

FOR LEASE

PRIME END CAP RETAIL SPACE

1835 ASHLAN AVENUE, STE 101
CLOVIS, CA 93611

2,090+/-Square feet
Office, Retail &



TROY MATHIAS

559.270.6505

tmathias@commercialwest.net

DRE Lic #01037512



TRACE MATHIAS

559.270.5441

tracemathias@commercialwest.net

DRE Lic #02107474

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PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

- Excellent neighborhood retail location at the signalized intersection of Ashlan Avenue & Fowler Avenue
- 2,090+/- SF end-cap retail space
- High visibility with prominent storefront signage
- Ample on-site parking
- Surrounded by established residential neighborhoods and growing commercial development
- Easy access to Highway 168 via Fowler Avenue
- Strong mix of neighborhood-serving retailers, restaurants, and service businesses
- Ideal for retail, medical, professional office, fitness, specialty retail, or service-oriented users

RENT AND NNN Contact Broker

SQUARE FEET AVAILABLE 2,090+/- SF

AREA DEMOGRAPHICS

Within a 1-Mile Radius:

- Population: 18,867
- Households: 6,136
- Median Household Income: \$96,936
- Average Household Size: 3.0 persons

Within a 5-Mile Drive:

- Population: 71,500
- Households: 23,700
- Median Household Income: \$71,400



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

