

# FOR LEASE

## 1574 N. BLACKSTONE AVENUE



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# PROPERTY INFORMATION

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- Available Space: ±1,100 Sq. Ft.  
Former Salon Space
- Building Area: ±12,120 Sq. Ft.
- Neighborhood Mixed Zoning

## PROPERTY FEATURES

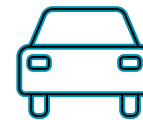
- Large Parking Lot
- Strong visibility
- Located in the Blackstone corridor
- Signalized Corner



# THE NEIGHBORHOOD

Located on the heavily traveled Blackstone corridor at a signalized corner with many neighboring tenants such as Anna's Furniture, Valero, Fiesta Insurance Harman Star Mart, Taco Bell, Carl's Jr. and more.

## TRAFFIC COUNTS



**BLACKSTONE & MCKINLEY AVENUE**

**43,021 VPD**



## PROPERTY HIGHLIGHTS

- High Traffic Counts
- Blackstone Corridor
- Strong Visibility
- Signalized Corner





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

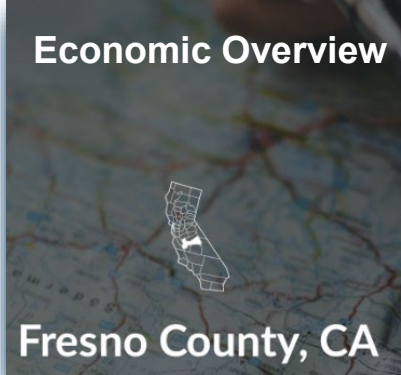
**425,117**  
Total Regional Employment

**\$57,100**  
Medial Household Income

## TOP EMPLOYERS



**Fresno County's Cities**  
Clovis, Coalinga, Firebaugh,  
Fowler, Fresno, Huron,  
Kerman, Kingsburg,  
Mendota, Orange Cove,  
Parlier, Reedley, San Joaquin,  
Sanger, Selma





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