

**BLACKSTONE CORRIDOR
FREESTANDING RETAIL BUILDING**



±4,560 SF AVAILABLE

**1461 N.
BLACKSTONE**

FRESNO, CA

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1461 N BLACKSTONE

This property offers a spacious layout, providing ample interior space to accommodate a variety of retail concepts.

The fenced parking lot ensures secure and convenient parking for both customers and employees. With high visibility on a major thoroughfare. The building is versatile, making it ideal for retail stores, showrooms, or service-oriented businesses. Additionally, it boasts easy access to major highways and public transportation.

PROPERTY INFORMATION

Lease Rate:	\$1.00 PSF
Lease Type:	NNN's \$0.20 PSF
Available Space:	±4,560 SF
Lot Area:	±18,730 SF
Year Built:	1956
Parking:	Fenced parking lot
Zoning:	NMX (Neighborhood Mixed Use)

- High traffic area
- Easy access to Hwy 41
- Close proximity to amenities
- Fenced parking lot
- Blackstone corridor



THE NEIGHBORHOOD

Located on the heavily traveled Blackstone corridor with many neighboring tenants such as Mission Auto Sales, O'Reilly Auto Parts, West Coast Wheels & Tires, Cricket, Valero, Taco Bell and many more.

TRAFFIC COUNTS



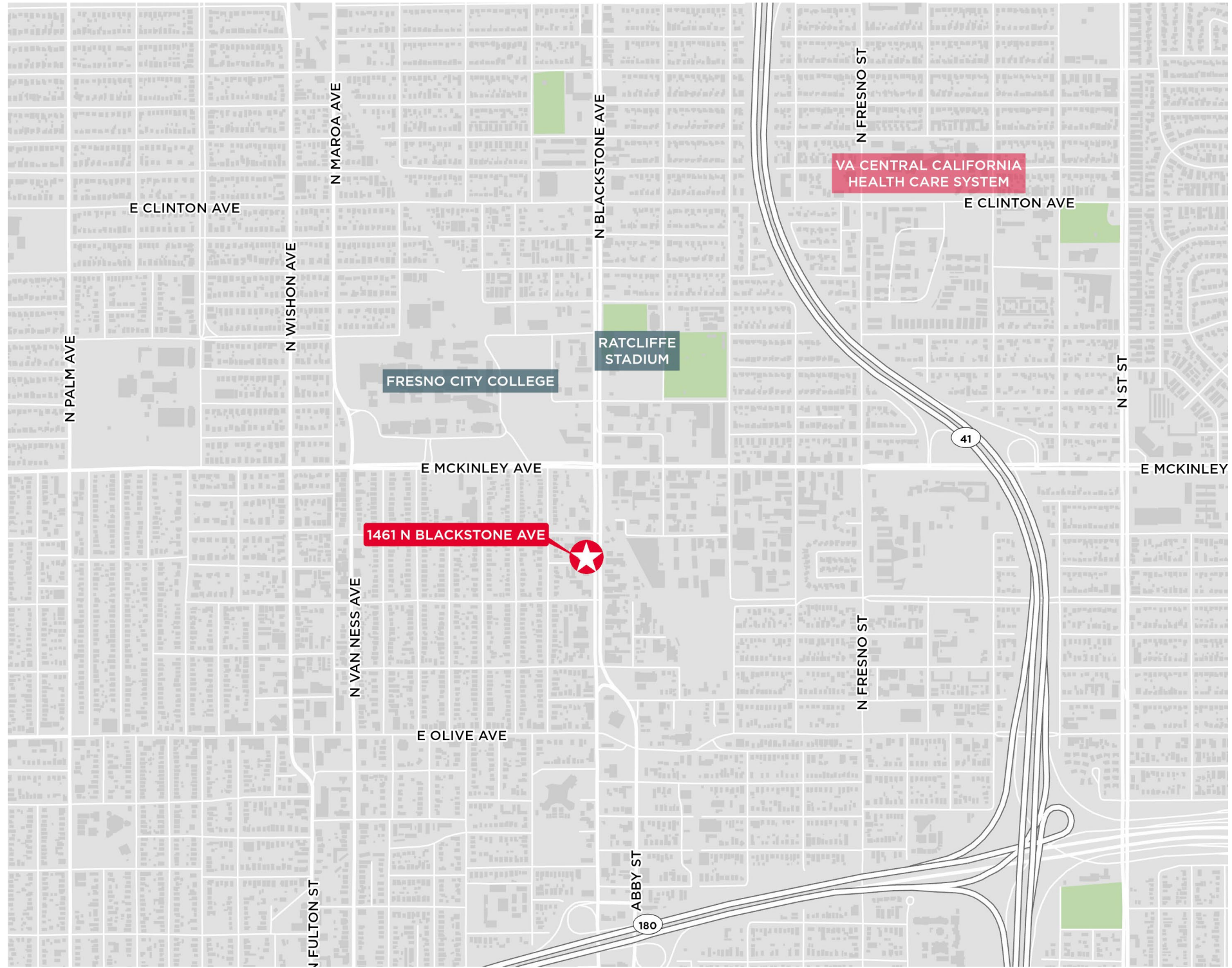
BLACKSTONE & MCKINLEY AVENUE

43,021 VPD

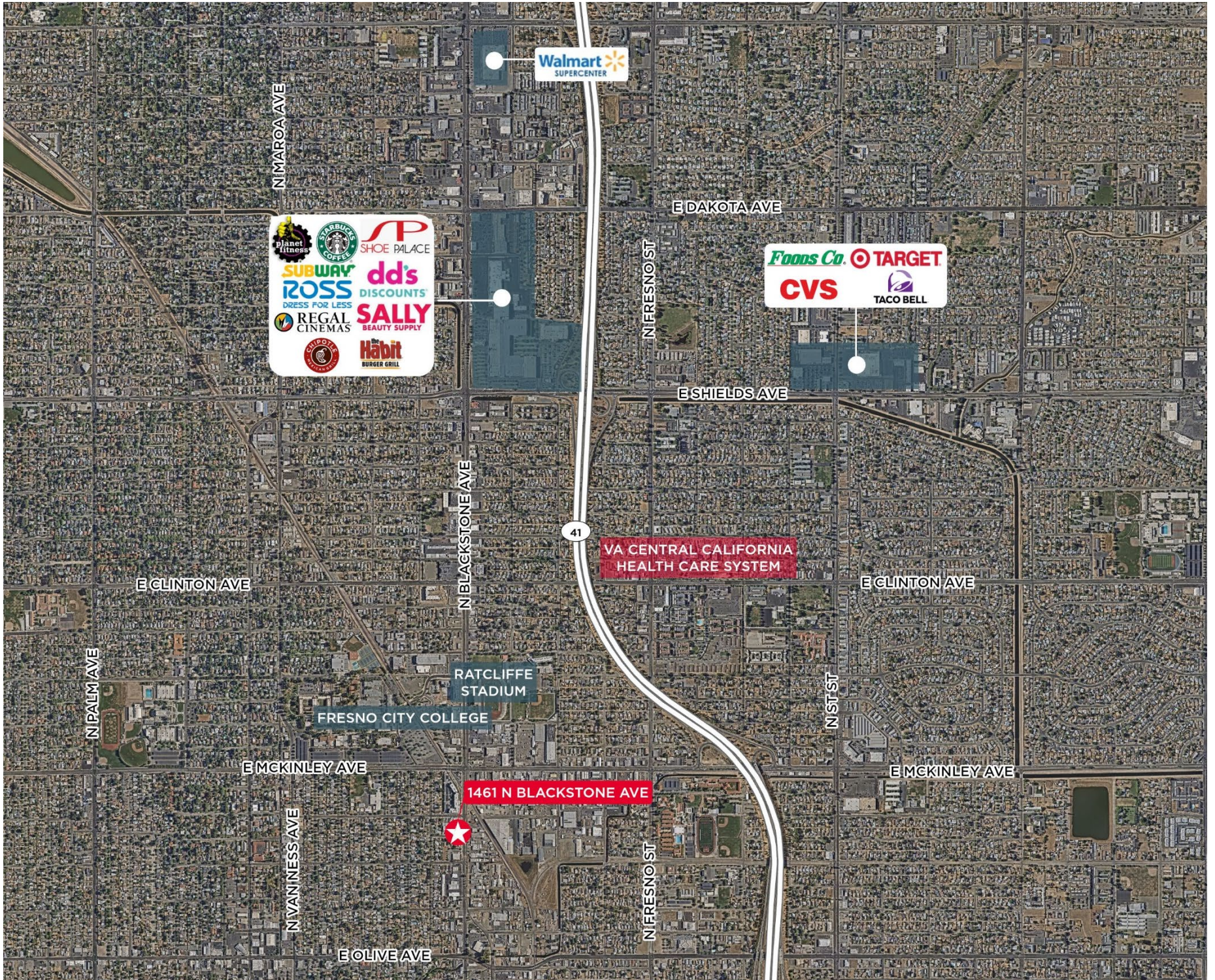
PROPERTY HIGHLIGHTS

- High Traffic Counts
- Side rolling doors
- Strong Visibility
- Fenced Lot

LOCATION AERIAL



AERIAL MAP





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