

FOR LEASE



±1,200 – ±23,529

SF AVAILABLE

ASHTREE SQUARE

1029 E. SHAW AVE.
FRESNO, CA

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HIGHLIGHTS

Ash Tree Square is located at the signalized intersection of Shaw Ave. and First St. in Fresno, CA with an incredible volume of 61,937 cars per day. Shaw Avenue is Fresno's primary commercial thoroughfare providing optimal visibility to shoppers and continuous high-volume traffic. The shopping center is directly across the street from Fashion Fair Mall, the largest enclosed mall in Fresno, and home to many major national retailers and restaurants. The property is close to Highway 41 on/off-ramps to the west, and CSU Fresno campus is located one mile east of the center.

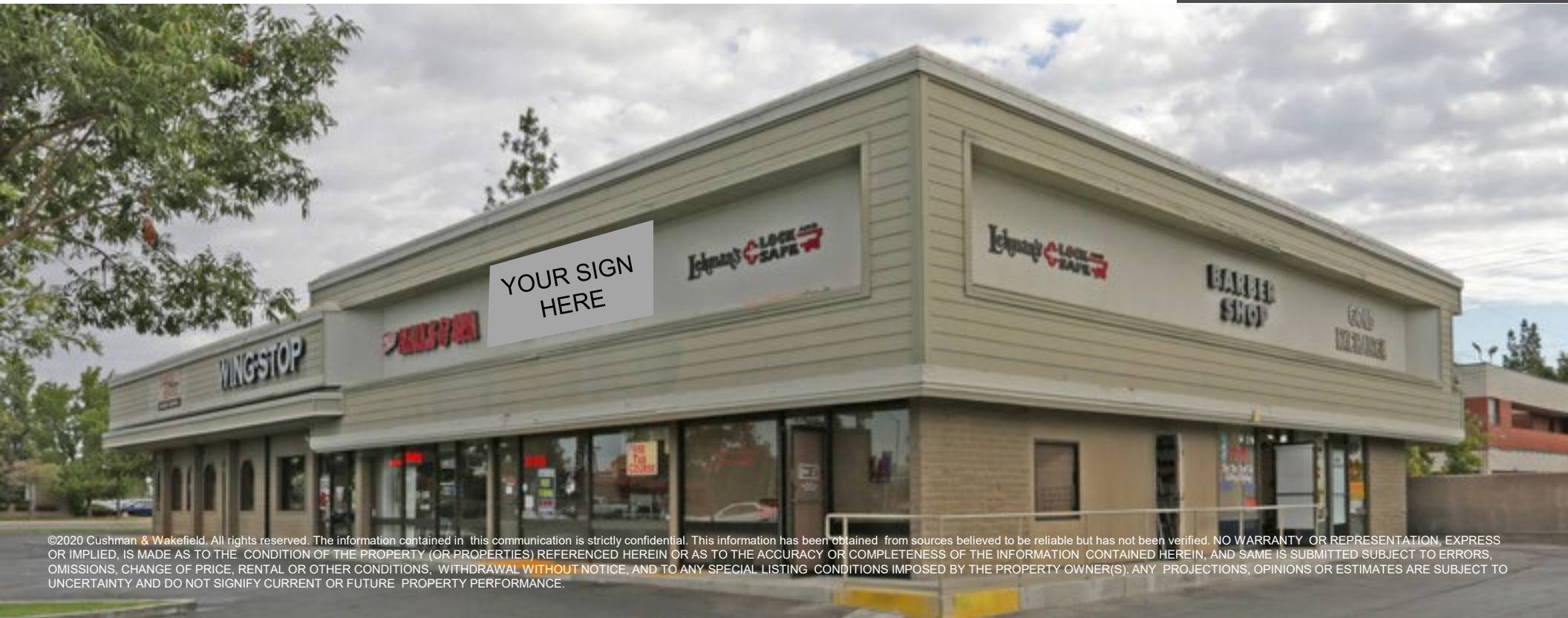
AVAILABLE SPACE: $\pm 1,200$ SF, $\pm 7,712$ SF, & $\pm 15,817$ SF

LEASE RATE: Contact broker for more information

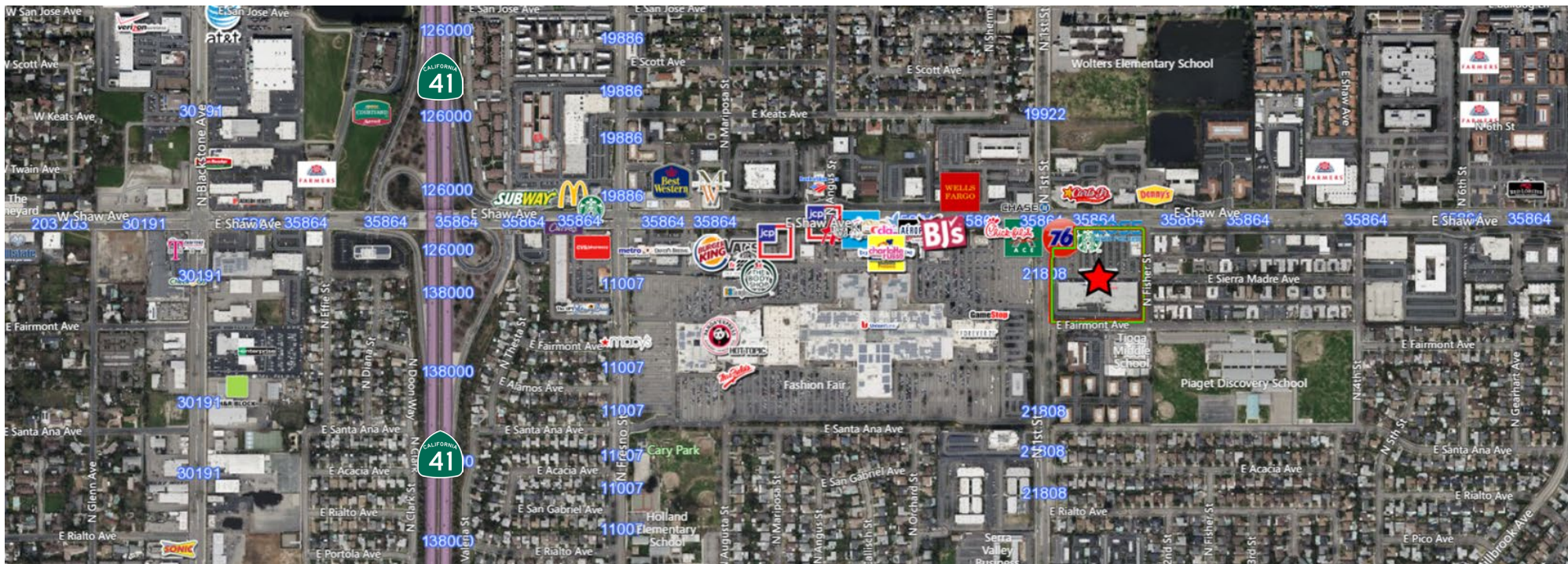
MONUMENT SIGNAGE

LOCATED ON HEAVILY TRAVELLED SHAW CORRIDOR

The center consists of 80,000 \pm SF of retail space with major national retailers, including Ross (Anchor), Plato's Closet, Orlean's Furniture, and Starbucks.



LOCATION



Traffic Counts in blue

3 MILE DEMOGRAPHICS

158,863

POPULATION

\$73,067

AVERAGE HOUSEHOLD INCOME

7.36%

PERCENTAGE GROWTH

36

MEDIAN AGE

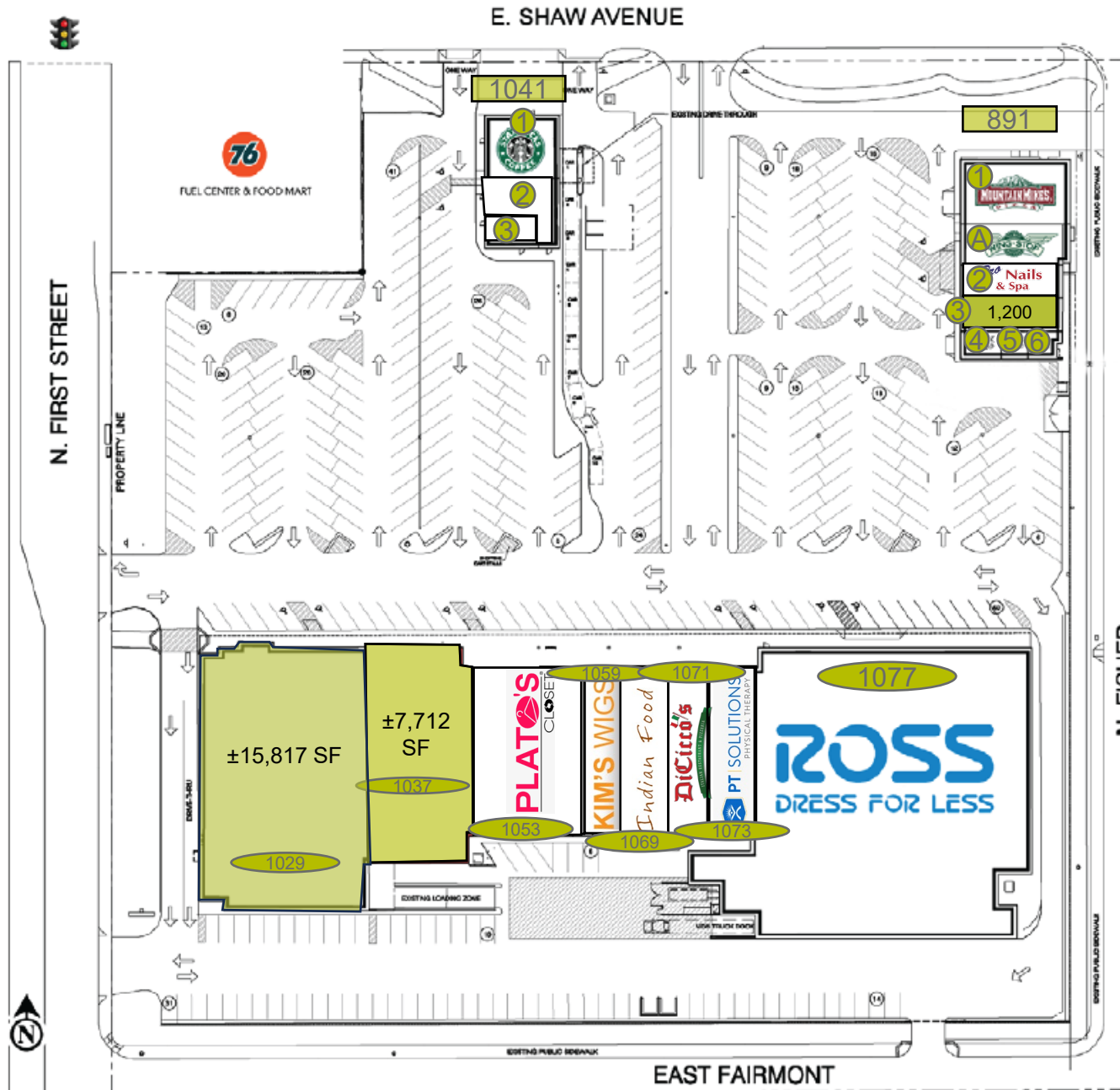
62,027

HOUSING UNITS

\$3,608,426,000

CONSUMER EXPENDITURES

SITE PLAN



| # | TENANT | SF |
|---------|---------------------------------------|--------|
| 01 | Starbucks | 1,700 |
| 02 | Ramen Noodles | 1,300 |
| 03 | Nexus | 600 |
| 89101 | Mountain Mike's | 2,470 |
| 89101-A | Wing Stop | 1,467 |
| 89102 | Pro Nails & Spa | 1,210 |
| 89103 | VACANT | 1,200 |
| 89104 | Locksmith | 400 |
| 89105 | Barber | 260 |
| 89106 | Pet Groomer | 310 |
| 1077 | Ross | 29,611 |
| 1073 | PT Solutions | 3,192 |
| 1071 | DiCicco's | 3,010 |
| 1069 | Coming This Year Indian Restaurant | 3,292 |
| 1059 | Kim's Wigs | 1,204 |
| 1053 | Plato's Closet | 6,122 |
| 1037 | VACANT | 7,712 |
| 1029 | VACANT | 15,817 |

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PROPERTY PICTURES



FOR LEASE

ROSS
DRESS FOR LESS®

ASHTREE SQUARE

80,000 sf of prime retail space

**FOR MORE INFORMATION
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