

**FOR SALE**

**2561 E ASHLAN AVE.  
FRESNO, CA**



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**NAI**Northgate  
INVESTMENTS TEAM

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# EXECUTIVE SUMMARY



**MULTI-TENANT CENTER**  
±10,906 RSF



**SALE PRICE**  
Contact Broker



**INVESTMENT TYPE**  
Fee Simple Value-Add Opportunity



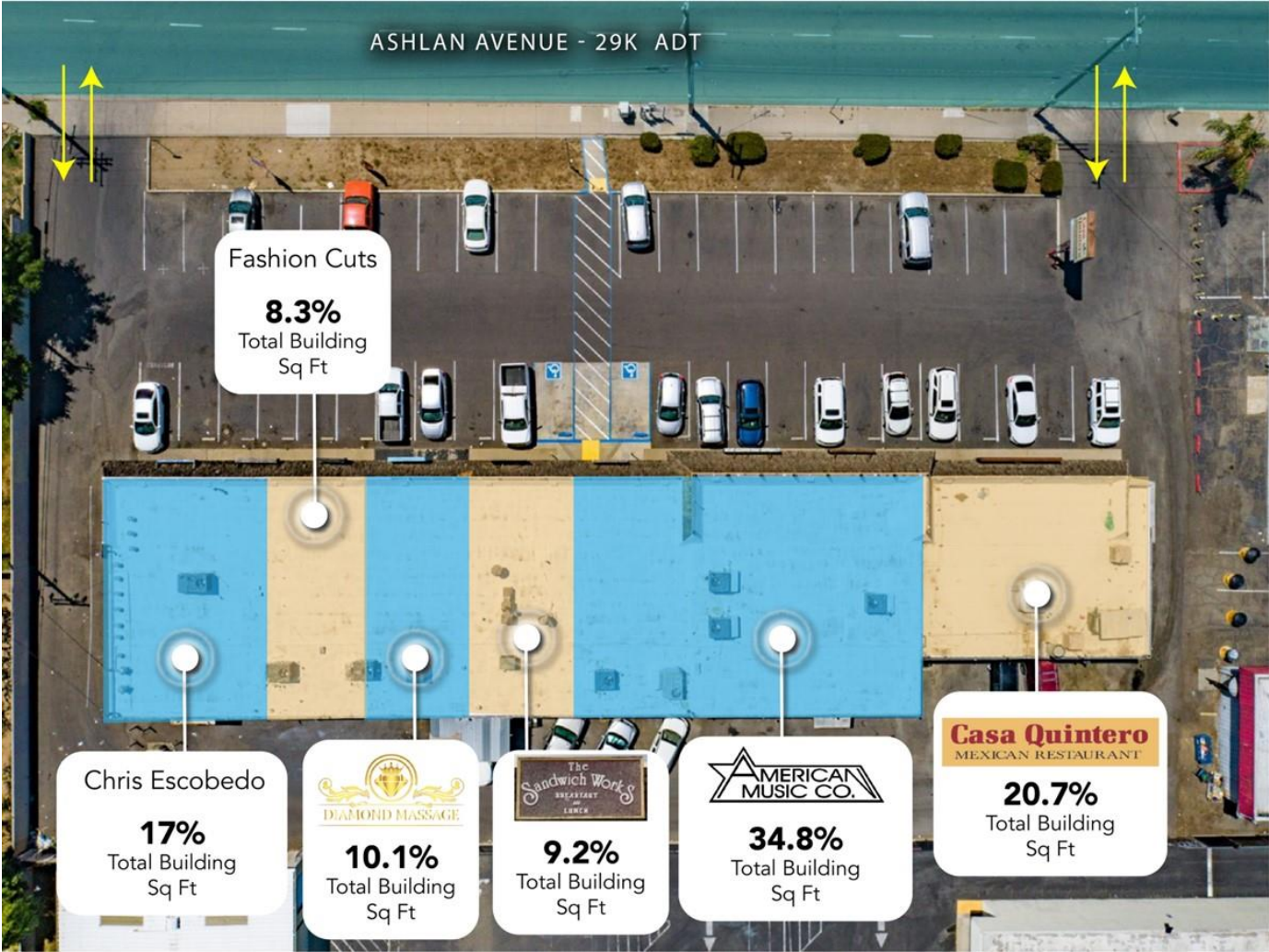
## PROPERTY HIGHLIGHTS

- Value add opportunity.
- Ashlan Plaza is centrally located surrounded by dense residential and commercial area.
- Prominently located with high visibility on Ashlan Avenue.
- The Plaza offers ample parking and convenient ingress/egress to Ashlan Avenue.
- Excellent access to and from Highway 41.

## PROPERTY INFO

<b>Property Type</b>	Commercial
<b>Zoning</b>	CC – Commercial Community
<b>Year Built</b>	1968
<b>APN</b>	428-251-22
<b>Building Size</b>	± 10,906 RSF
<b>Lot Size</b>	± 0.99 AC
<b>Traffic</b>	E Ashlan Ave: ± 29,495

# TENANT SUMMARY | SITE MAP



# RENT ROLL SUMMARY

## RENT ROLL

Suite	Tenant	Ste Size (sq ft)	% of Total Bldg Sq Ft	Monthly Base Rate	Mon Rent (PSF)	Ann Rent (PSF)	Lease Type	% of Total Bldg Income	Lease Start Date	Lease Expiration Date
2561	Casa Quintero	2,256	20.7%	<p style="text-align: center;"><b>HIDDEN for tenant confidentiality.</b></p> <p style="text-align: center;"><b>Please inquire with a Broker for more information and details</b></p>			NNN	32.2%	12/1/2019	11/30/2024
2597	American Music	3,800	34.8%				GROSS	40.0%	12/31/2017	MTM
2599	Sandwich Works	1,000	9.2%				GROSS	11.0%	12/31/2017	MTM
2601	Diamond Massage	1,100	10.1%				NNN	8.0%	4/1/2024	3/30/2024
2605	Fashion Cuts	900	8.3%				GROSS	8.8%	2/1/2019	MTM
2609	Chris Escobedo	600	5.5%				GROSS	0.0%	MTM	MTM
2613	Chris Escobedo	1,250	11.5%				GROSS	0.0%	MTM	MTM
Total		10,906	100.0%	\$6,836						

# OPERATING EXPENSES

## ESTIMATED OPERATING EXPENSES

<b>EXPENSE TYPE</b>	<b>Owner's 2022 Actuals</b>
Property Taxes	\$11,975
Property Insurance	\$9,412
Repairs & Maintenance Expenses	\$13,453
Utilities	\$9,009
Management Fees	\$11,350
Licenses & Permits	\$166
<b>Total</b>	<b>\$55,366</b>
Annual Per Square Foot	\$5.08
Monthly Per Square Foot	\$0.42

# MARKET AERIAL



# MARKET AERIAL





# AREA OVERVIEW



# CITY PROFILE

## FRESNO, CALIFORNIA

- **Growing Population:** Fresno is one of the fastest-growing cities in California and has a steadily increasing population. This means a larger customer base for your retail business and a greater potential for sales.
- **Economic Stability:** Fresno's economy is diverse and stable. It is a major center for agriculture, healthcare, education, and manufacturing industries. A stable economy provides a favorable environment for retail businesses to thrive.
- **Central Location:** Fresno is strategically located in the heart of California, making it accessible to a wide range of customers. It serves as a regional hub for various surrounding communities, attracting shoppers from nearby towns and cities.
- **Affordability:** Compared to some other major cities in California, the cost of living and doing business in Fresno is relatively lower. This can translate into lower operating costs and potentially higher profit margins for your retail business.
- **Cultural Diversity:** Fresno is known for its diverse population, which contributes to a rich cultural tapestry. This diversity can create unique retail opportunities, allowing you to cater to various customer preferences, tastes, and needs.



## DEMOGRAPHICS

	POPULATION	1 Mile	3 Mile	5 Mile
2022 Estimated Population		19,546	159,205	325,187
2027 Projected Population		20,947	169,345	345,888
2022 Median Age		32.9	34.1	34.4
	INCOME			
2022 Estimated Average Household Income		\$63,914	\$65,551	\$75,619
	DIVERSITY			
2022 Estimated White		53.7%	58.1%	58.5%
2022 Estimated Asian or Pacific Islander		27.9%	22.5%	11%
2022 Estimated Hispanic		47.7%	47.5%	47.4%

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