

END CAP SPACE AVAILABLE

ASH TREE SQUARE SHOPPING CENTER

SEC OF SHAW AVENUE AND FIRST STREET, FRESNO CA 93710



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All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729

ASH TREE SQUARE SHOPPING CENTER PROPERTY DESCRIPTION

Ash Tree Square presents a highly visible retail opportunity at the signalized intersection of Shaw Avenue and First Street in Fresno, one of the city's most heavily traveled corridors with an impressive 61,937 cars per day. Positioned along Shaw Avenue—Fresno's premier commercial thoroughfare—the center benefits from exceptional exposure, steady traffic flow, and direct access to a dense and active customer base.

Strategically located directly across from Fashion Fair Mall, the region's largest enclosed shopping destination, Ash Tree Square is surrounded by a strong lineup of national retailers and popular dining establishments that drive consistent foot traffic to the area. This prime positioning places the property at the heart of Fresno's dominant retail hub, creating a synergistic environment for both established and emerging tenants.

The center also offers outstanding regional connectivity, with convenient access to Highway 41 just minutes away, allowing for seamless travel throughout the greater Fresno market. Additionally, California State University, Fresno is located approximately one mile to the east, contributing a steady population of students, faculty, and staff that further enhances daytime activity and consumer demand.

With its unmatched visibility, high traffic counts, and proximity to key retail and institutional anchors, Ash Tree Square stands as a compelling destination for retailers seeking to establish or expand their presence within one of Fresno's most dynamic commercial corridors.



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ASH TREE SQUARE SHOPPING CENTER PROPERTY INFORMATION



MARKET SECTOR	Fashion Fair
AVAILABLE SPACES	3,010-15,817± SF
LEASE RATE	Contact Broker for Lease Rate

PROPERTY HIGHLIGHTS

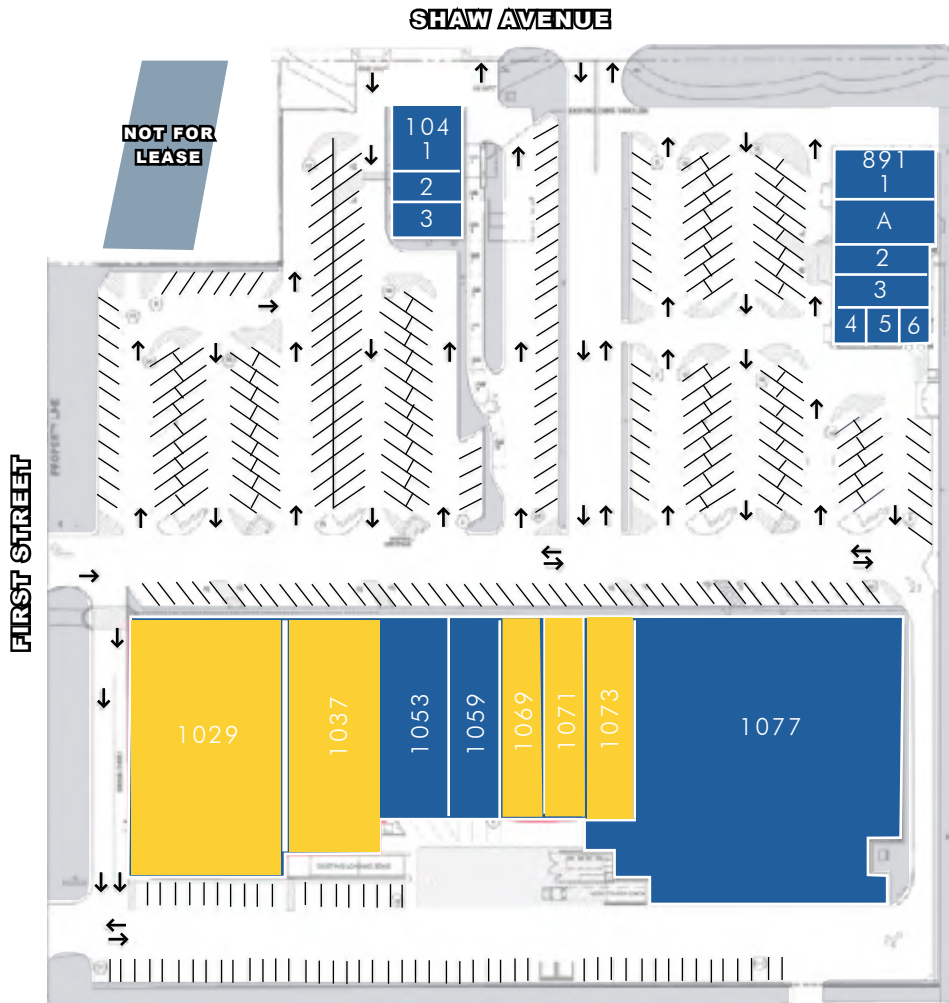
- Anchored by Major National Retailers Including Starbucks and Ross
- Enhanced Monument Signage Available
- Modernized Landscaping & Pedestrian Walkways
- Located on heavily traveled thoroughfare Shaw Avenue

AREA SNAPSHOT: 3-MILE DEMOGRAPHICS

	FRESNO
Population	138,279
Median Age	36
Housing Units	62,027
Percentage Growth	7.36%
Average HH Income	\$89,248

Ash Tree Square Shopping Center continues to evolve as a community anchor at the intersection of Shaw Avenue and First Street—with high-visibility retail, new tenants, and upgraded curb appeal.

ASH TREE SQUARE SHOPPING CENTER PROPERTY AVAILABILITY



SUITE	TENANT	SF	AVAILABLE
104-101	Starbucks	1,700±	
104-102	Ramen Ichiban	1,300±	
104-103	Nexus Health Care	600±	
891-01	Mountain Mike's	2,470±	
891-01A	Wing Stop	1,467±	
891-02	Pro Nails & Spa	1,210±	
891-03	CPR Cell Phone Repair	1,200±	
891-04	Lehman's Lock safe	400±	
891-05	Barber	260±	
891-06	Pet Groomer	310±	
1077	Ross	29,611±	
1073	PT Solutions	3,192±	AVAILABLE
1071	Di Cicco's Italian Restaurant	3,010±	AVAILABLE
1069	Mirchi Massala	3,292±	AVAILABLE
1059	Kim's Wigs	1,204±	
1053	Plato's Closet	6,122±	
1037	VACANT	7,712±	
1029	VACANT	15,817±	

*Landlord is willing to demise larger spaces into smaller suites.

AMENITY MAP

ASH TREE SQUARE

SOUTHEAST CORNER OF
SHAW AVENUE & FIRST STREET
FRESNO, CALIFORNIA

SHOPPING CENTERS

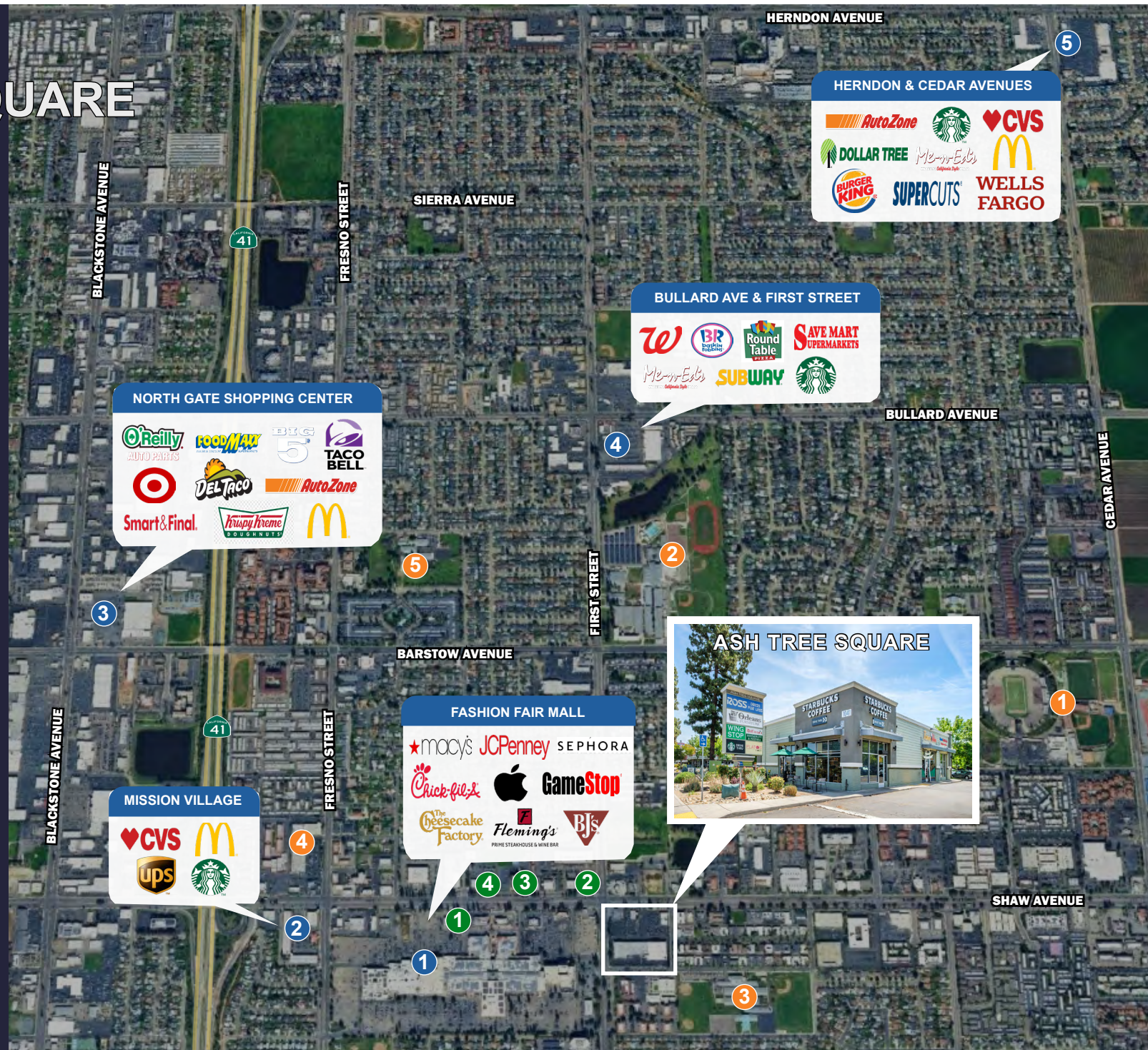
- 1 Fashion Fair Mall
- 2 Mission Village
- 3 North Gate Shopping Center
- 4 Bullard Avenue & First Street
- 5 Herndon & Cedar Avenues

SCHOOLS

- 1 California State University, Fresno
- 2 Hoover High School
- 3 Tioga Middle School
- 4 Paul Mitchell The School
- 5 Robinson Elementary School

BANKS

- 1 U.S. Bank Branch
- 2 Chase Bank
- 3 Wells Fargo Bank
- 4 Bank of the Sierra







ASH TREE SQUARE SHOPPING CENTER
CONTACT

*To Learn more about our leasing opportunities
or upcoming redevelopment plans, contact our team.*

Exclusively Offered By

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