

Anchor, Junior Anchor, Pad and Shop Space Available for Lease

Westlan Shopping Center



Location: Southeast corner of Ashlan and West Avenues, Fresno, CA

Zoning: CC (Community Commercial, City of Fresno)

Traffic Counts: Ashlan Avenue: ± 21,160 ADT
West Avenue: ± 19,208 ADT
Source: City of Fresno

Availability: Refer to Site Plan

Demographics:	<i>1 Mile</i>	<i>2 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
Population	24,570	71,273	152,489	350,683
Avg HH Income	\$53,829	\$63,216	\$64,355	\$65,526

Property Features:

- Centrally located in densely populated neighborhood with limited retail competition
- Shopping center was completely redeveloped and features a ±52,000 square foot Save Mart.
- ANCHOR, JUNIOR ANCHOR, PAD, and SHOP SPACE available
- Immediate availability!



COMMERCIAL | RETAIL ASSOCIATES

PHONE **559/650.1300** FAX **559/650.1311**

680 West Shaw Avenue, Suite 202 | Fresno, California 93704
www.RetailAssociates.com

For further information, please contact:

Shane Anderson

Direct Line: 559/ 650.1305
sanderson@retailassociates.com

DRE License #01422414

Doug Cords

Direct Line: 559/ 650.1307
dcords@retailassociates.com

DRE License #01264420

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information 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. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.



Anchor, Junior Anchor, Pad and Shop Space Available for Lease

Westlan Shopping Center

Site Plan



COMMERCIAL

RETAIL

ASSOCIATES

For further information, please contact:

Shane Anderson

Direct Line: 559/650.1305
sanderson@retailassociates.com

DRE License #01422414

Doug Cords

Direct Line: 559/650.1307
dcords@retailassociates.com

DRE License #01264420

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information 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. Commercial Retail Associates operates under the corporate Department of Real Estate License #01121565.



Anchor, Junior Anchor, Pad and Shop Space Available for Lease

Westlan Shopping Center

Site Plan



1. Dollar Tree
2. Conceptual (Buildable Pad)
3. ±1,500 sq. ft. - Available
4. City Cutters
5. California Check Cashing
6. Little Caesar's
7. Laundromat
8. ±22,144 sq. ft. - Available
(can be expanded to 28,278 sq. ft.)
9. Nail Salon
10. MetroPCS
11. ±8,581sq. ft. - Available



COMMERCIAL RETAIL ASSOCIATES

For further information, please contact:

Shane Anderson

Direct Line: 559/650.1305
sanderson@retailassociates.com

DRE License #01422414

Doug Cords

Direct Line: 559/650.1307
dcords@retailassociates.com

DRE License #01264420

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information 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. Commercial Retail Associates operates under the corporate Department of Real Estate License #01121565.

