

# ±2,282 - ±22,557 SF Shopping Center Spaces in Fresno

Retail For Lease | 3720-3790 N. Blackstone Ave Fresno, CA 93726



## CENTRAL CA COMMERCIAL



Lease Rate	<b>\$1.20 - 1.55 SF/MONTH</b>
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### OFFERING SUMMARY

Building Size:	105,416 SF
Available SF:	±2,282 - 22,590 SF
Lot Size:	333,200 SF
NNN's:	\$0.43 SF/Month
Year Built:	1968
Zoning:	Commercial
Market:	Fresno
Submarket:	Midtown East Fresno
Traffic Count:	21,812
APN:	170-231-006 & -005

### PROPERTY HIGHLIGHTS

- Corner Pad Building ±7,244 SF and Former Home Town Buffet ±10,835 SF
- Street Inline Retail ±2,341 SF and Inline Retail ±2,282 SF
- Former Dollar Tree ±22,590 SF Retail Space
- Highly Visible Intersection w/ Ample Parking & Easy Access
- Close Proximity to Major Retailers, Restaurants, & Residential Areas
- Direct Blackstone Ave Visibility | Surrounded w/ Quality Tenants
- Close Proximity to Major Traffic Generators & CA-168 Ramps
- Densely Populated Trade Area w/ 398,647 People in 5-Miles Radius
- Great Exposure from CA-168, Blackstone and Shield Avenues
- Surrounded by Quality National Tenants Including Banks, Retail Stores, and Automotive Shops
- Exceptional Space Options for a Wide Variety of Uses
- Near Proximity to Other Shopping Centers
- Center Blackstone Location Amid a Long Line of Retail Stores
- High Foot & Vehicle Traffic - Ideal For Retail Businesses
- Nearby Schools and Residential Areas

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### PROPERTY DESCRIPTION

Prime Anchor Shopping Center Space is well-located on Fresno's busiest #1 Retail destination corridor Blackstone Avenue historically serving the vast majority of Fresno and Clovis residents. (5) separate available spaces in Manchester North Shopping Center on Blackstone that includes a ±7,244 SF drive-thru pad on corner of N Blackstone and East Garland. Building features private offices, open center space, and private bathroom, ±10,835 SF restaurant space available in between Planet Fitness and Dollar Tree. Features include private bathrooms, booth seating, open dining area, ample storage space, and kitchen sinks. ±2,341 SF center space located between a Subway and Smileland Dental and a space that features private restrooms, built in storage shelves, and space dividers. ±2,282 SF customizable space between Planet Fitness and Grifols. ±22,590 SF former Dollar Tree retail space in corner location of shopping center.

### LOCATION DESCRIPTION

Visible location on N Blackstone and Shields in shopping center with lots of foot traffic and ample parking space. Multiple spaces with a variety of different uses like a restaurant, drive-thru pad, and strip retail space. Quality tenants in shopping center include Grifols, Planet Fitness, Dollar Tree, Hair-way to Heaven, Subway, and Smileland Dental. Other surrounding tenants include Arco, Sinclair, McDonalds, Regal Manchester, Chase Bank, The Red Chickz, dd's Discounts, AT&T, Ross, Walmart Supercenter, Petco, Jiffy Lube, Les Schwab Tire Center, and Goodguys Tire and Auto.

Fresno is a city in the San Joaquin Valley of California, United States. It is the county seat of Fresno County and the largest city in the greater Central Valley region, as well as the most populated city in Central California. It covers about 114.7 square miles (297 km<sup>2</sup>) and had a population of 542,107 as of the 2020 census, making it the fifth-most populous city in California, the most populous inland city in California, and the 34th-most populous city in the nation.



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### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3720 N Blackstone Corner Pad Building	7,244 SF	NNN's \$0.43 SF/month	\$1.50 SF/month	±7,244 SF drive-thru pad on corner of N Blackstone and East Garland. Building features private offices, open center space, and private bathroom.
3730 N Blackstone Fmr Dollar Tree	22,590 SF	NNN's \$0.43 SF/month	\$1.20 SF/month	±22,590 SF former Dollar Tree End Cap retail space. The column spacing is 36' W by 38' L and the clear height under the drop ceiling is 11'5".
3744 N Blackstone Fmr Hometown Buffett	10,835 SF	NNN's \$0.43 SF/month	\$1.25 SF/month	±10,835 SF restaurant space available in between Planet Fitness and Dollar Tree. Features include private bathrooms, booth seating, open dining area, ample storage space, and kitchen sinks.
3764 N Blackstone Inline Retail	2,282 SF	NNN's \$0.43 SF/month	\$1.35 SF/month	±2,282 SF customizable space between Planet Fitness and Grifols.

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SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3786 N Blackstone Inline Street Retail	2,341 SF	NNN's \$0.43 SF/month	\$1.55 SF/month	±2,341 SF center space located between a Subway and Smileland Dental. Space features private restrooms, built in storage shelves, and space dividers.

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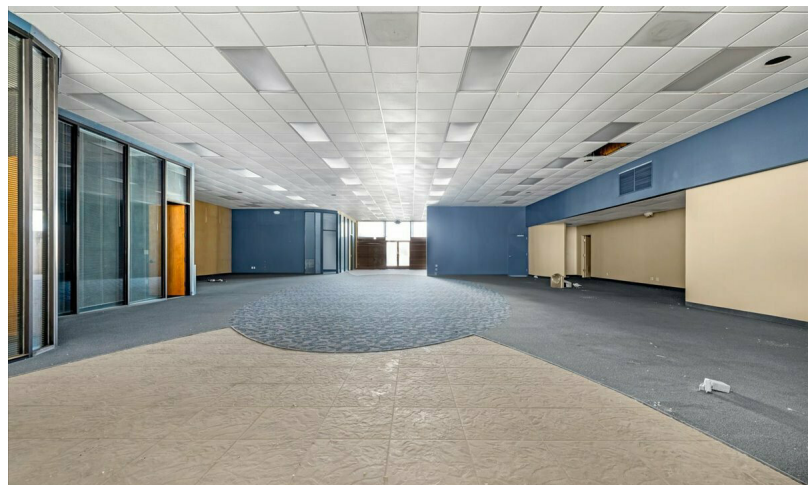
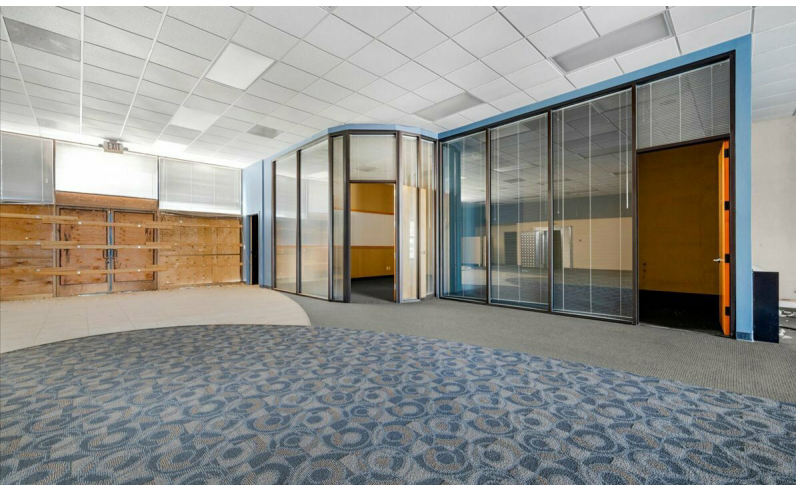
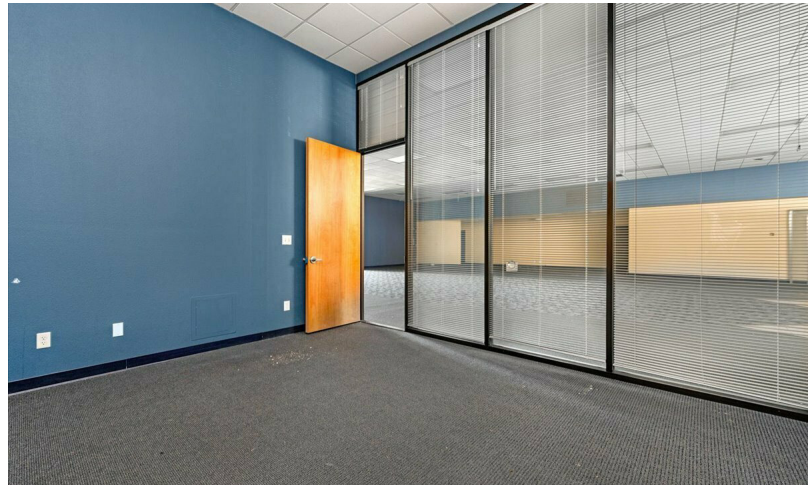
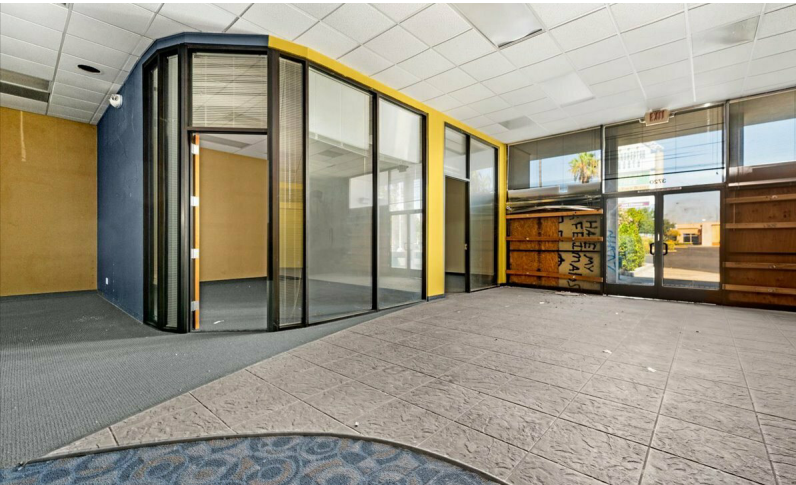
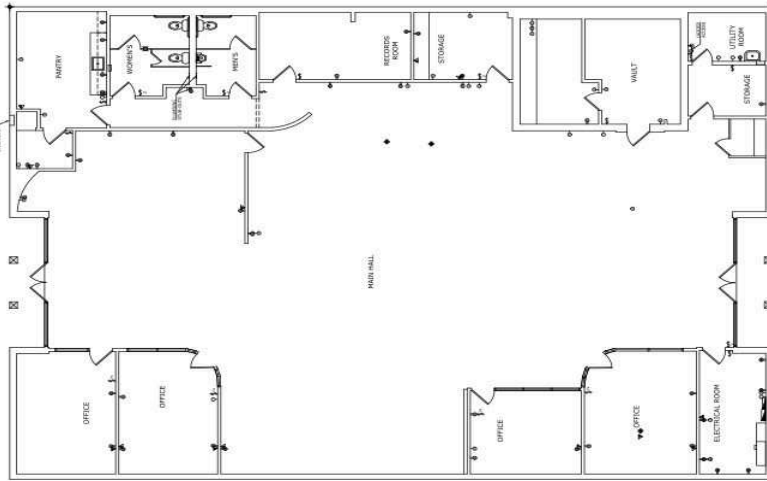
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# Premier Corner Pad

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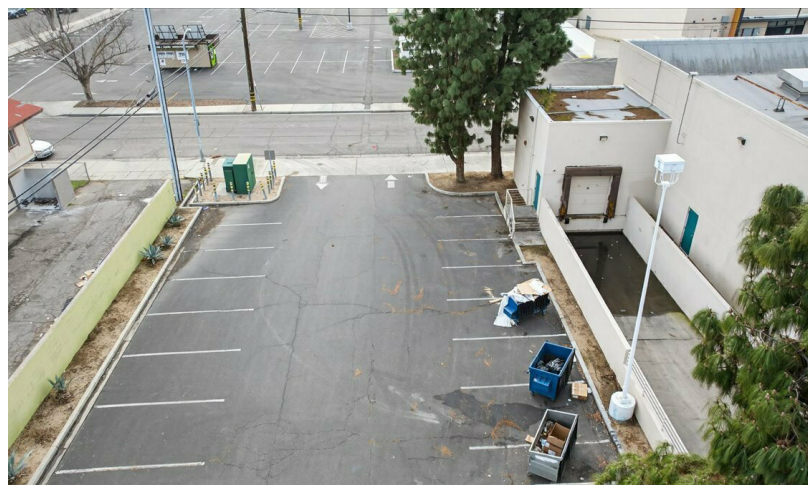
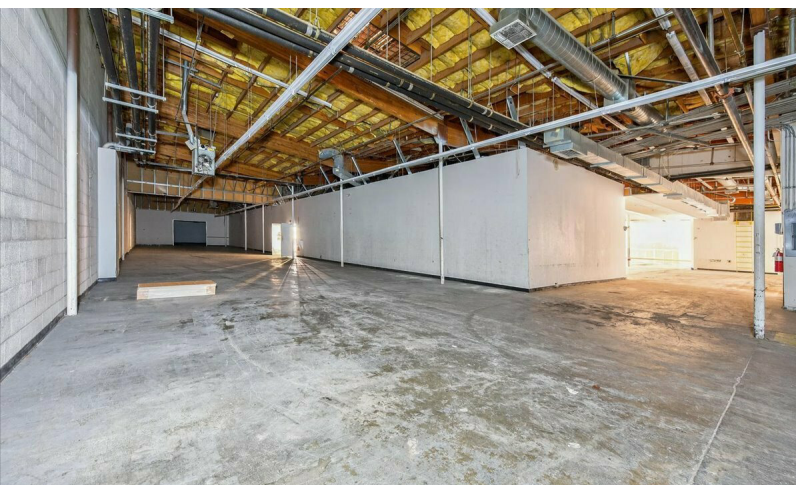
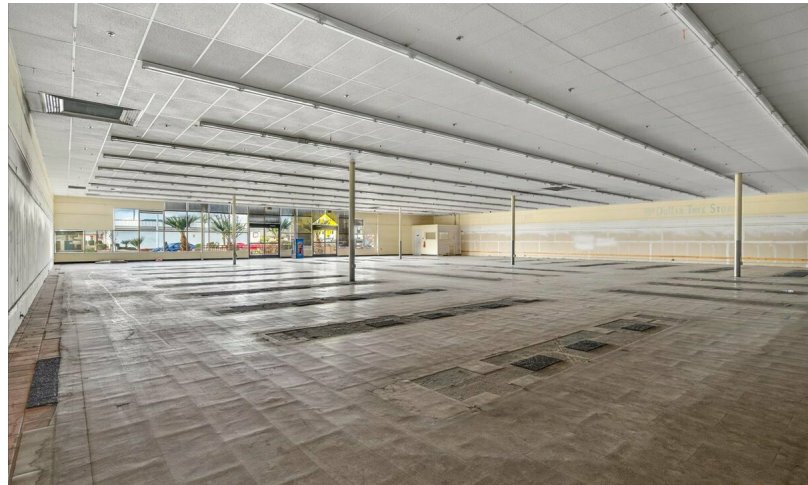
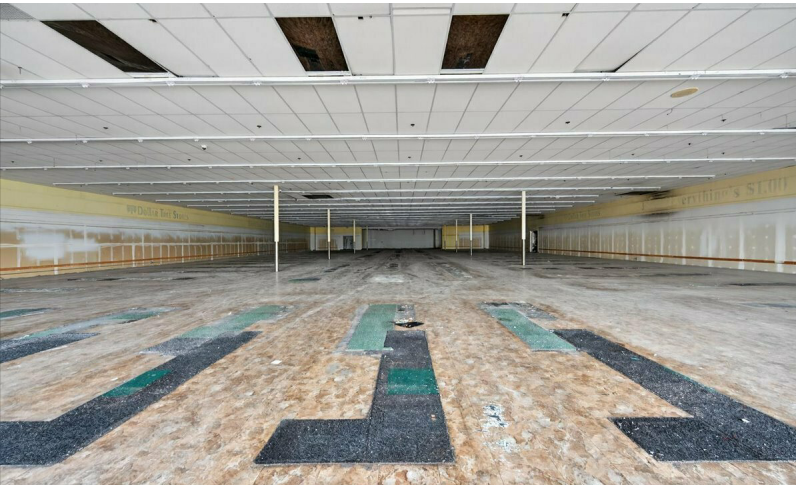
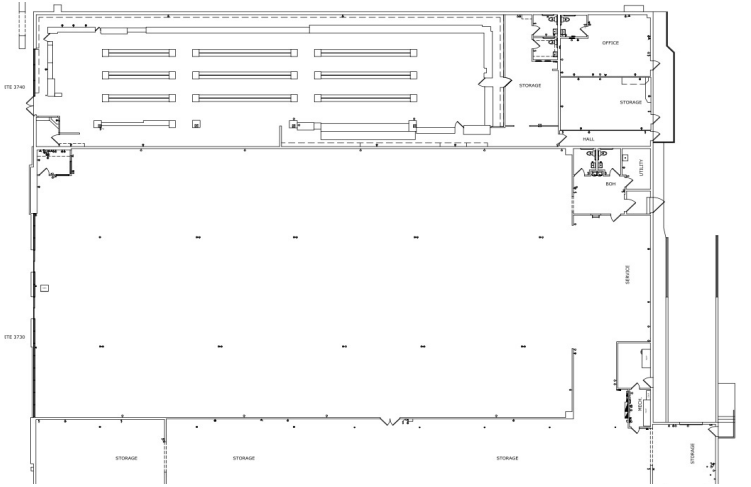
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# Former Dollar Tree Retail Building

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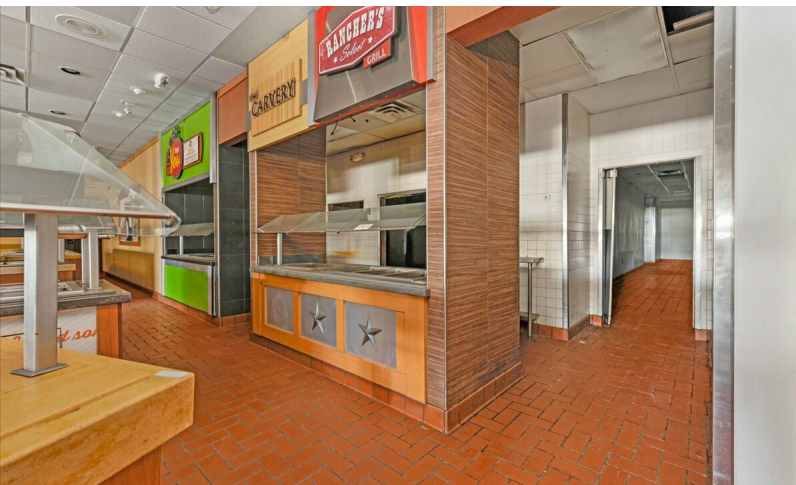
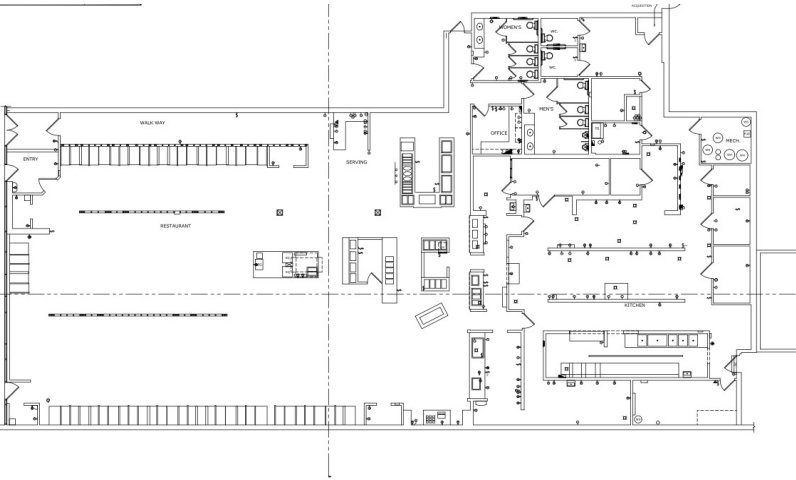
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# Former HomeTown Buffet Space

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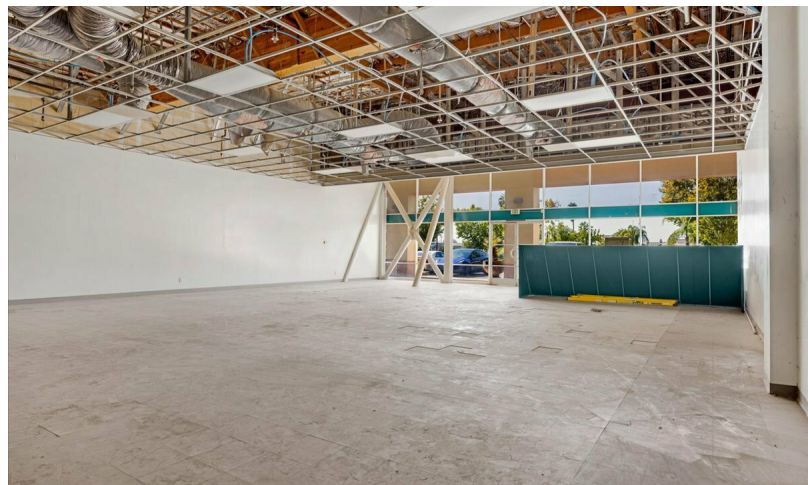
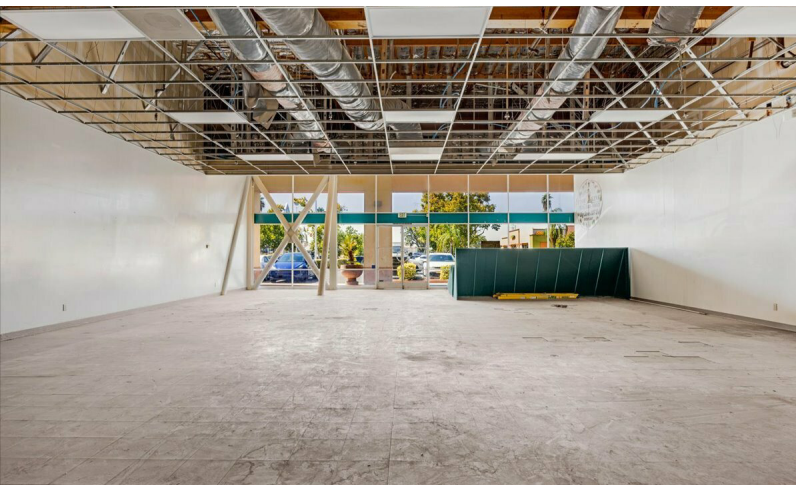
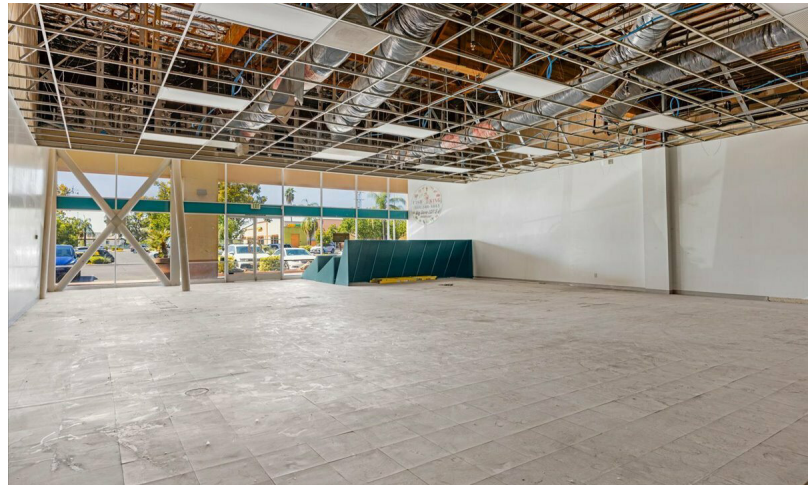
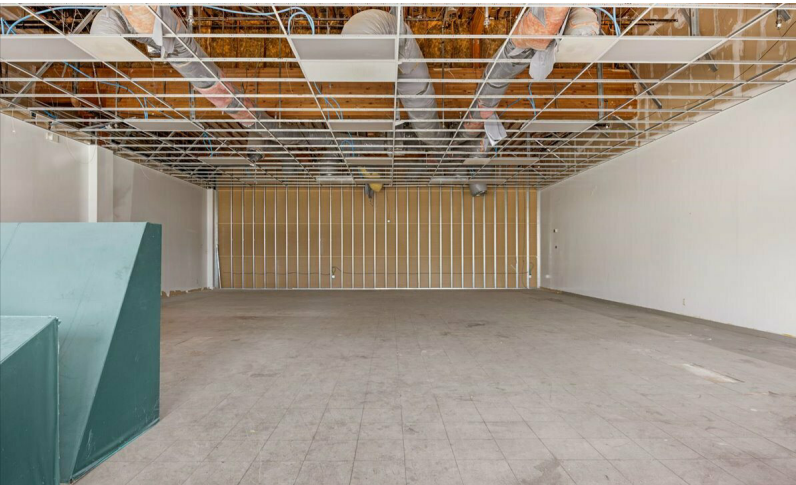
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# Inline Retail

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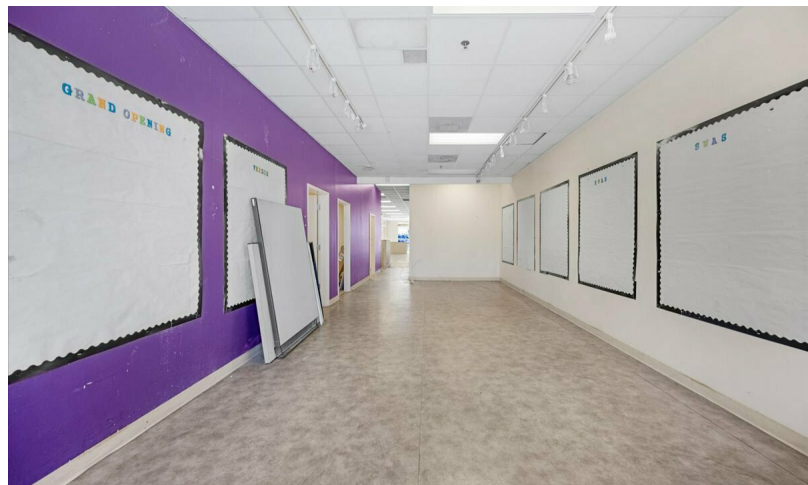
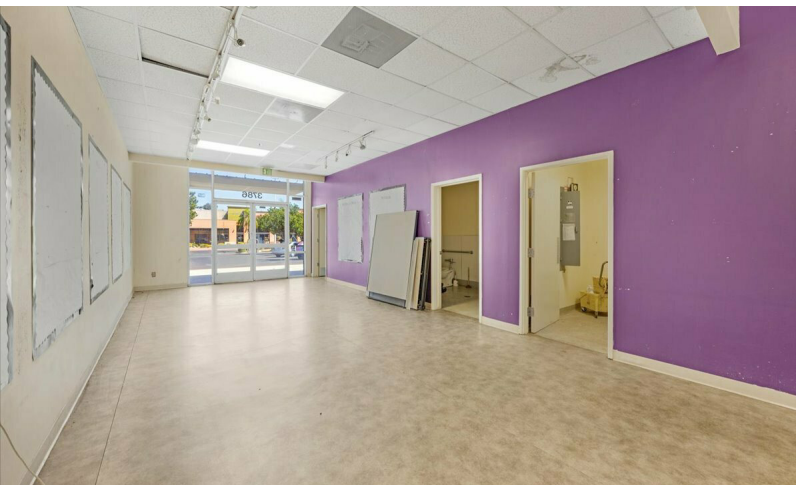
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# Inline Street Retail

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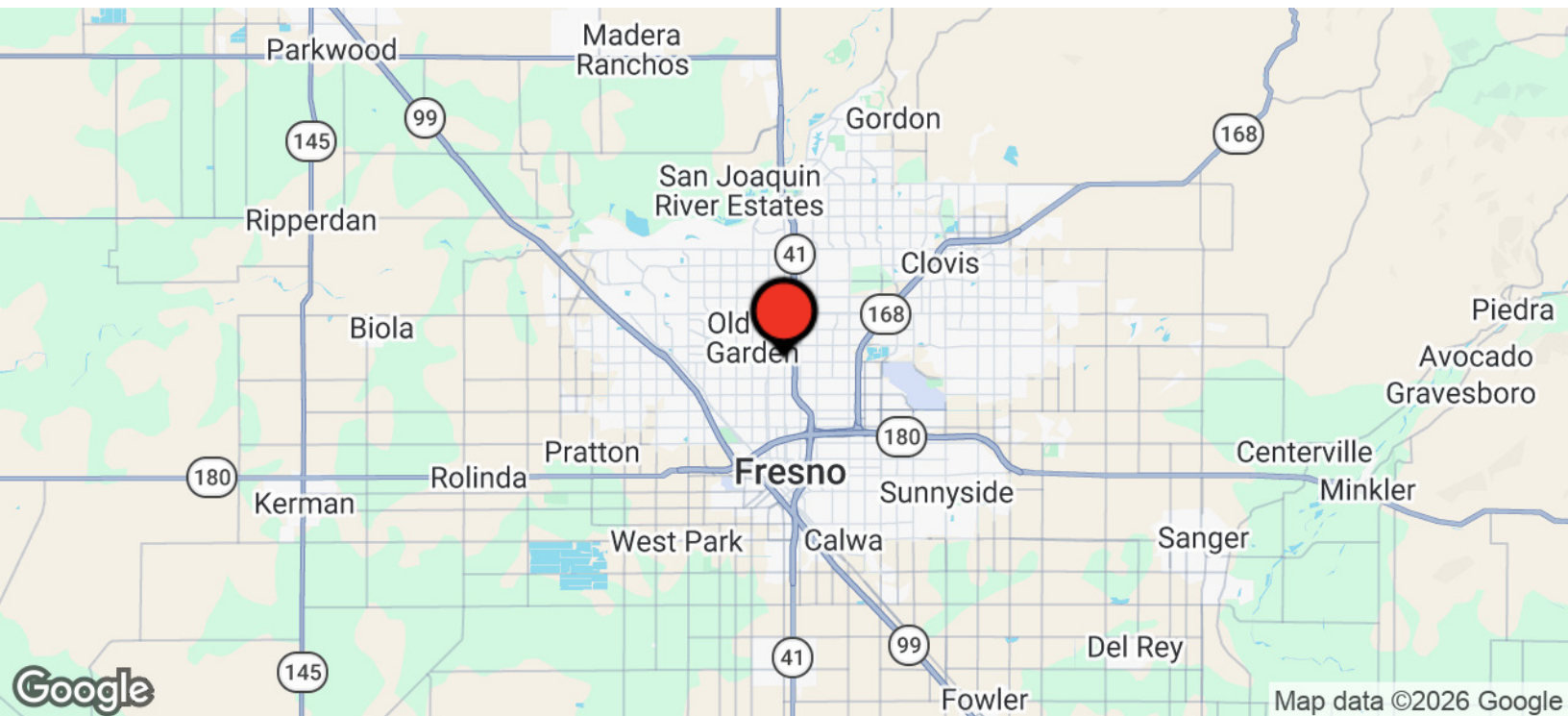
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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	182,605	414,160	740,754
Average Age	32.7	32.9	34.1
Average Age (Male)	32.3	32.2	33.1
Average Age (Female)	33.5	34.1	35.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	63,560	140,453	243,814
# of Persons per HH	2.9	2.9	3.0
Average HH Income	\$73,802	\$78,082	\$100,633
Average House Value	\$302,673	\$318,301	\$411,278

<b>ETHNICITY (%)</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Hispanic	58.1%	54.6%	47.5%

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