135,597
Daytime Pop:	7,819	71,382	173,006
Households:	4,930	19,962	43,443
Avg. HH Income:	\$63,319	\$66,082	\$82,683

#### 2024 Traffic Counts:

W Ashlan Ave:	25,313 ADT
N Peach Ave:	12,635 ADT
Total Intersection Traffic:	37,948 Avg Daily Traffic

Sources: Claritas, LLC; Kalibrate TrafficMatrix



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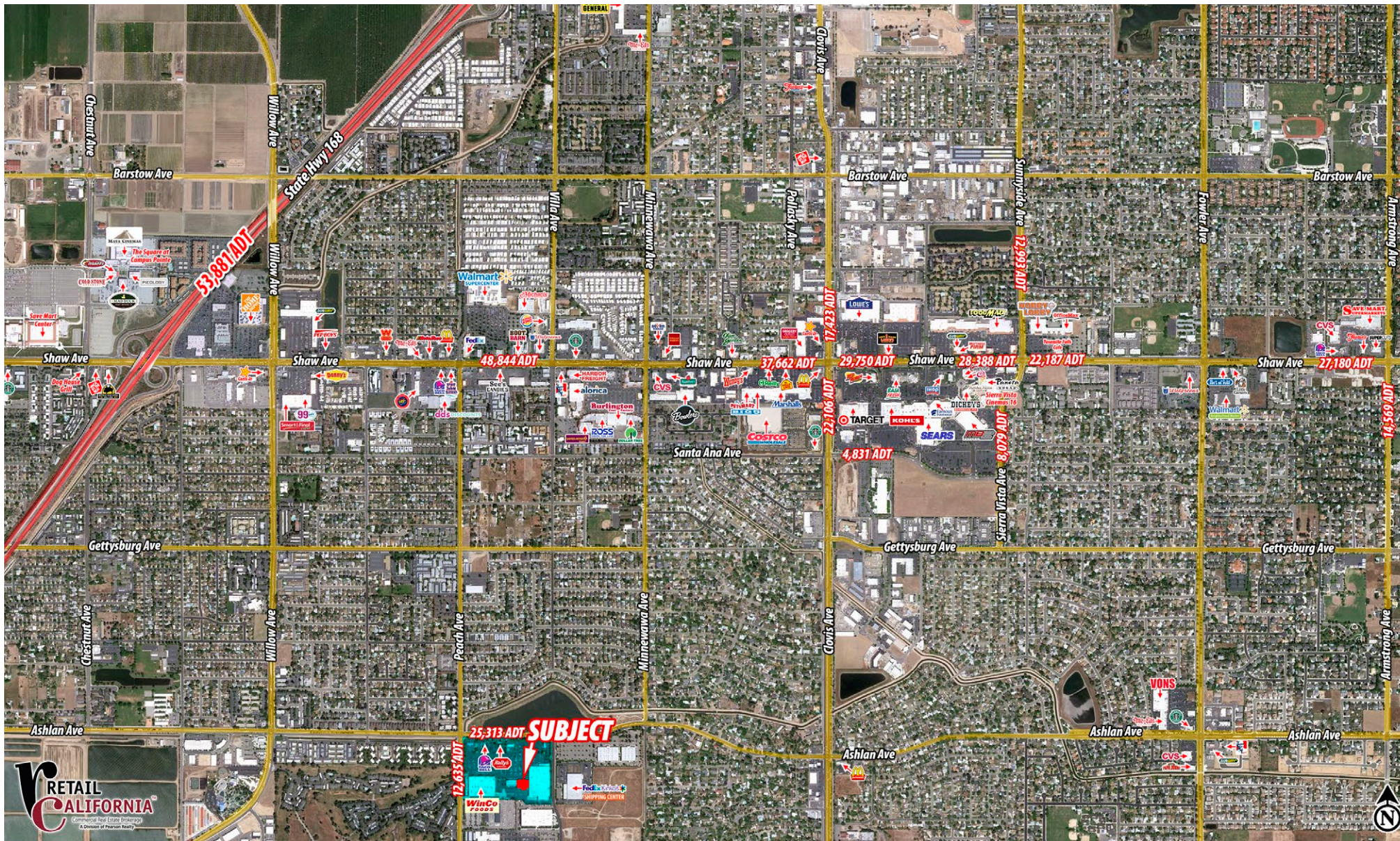
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## Shaw & Clovis Avenue Retail Corridor - Central Clovis, CA



This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2024 Retail California. All rights reserved.

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**Aerial Site Plan**



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