



**FOR LEASE**

**4910 E ASHLAN AVE**

Fresno, CA 93726

**PRESENTED BY:**

**CAMERON GRAHAM**

O: 559.400.0830

cameron.graham@svn.com

CalDRE #01970844

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$0.90 - 1.35 SF/month (NNN)
<b>BUILDING SIZE:</b>	45,667 SF
<b>AVAILABLE SF:</b>	4,085 - 8,500 SF
<b>LOT SIZE:</b>	2.44 Acres
<b>YEAR BUILT:</b>	2000
<b>ZONING:</b>	IL
<b>APN:</b>	493-180-19

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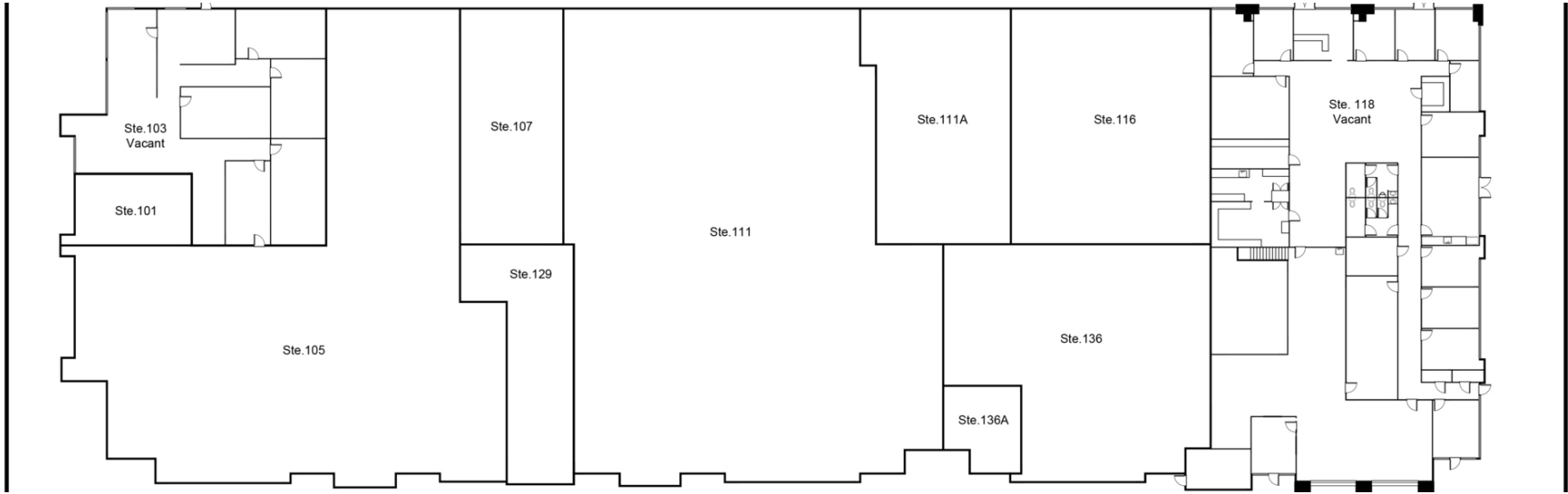
## PROPERTY OVERVIEW

4910 E Ashlan Ave currently has two vacancies from 4,085 SF to 8,500 SF. The multi-tenant building is located on the corner of Ashlan Ave and Winery Ave just minutes from Highway 168 and the Fresno Yosemite International Airport. The owner is willing to offer a tenant improvement allowance dependent upon rental rate and lease duration.

## PROPERTY HIGHLIGHTS

- Fully built out offices
- Open floor plan
- Interior restrooms
- 24/7 access to units
- Nightly security

# LEASE SPACES



## LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	4,085 - 8,500 SF	<b>LEASE RATE:</b>	\$0.90 - \$1.35 SF/month

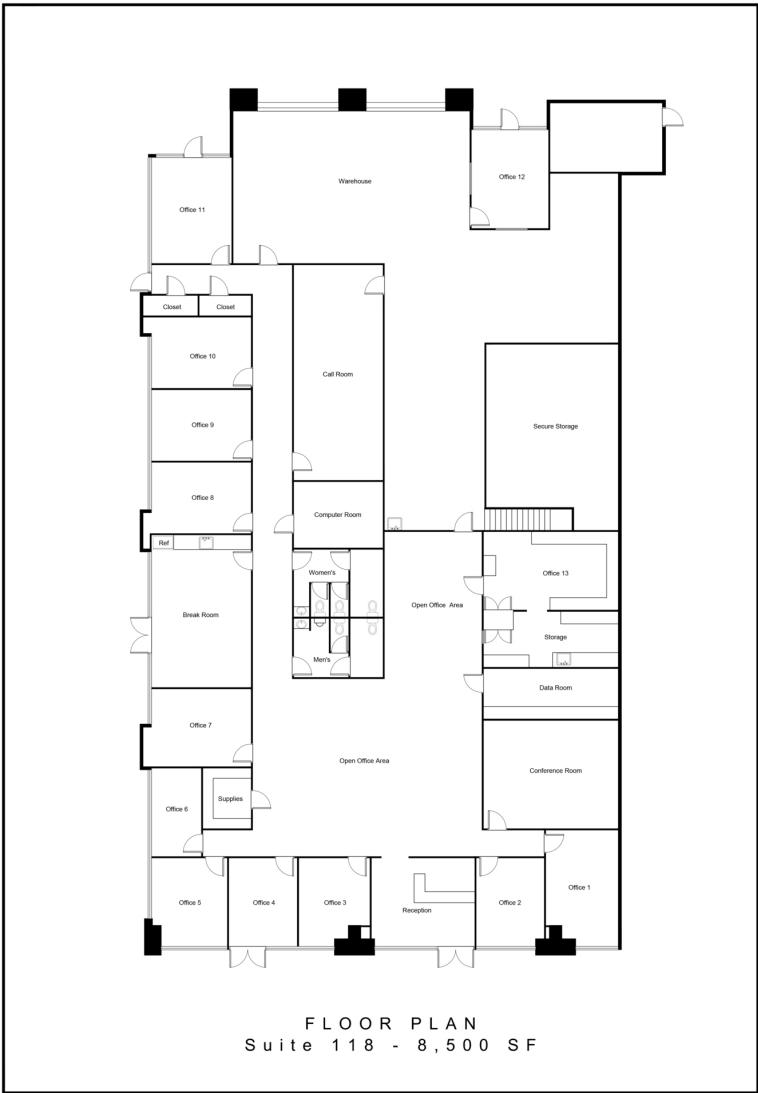
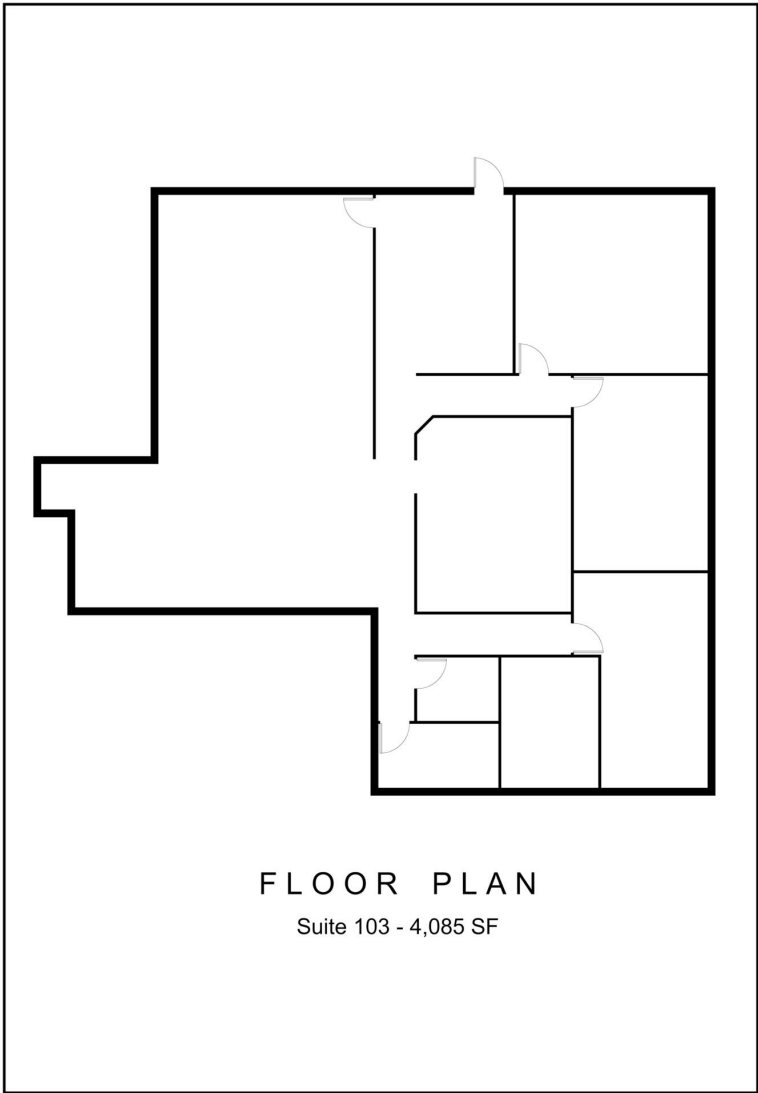
## AVAILABLE SPACES SUITE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
4910 E Ashlan Ave Suite 103	Available	4,085 SF	NNN	\$0.90 SF/month
4910 E Ashlan Ave Suite 118	Available	8,500 SF	NNN	\$1.35 SF/month

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**FLOOR PLANS**



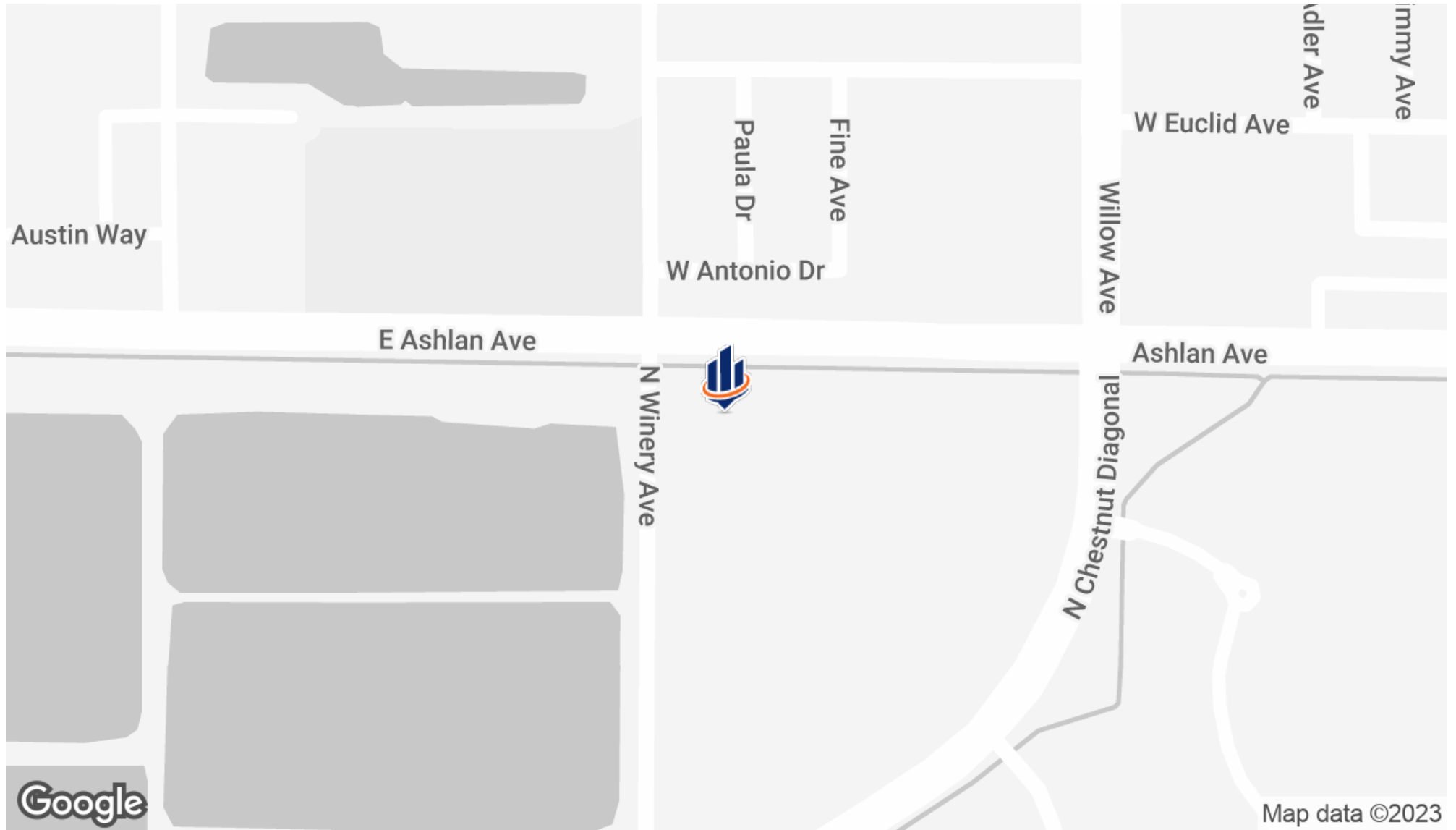
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**ADDITIONAL PHOTOS**



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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

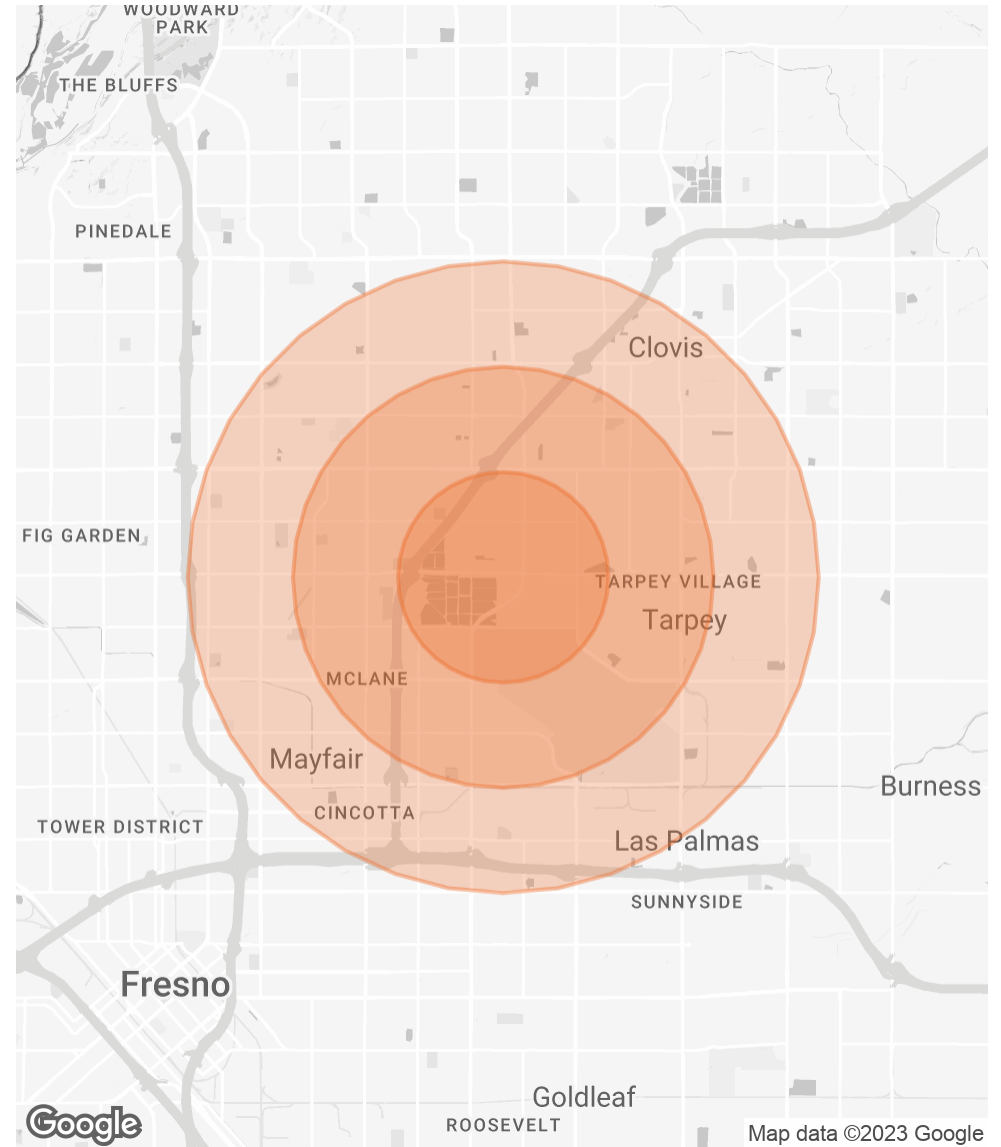
## POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	12,807	61,801	145,981
AVERAGE AGE	31.3	30.9	31.3
AVERAGE AGE (MALE)	29.5	29.4	30.2
AVERAGE AGE (FEMALE)	34.4	32.9	32.9

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,121	23,078	52,301
# OF PERSONS PER HH	2.5	2.7	2.8
AVERAGE HH INCOME	\$50,512	\$51,986	\$56,276
AVERAGE HOUSE VALUE	\$156,283	\$169,643	\$198,063

\* Demographic data derived from 2020 ACS - US Census



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