

RETAIL FOR LEASE

PRIME WISHING WELL PLAZA SPACES AVAILABLE

1418 W. Ashlan Ave, Fresno, CA 93705



AVAILABLE SF: 726 - 4,760 SF

LEASE RATE: \$1.15 SF/Month (NNN - \$0.50 SF)

LOT SIZE: 2.29 Acres

BUILDING SIZE: 21,624 SF

ZONING: CC- Commercial Community

CROSS STREETS: Ashlan Ave & West Ave

A.P.N 424-150-43

PROPERTY FEATURES

- 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

KW COMMERCIAL
559.302.8698

JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA #01516541



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

RETAIL FOR LEASE

PRIME WISHING WELL PLAZA SPACES AVAILABLE

1418 W. Ashlan Ave, Fresno, CA 93705



PROPERTY OVERVIEW

The Wishing Well Plaza Shopping Center is located on Ashlan Ave & West Ave. There are currently 4 suites available ranging from ± 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 #1426 consist of $\pm 1,923$ SF of an open showroom, breakroom, storage area and 2 restrooms.

Suite #1438 consist of $\pm 1,430$ SF of a wide open room, storage area and 1 restroom.

Suite #1442 consist of ± 726 SF of a wide open room with a restroom.

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 OVERVIEW

This property is well located off of the northeast corner of Shaw and Peach Avenues just east of Freeways 168, 41 & 99, north of CA-180, & west of Clovis Avenue. The shopping center is surrounded by many national and regional retailers, and boast high traffic counts on Shaw Avenue and great population density. Neighboring national tenants include Walmart, Walgreens, FedEx, Michael's, AutoZone, Boot Barn, Verizon, Mattress Land, See's Candy, Me-N-Ed's, Wienerschnitzel & Burger King.



KW COMMERCIAL
559.302.8698



JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

RETAIL FOR LEASE

PRIME WISHING WELL PLAZA SPACES AVAILABLE

1418 W. Ashlan Ave, Fresno, CA 93705



KW COMMERCIAL
559.302.8698

JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA #01516541



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

RETAIL FOR LEASE

PRIME WISHING WELL PLAZA SPACES AVAILABLE

1418 W. Ashlan Ave, Fresno, CA 93705



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)
Suite #1426	Retail Strip Center	\$1.15 SF/MONTH	NNN - \$0.50 SF	1,923 SF
Suite #1438	Retail Strip Center	\$1.15 SF/MONTH	NNN - \$0.50 SF	1,220 SF
Suite #1442	Retail Street Retail	\$1.15 SF/MONTH	NNN - \$0.50 SF	726 SF
Suite #1456	Retail Strip Center	\$1.15 SF/MONTH	NNN - \$0.50 SF	1,200 SF
Suite #1464	Strip Center	\$1.15 SF/MONTH	NNN - \$0.50 SF	4,760 SF

KW COMMERCIAL
559.302.8698

JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA #01516541



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

RETAIL FOR LEASE

PRIME WISHING WELL PLAZA SPACES AVAILABLE

1418 W. Ashlan Ave, Fresno, CA 93705



KW COMMERCIAL
559.302.8698

JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA #01516541



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

RETAIL FOR LEASE

PRIME WISHING WELL PLAZA SPACES AVAILABLE

1418 W. Ashlan Ave, Fresno, CA 93705



KW COMMERCIAL
559.302.8698

JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA #01516541

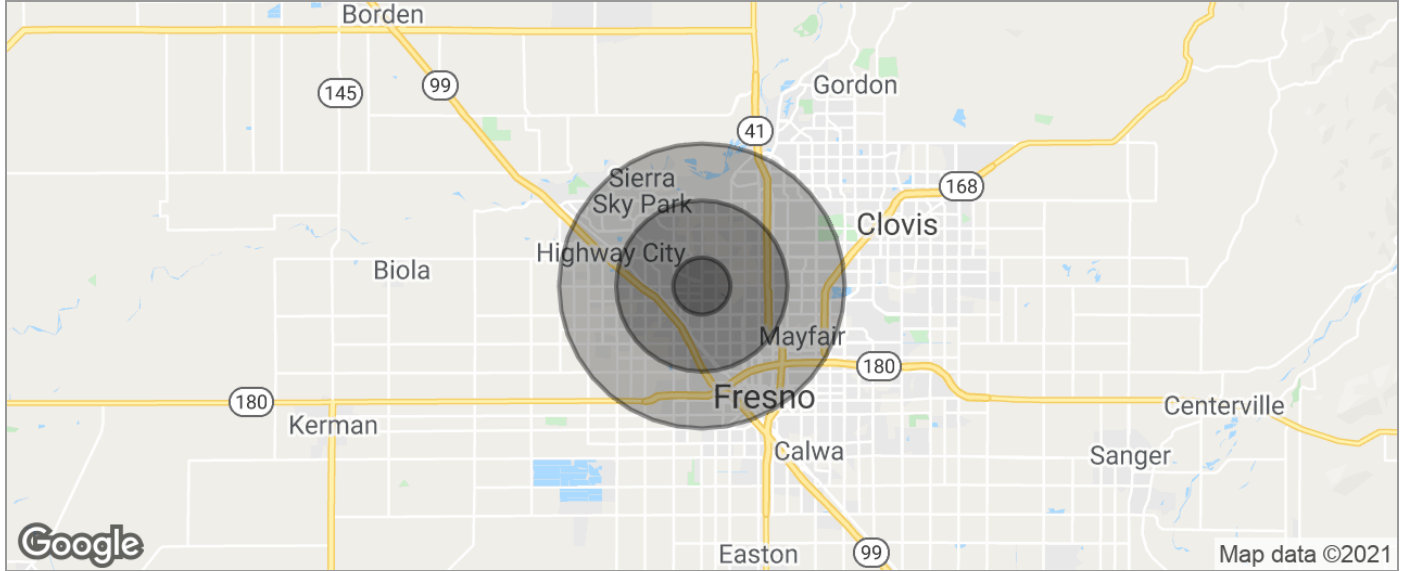


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

PRIME WISHING WELL PLAZA SPACES AVAILABLE

1418 W. Ashlan Ave, Fresno, CA 93705



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,087	133,679	358,389
MEDIAN AGE	36.4	34.9	33.2
MEDIAN AGE (MALE)	34.5	33.5	32.0
MEDIAN 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
RACE	1 MILE	3 MILES	5 MILES
% WHITE	70.9%	70.2%	64.6%
% BLACK	5.8%	5.3%	5.7%
% ASIAN	7.1%	7.9%	10.1%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.9%	0.7%	0.9%
% OTHER	8.3%	10.0%	13.5%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	32.9%	33.3%	37.1%

* Demographic data derived from 2010 US Census

KW COMMERCIAL
559.302.8698

JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA #01516541



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com