

## RETAIL FOR LEASE

### PRIME WISHING WELL PLAZA SPACES AVAILABLE

1418 W. Ashlan Ave, Fresno, CA 93705



Lease Rate

**\$1.15  
SF/MONTH**

#### OFFERING SUMMARY

Building Size:	21,624 SF
NNN:	\$0.50/ SF
Available SF:	726 - 4,760 SF
Lot Size:	2.29 Acres
Number of Units:	3
Year Built:	1980
Zoning:	CC- Commercial Community
Market:	Fresno
Submarket:	West Shaw
APN:	424-150-43
Cross Streets:	Ashlan Ave & West Ave

#### PROPERTY HIGHLIGHTS

- Prime Wishing Well Plaza Shopping Center
- ±726-4,760 SF Available Surrounded w/ Quality Tenants
- Busy Retail Growth Corridor w/ ±39,272 Cars Per Day
- Large Pylon Signage w/ Ample Parking & Easy Access
- Close Proximity to Major Traffic Generators & Fwy 41 & 99 Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Densely Populated Trade Area w/ 358,389 People in 5-Miles
- Great Exposure w/ Ashlan & West Ave Frontage w/ 3 Curb Cuts
- \$64,392 Avg. Household Income (5-Mile)
- Highly Visible Intersection w/ Ample Parking & Easy Access

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#### PROPERTY DESCRIPTION

The Wishing Well Plaza Shopping Center is located on Ashlan Ave & West Ave. There are currently 5 suites available ranging from  $\pm 726$  SF -  $\pm 4,760$  SF of end-cap and inline retail shop spaces. The center is in close proximity to Freeway 41 & 99 and is South of Shaw Ave. Over  $\pm 39,272$  cars per day when combining both directions of Ashlan & West Ave.

Suite #1438 consist of  $\pm 1,220$  SF of a wide open room, storage area and 1 restroom.

Suite #1446 is a former Subway with a wide open area, storage space, & restrooms.

Suite #1456 consist of  $\pm 1,200$  SF of a wide open area, storage area and 1 restroom.

Suite #1464 consist of  $\pm 4,760$  SF of a wide open room with a restroom.

#### LOCATION DESCRIPTION

This property is well located off of the Northwest corner of Ashlan & West Ave just East of CA-99, West of Fruit Ave, North of Dakota Ave and South of Shaw Ave. The shopping center is surrounded by many national and regional retailers, and boast high traffic counts on Ashlan Avenue and great population density. Neighboring national tenants include Save Mart, Starbucks, McDonalds, O'Reilly Auto Parts, DD's Discounts, & more!



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#### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite #1438	Available	1,220 SF	NNN - \$0.50 SF	\$1.15 SF/month
Suite #1442	Available	726 SF	NNN - \$0.50 SF	\$1.15 SF/month
Suite #1446	Available	1,199 SF	NNN - \$0.50 SF	\$1.15 SF/month
Suite #1456	Available	1,200 SF	NNN - \$0.50 SF	\$1.15 SF/month
Suite #1464	Available	4,760 SF	NNN - \$0.50 SF	\$1.15 SF/month

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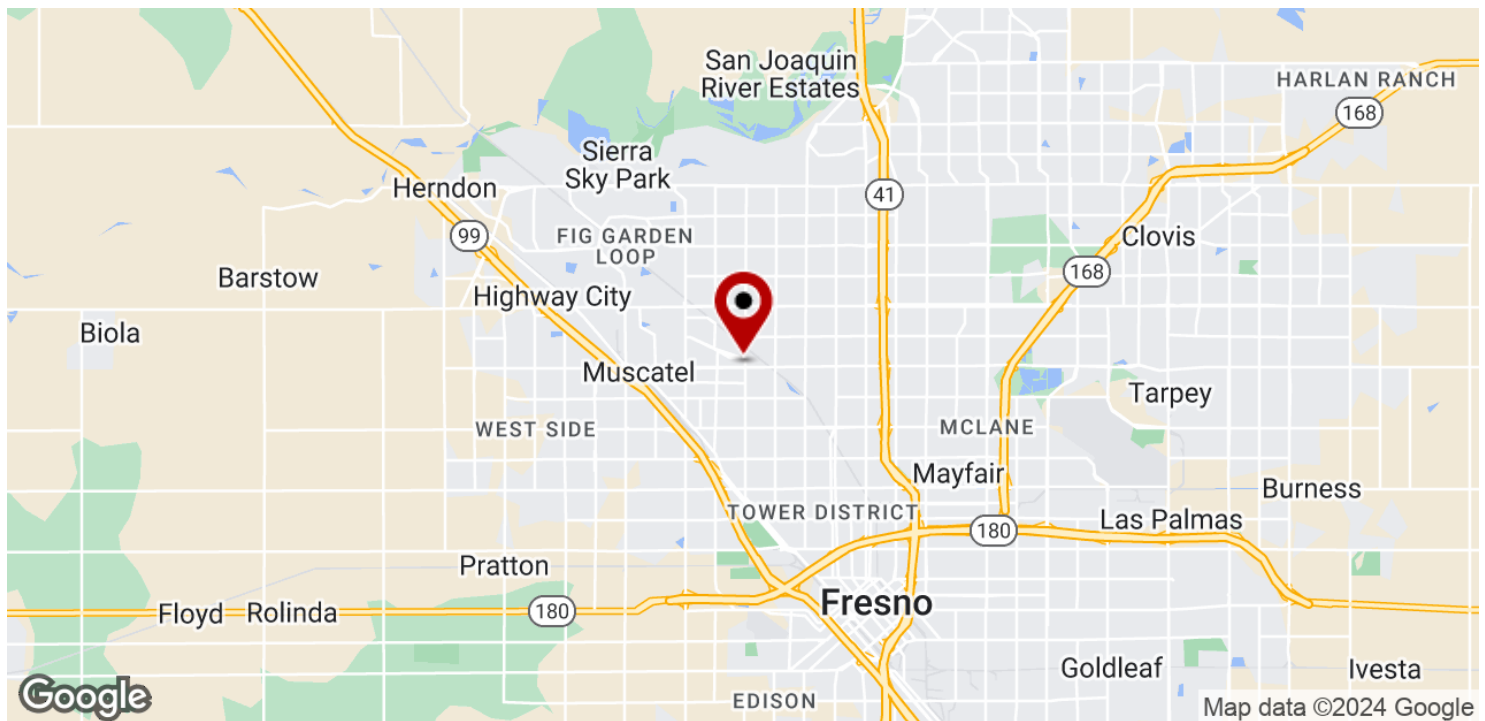
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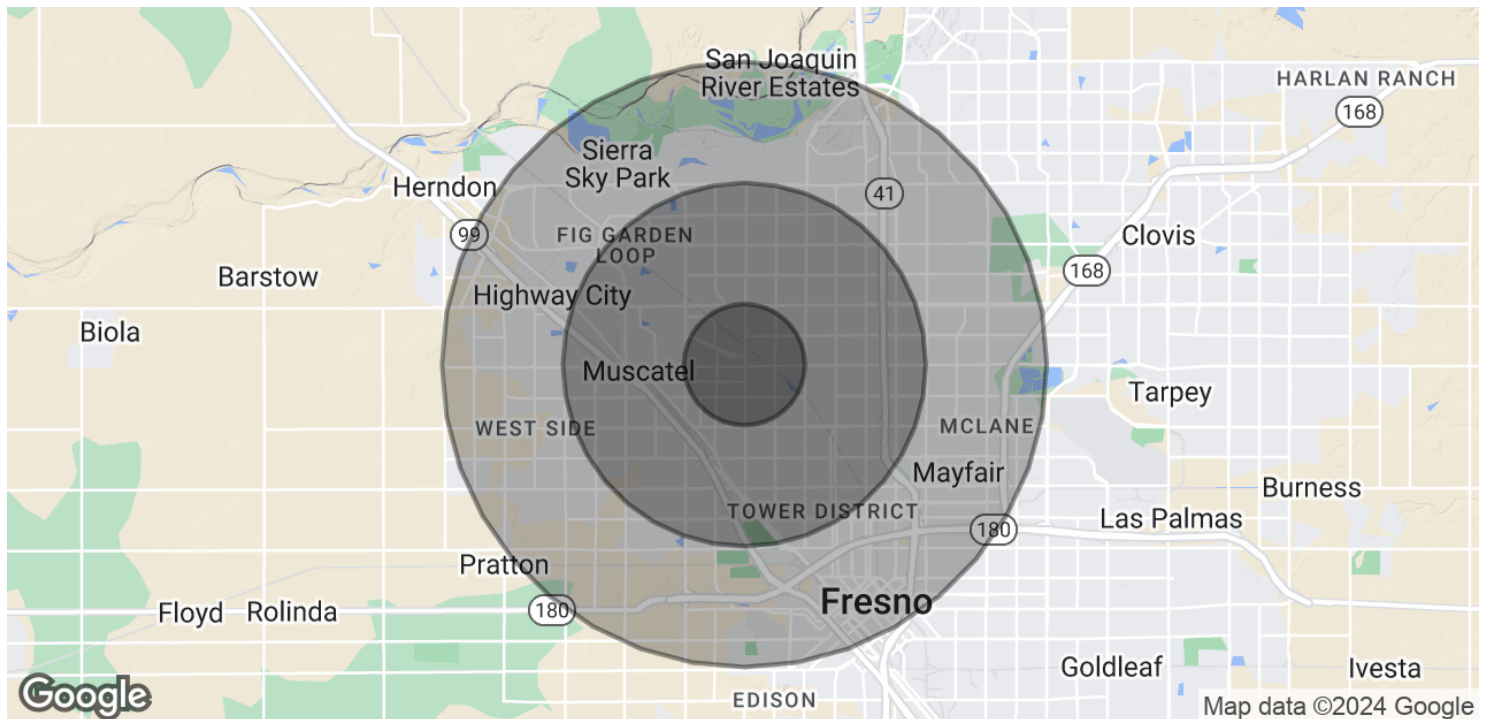
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,087	133,679	358,389
Average Age	36.4	34.9	33.2
Average Age (Male)	34.5	33.5	32.0
Average Age (Female)	37.3	36.0	34.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,034	50,869	128,475
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$54,709	\$63,160	\$64,392
Average House Value	\$286,479	\$326,939	\$312,186
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	32.9%	33.3%	37.1%

\* Demographic data derived from 2020 ACS - US Census

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