

FOR LEASE

BLACKSTONE GATEWAY SHOPPING CENTER

6640 N BLACKSTONE AVE
FRESNO, CA 93710

869 to 4,824+/-Square feet (Divisible)
Office, Retail &
Restaurant Space Available



For More Information Please Contact:

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**COMMERCIAL WEST
ASSOCIATES**



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PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

- Diverse tenant mix including a variety of retail, restaurant, medical, service, and auto tenants
- In close proximity to many national tenants, including Hobby Lobby, Starbucks, Jack in the Box, Domino's, Taco Bell, El Pollo Loco, and more
- Excellent visibility and access from Blackstone Ave
- Prime Endcap Space Available on Blackstone Ave
- Building signage and pylon signage available
- Located just south of the intersection Blackstone and Herndon, the highest-traffic intersection in Fresno County
- Less than 1 mile south of River Park Shopping Center, the premier entertainment and retail destination in Fresno
- Under new ownership and management
- Below-market rental rates and incentives available for new tenants

RENT AND NNN

Contact Broker

SQUARE FEET AVAILABLE

896 to 4,824 SF (Divisible)



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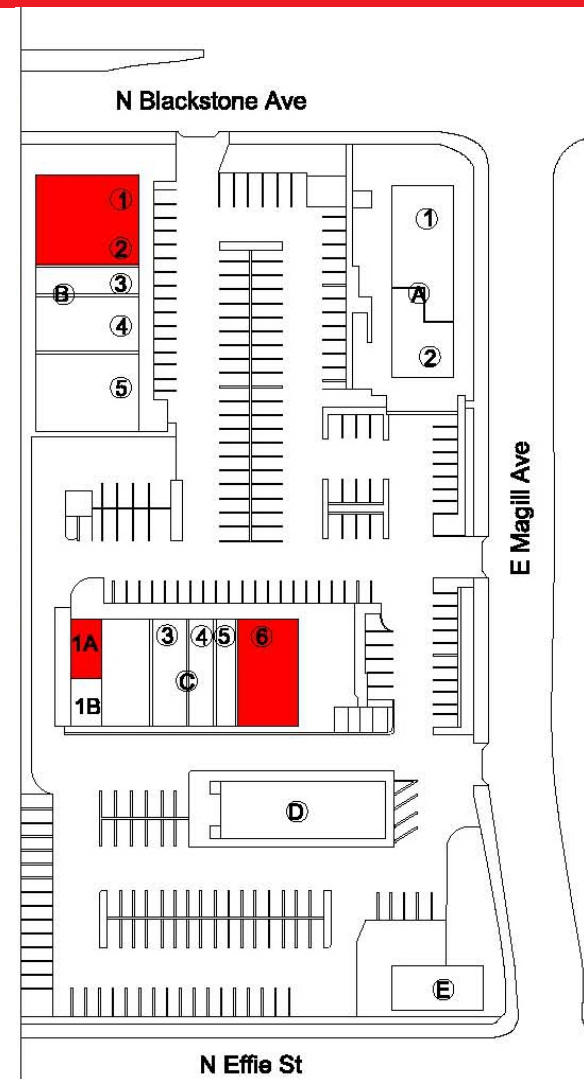
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SITE PLAN

BUILDING A	
1. BRIGHT NOW! DENTAL	
2. GEORGE'S BAR & GRILL	
BUILDING B	
1-2. AVAILABLE	4,824SF
3. KALEIDOSCOPE	
4. IMPERIAL GARDEN RESTAURANT	
BUILDING C	
1A. AVAILABLE	966SF
1B. AT&T	
2. ALL ABOUT HOT TUBS	
3. DRESS & JEWELRY STORE	
4. TB NAIL SPA	
5. ELSMORE SWIMSUITS	
6. AVAILABLE	3,348SF
BUILDING D	
1. MENEKE AUTO CARE	
BUILDING E	
1. ART OF ANGER	



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PROPERTY PHOTOS



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DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2025 Estimated Population	14,459	112,397	325,197
2030 Projected Population	14,433	109,953	316,891
2020 Census Population	13,883	111,417	322,046
2010 Census Population	13,380	106,944	305,276
Projected Annual Growth 2025 to 2030	-	-0.4%	-0.5%
Historical Annual Growth 2010 to 2025	0.5%	0.3%	0.4%
2025 Estimated Median Age	36.7	37.2	35.5
2025 Estimated Households	5,684	44,712	121,265
2030 Projected Households	5,817	45,038	120,376
2020 Census Households	5,324	42,140	112,557
2010 Census Households	5,588	15,421	34,313
Projected Annual Growth 2025 to 2030	0.5%	0.1%	-
2025 Estimated Median Household Income	\$73,873	\$89,113	\$83,492
2025 Estimated Average Household Income	\$89,561	\$117,580	\$109,999
2022 Estimated Per Capita Income	\$35,338	\$46,953	\$41,144
2025 Median Home Value	\$311,451	\$440,582	\$428,336
2025 Median Rent	\$1,195	\$1,316	\$1,280

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