

FOR LEASE

ASHTREE SQUARE

1029 E. SHAW AVENUE, FRESNO

±3,010 SF – ±23,524 SF AVAILABLE



RESTAURANT SPACE AVAILABLE

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PROPERTY FEATURES

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



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.

Restaurant Space Available: ±3,010 SF

Space Available: ±3,192 SF (Former PT Solutions)
**can be combined with restaurant space*

Space Available: ±7,712 SF inline space

Space Available: ±15,817 SF end cap space
**can be combined with 7,712 sf space*

Lease Rate: Inquire with broker
TI Allowance Available

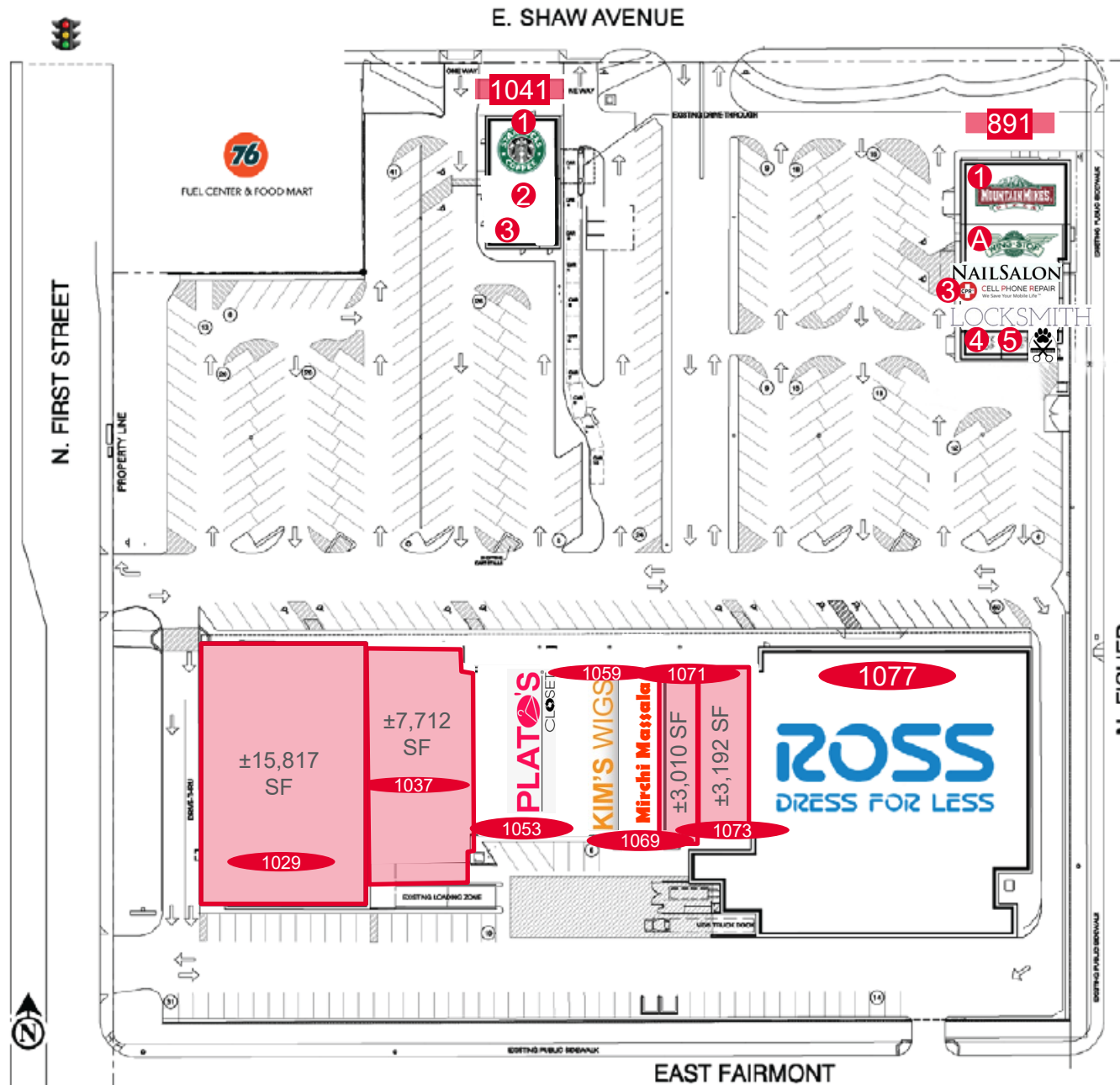
LOCATED ON HEAVILY TRAVELLED SHAW CORRIDOR

MONUMENT SIGNAGE AVAILABLE

AERIAL MAP



SITE PLAN



#	TENANT	SF
104101	Starbucks	1,700
104102	Ramen Noodles	1,300
104103	Nexus	600
89101	Mountain Mike's	2,470
89101-A	Wing Stop	1,467
89102	Pro Nails & Spa	1,210
89103	CPR – Cell Phone Repair	1,200
89104	Locksmith	400
89105	Barber	260
89106	Pet Groomer	310
1077	Ross	29,611
1073	VACANT	3,192
1071	VACANT RESTAURANT SPACE	3,010
1069	Mirchi Massala	3,292
1059	Kim's Wigs	1,204
1053	Plato's Closet	6,122
1037	VACANT	7,712
1029	VACANT	15,817



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



Well maintained landscaping, parking lot, and center





**CUSHMAN &
WAKEFIELD**

CONTACT

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