

Junior Anchor, Pad and Shop Space Available for Lease

# Westlan Shopping Center



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

**Zoning:** C-3 (Regional Shopping Center, City of Fresno)

**Traffic Counts:** Ashlan Avenue:  $\pm$  23,599 ADT  
West Avenue:  $\pm$  17,351 ADT

**Availability:** Refer to Site Plan

<b>Demographics:</b>	<i>1 Mile</i>	<i>2 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
<b>Population</b>	24,792	71,257	150,343	344,759
<b>Avg HH Income</b>	\$44,918	\$54,188	\$57,006	\$57,343

**Property Features:**

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



COMMERCIAL | RETAIL ASSOCIATES

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## Site Plan



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## 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. ±1,800 sq. ft. - Available
8. Nail Salon
9. MetroPCS
10. ±8,581sq. ft. - Available



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