

RETAIL PAD

# AVAILABLE FOR SALE OR LEASE

4703 W. Ashlan Avenue - Fresno, California

POTENTIAL DRIVE-THRU OPPORTUNITY



## HIGHLIGHTS

- Partially improved pad - existing surface parking, utilities and trash corral
- Existing monument sign with available panel on Ashlan Avenue

### PROPERTY INFORMATION

|                      |                     |
|----------------------|---------------------|
| Total Building Size: | Up to 14,000± SF    |
| Lot Size:            | 1.37± Acres         |
| Parcel A:            | 27,801.80± SF Gross |
| Parcel B:            | 45,108.99± SF Gross |
| Monument Signage:    | Yes                 |
| APN:                 | 511-171-59S & 60S   |

### PROPERTY DESCRIPTION

This nice sized parcel lot sits between two prominent tenants in the community, whom are Walgreens and Valley Health. This parcel has phenomenal visibility and access with monument signage. West Community Plan Area is one of Fresno's designated Growth Areas.

FRESNO OFFICE: 7480 N Palm Ave #101 Fresno CA 93711 | t 559-432-6200  
VISALIA OFFICE: 3447 S Demaree St Visalia CA 93277 | t 559-732-7300

Corporate License #00020875  
[newmarkpearson.com](http://newmarkpearson.com)

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## AERIAL MAP



## TRAFFIC COUNTS

|                                   |         |
|-----------------------------------|---------|
| Ashlan Avenue @ Cornelia Avenue*: | 12,937± |
| Cornelia Avenue @ Ashlan Avenue:  | 13,482± |
| AADT:                             | 26,419± |

\*With 3% multiplier for 2020 estimate.

Source: Kalibrate TrafficMetrix (2020)

For additional information, please contact:

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