

QSR PAD WITH DRIVE-THRU | AVAILABLE FOR SALE

**6740 NORTH BLACKSTONE AVENUE,
FRESNO, CA 93710**

PURCHASE PRICE: \$3,500,000

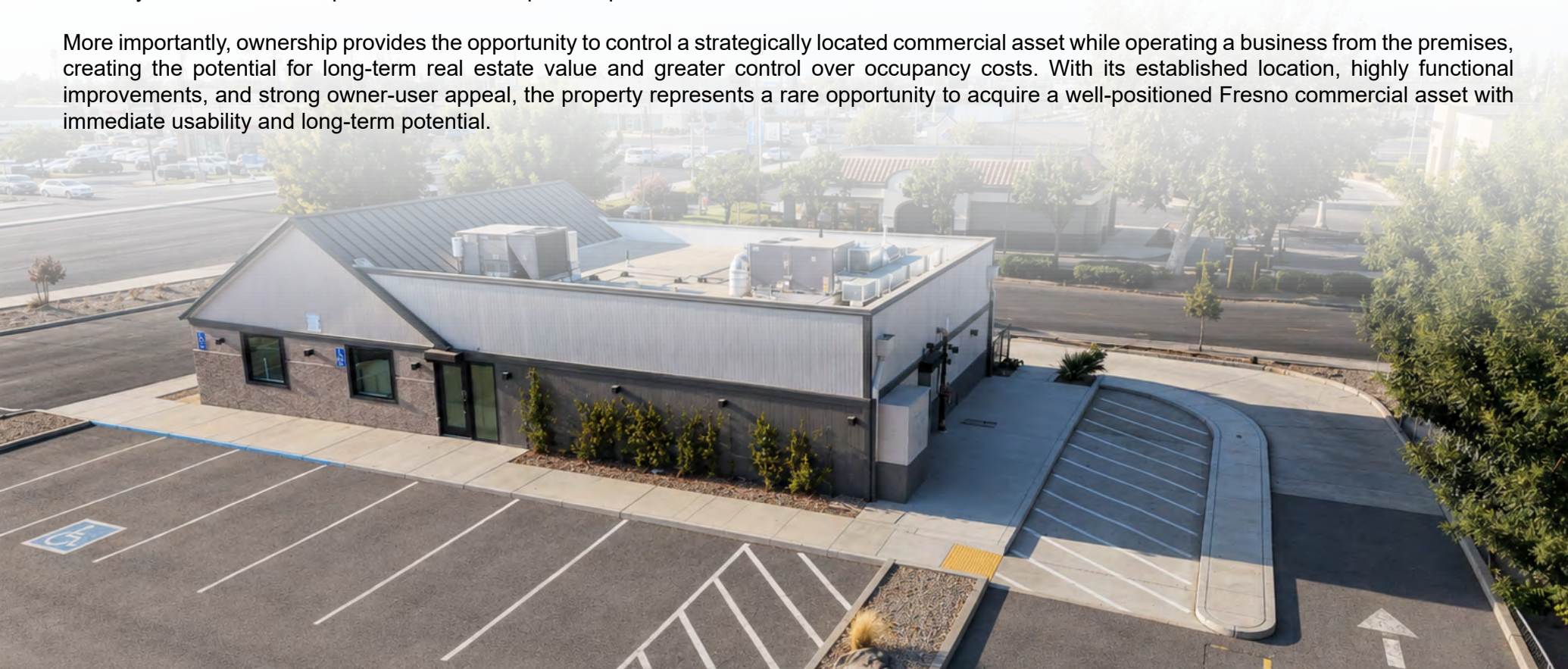
6740 NORTH BLACKSTONE AVENUE
PROPERTY DESCRIPTION

PRIME OWNER-USER OPPORTUNITY | FORMER STARBUCKS WITH DRIVE-THRU

The offering presents a compelling opportunity for an owner-user to acquire a 2,298± SF freestanding commercial building in a highly visible and strategically positioned location along one of Fresno's established commercial corridors. Formerly occupied by Starbucks, the property offers existing restaurant improvements and QSR drive-thru capabilities, providing a functional foundation for a wide range of restaurant, food & beverage, retail, and service-oriented uses.

Situated near the intersection of Blackstone and Herndon Avenues, two of Fresno's major thoroughfares, the property benefits from excellent visibility, convenient access, and strong exposure to surrounding traffic. The freestanding configuration, prominent frontage, and existing drive-thru infrastructure offer an owner-user the opportunity to significantly reduce the time and expense typically associated with developing a new site while maintaining flexibility to customize the space to meet their specific operational needs.

More importantly, ownership provides the opportunity to control a strategically located commercial asset while operating a business from the premises, creating the potential for long-term real estate value and greater control over occupancy costs. With its established location, highly functional improvements, and strong owner-user appeal, the property represents a rare opportunity to acquire a well-positioned Fresno commercial asset with immediate usability and long-term potential.





6740 NORTH BLACKSTONE AVENUE PROPERTY INFORMATION

PROPERTY HIGHLIGHTS

- Existing QSR/Drive-thru capabilities
- Highly visible location off Blackstone and Herndon Avenues
- Excellent customer access and regional connectivity
- Well-suited for restaurant, QSR, or service-oriented uses
- Attractive owner-user acquisition opportunity
- Potential to capitalize on an established commercial corridor with strong visibility

PROPERTY INFORMATION

TYPE	Retail/QSR/Restaurant
MARKET SECTOR	Northwest Fresno
APN	408-021-18
ZONING	CMX
LOT SIZE	0.44± AC 19,166± SF
YEAR BUILT	2019
BUILDING SIZE	2,298± SF
ASKING PRICE	\$3,500,000

TRAFFIC COUNTS

Herndon Avenue- 76,022 CPD

Blackstone Avenue- 35,917 CPD

**Approximate Traffic Counts Provided by Esri*

6740 NORTH BLACKSTONE AVENUE

PROPERTY DEMOGRAPHICS

HERNDON AVENUE

BLACKSTONE AVENUE



6740 NORTH BLACKSTONE AVENUE
PROPERTY DEMOGRAPHICS

TRADE AREA
29,977
2025 POPULATION

MEDIAN HOME VALUE
\$425,000
LIST PRICE

DAYTIME POPULATION
46,560
WITHIN 5 MILES

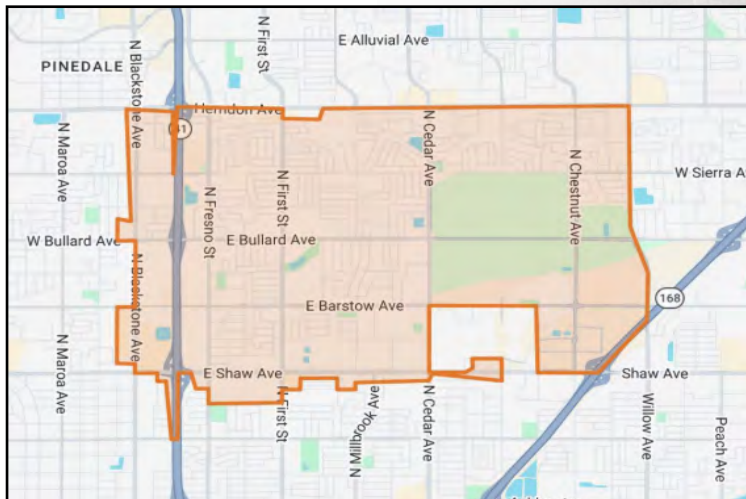
MEDIAN AGE
32.6
WITHIN 5 MILES

WORKFORCE
13,360
WITHIN 5 MILES

MEDIAN HH INCOME
\$61,327
WITHIN 5 MILES

**Approximate Demographics Provided by Esri*

TRADE AREA



NEES AVENUE

VILLAGGIO SHOPPING CENTER



ALLUVIAL & BLACKSTONE AVENUES



6740 NORTH BLACKSTONE AVENUE

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PROPERTY LOCATION

RIVER PARK SHOPPING CENTER



ALLUVIAL AVENUE

BLACKSTONE AVENUE

HERNDON & BLACKSTONE AVENUES



HERNDON AVENUE

FRESNO STREET







6740 NORTH BLACKSTONE AVENUE

CONTACT

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