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:
 1 Mile
 2 Mile
 3 Mile
 5 Mile

 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

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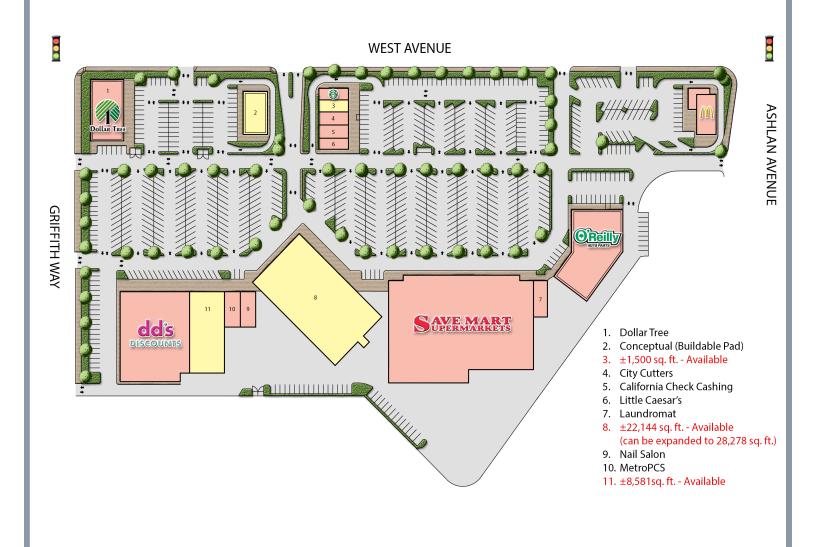
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