

FOR LEASE

FREE STANDING RETAIL BUILDING

1461 N. BLACKSTONE AVENUE



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PROPERTY INFORMATION



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- Available Space: $\pm 4,560$ Sq. Ft.
Freestanding Building on fenced lot
- Lot Area: $\pm 18,730$ Sq. Ft.
- Neighborhood Mixed Zoning – Retail or Automotive use

PROPERTY FEATURES

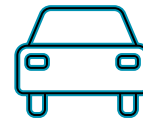
- Single Standing Building
- Large Parking Lot
- Strong visibility
- Located in the Blackstone corridor



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

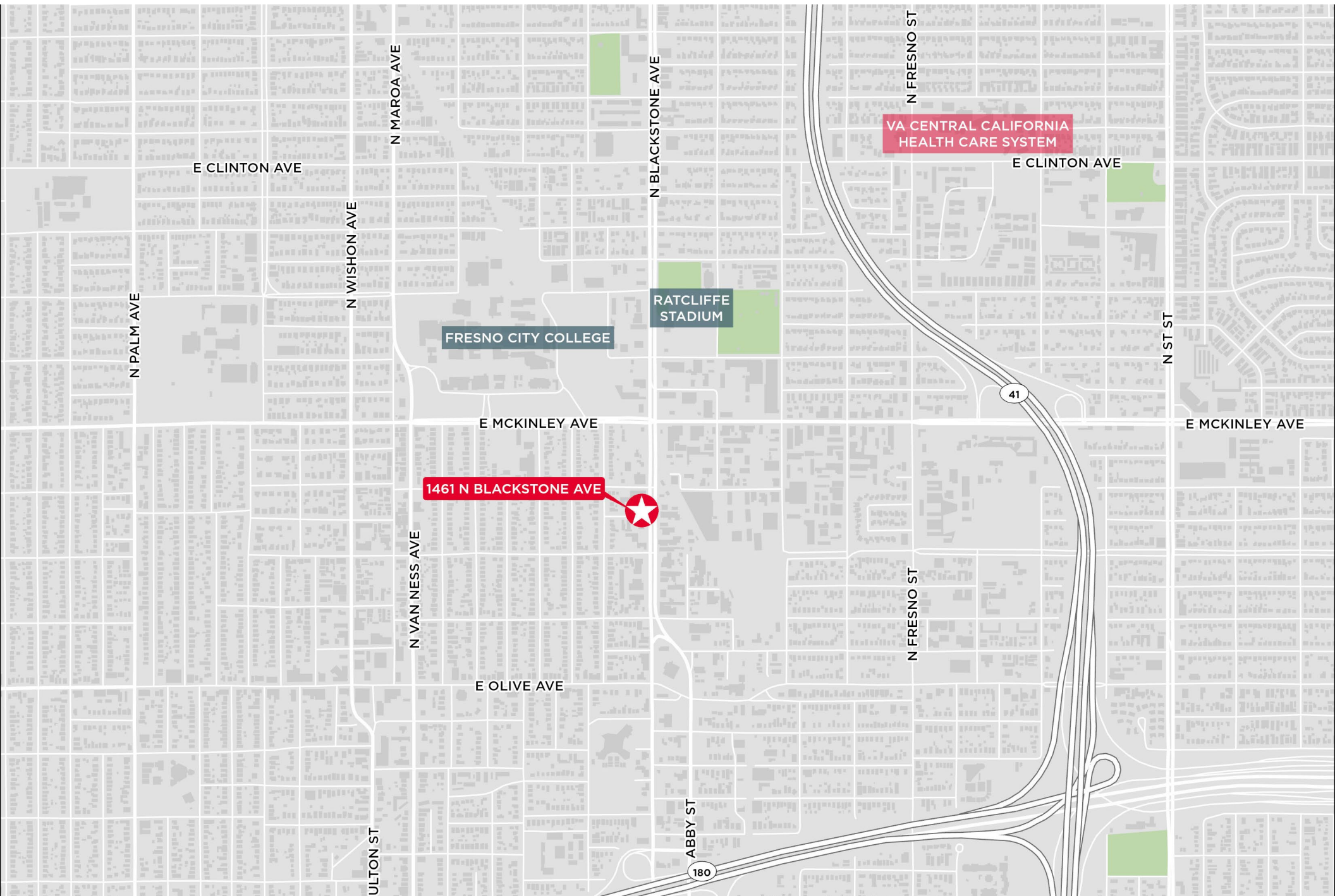


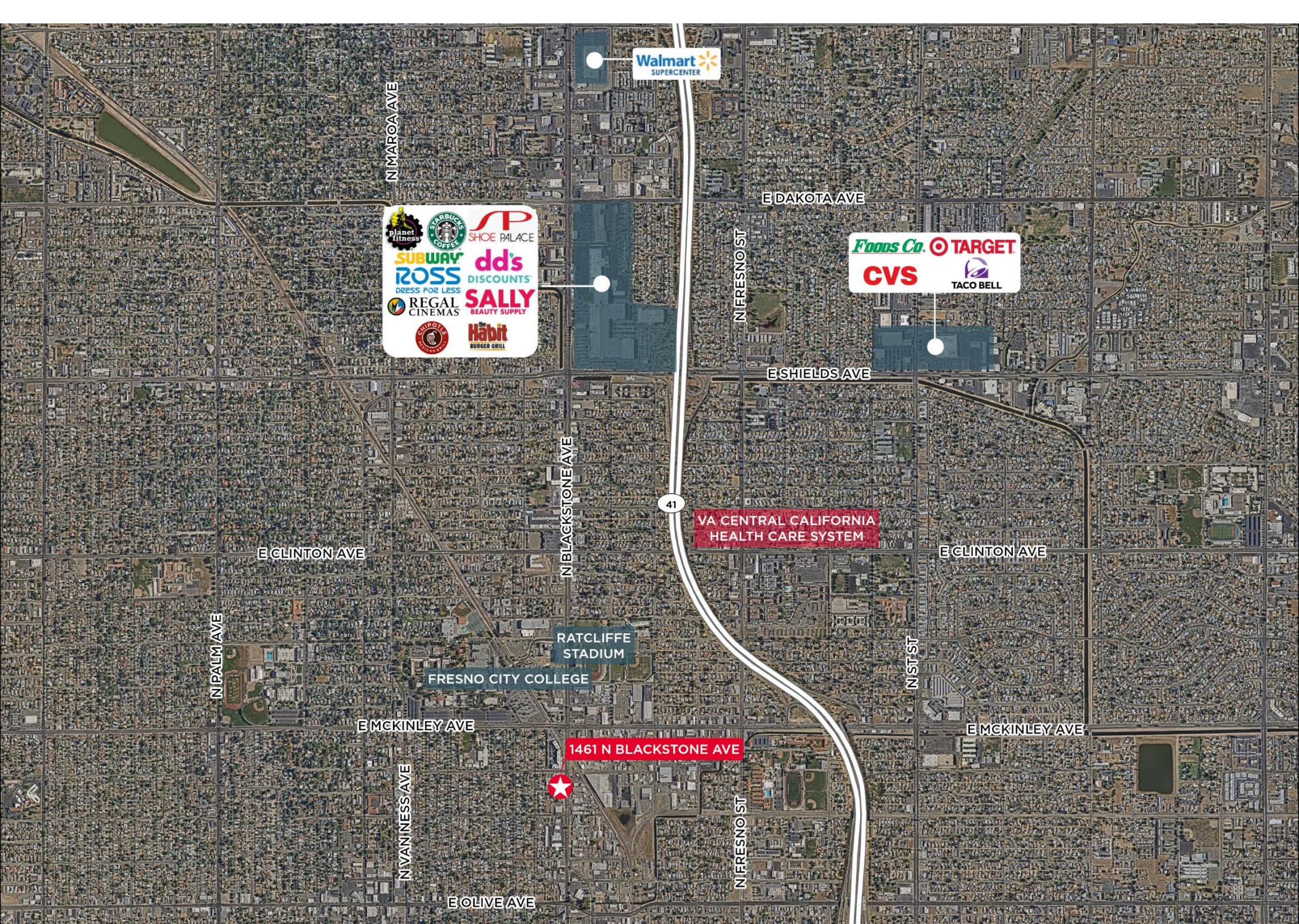
BLACKSTONE & MCKINLEY AVENUE

43,021 VPD

PROPERTY HIGHLIGHTS

- High Traffic Counts
- Blackstone Corridor
- Strong Visibility
- Fenced Lot





planet fitness
 Starbucks
 SHOE PALACE
 SUBWAY
 ROSS DRESS FOR LESS
 dd's DISCOUNTS
 REGAL CINEMAS
 SALLY BEAUTY SUPPLY
 HÄBIT BURGER GRILL

Foods Co. TARGET
 CVS TACO BELL

VA CENTRAL CALIFORNIA HEALTH CARE SYSTEM

1461 N BLACKSTONE AVE

RATCLIFFE STADIUM

FRESNO CITY COLLEGE



POPULATION



HOUSEHOLDS



5 YR. % GROWTH FORECAST

	POPULATION	HOUSEHOLDS	5 YR. % GROWTH FORECAST
1 Mile	21,624	7,577	4.44%
3 Mile	179,656	55,566	4.37%
5 Mile	383,388	122,062	4.37%



AVERAGE HH INCOME



MEDIAN HH INCOME



TOTAL HH INCOME

	AVERAGE HH INCOME	MEDIAN HH INCOME	TOTAL HH INCOME
1 Mile	\$61,525	\$41,103	\$466,172,876
3 Mile	\$61,411	\$42,442	\$3,412,357,155
5 Mile	\$66,157	\$47,122	\$8,075,314,753



EMPLOYEES



ESTABLISHMENTS



CONSUMER EXPENDITURES

	EMPLOYEES	ESTABLISHMENTS	CONSUMER EXPENDITURES
1 Mile	4,295	397	\$448,320,000
3 Mile	44,826	2,994	\$3,354,493,000
5 Mile	121,620	7,038	\$7,538,635,000



FRESNO COUNTY 2023

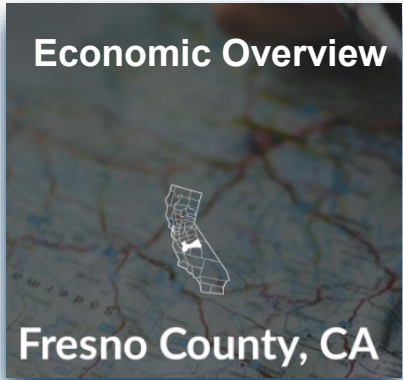
Home to the 5th largest city in the world's 5th largest economy, Fresno County is "Growing the California Dream." A population of over 1 million residents with a well-trained and available workforce, Fresno County serves as the state's strategic center with "money back guarantees" to get projects quickly through the permitting process. Fresno County is poised for inclusive investment and projects with 47 designated Opportunity Zones that offer great growth potential. Award winning partnerships, available real estate, exclusive incentive offerings, job-ready workforce, notable wins such as with Amazon, Ulta and the Gap e-commerce fulfillment centers, and the recent announcement of T-Mobile's new Customer Experience Center are among the many reasons why Fresno is the place to grow your company and the California dream.

1,013,581
Population

425,117
Total Regional Employment

\$57,100
Medial Household Income

TOP EMPLOYERS





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