

FOR SALE | VALUE ADD GROCERY ANCHORED COMMUNITY CENTER | FRESNO, CALIFORNIA



Price: \$17,500,000

CAP Rate: 7.0%

Property Features:

- Priced Below Replacement Cost at \$134/sf
- FoodMaxx Sales Rank #1 of 17 Save Mart/FoodMaxx Stores in Fresno-Clovis
- Value Add through Lease Up of Vacant former Drive-Thru Restaurant
- Over 78% of the GLA is Occupied by National, Regional or Franchised Brands
- Dense Infill Area with Over 382,000 People Within a 5-Mile Radius



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EXECUTIVE SUMMARY

Commercial Retail Associates, Inc. is pleased to have been selected as the exclusive listing agent for the sale of the Blackstone-Barstow Center, a high-performing grocery anchored community shopping center located at the signalized high-traffic intersection of Blackstone and Barstow Avenues in Fresno, California. The center is comprised of ±130,769 square feet of commercial space situated on seven separate tax parcels totaling ±11.22 acres of land and is 97.4% leased to 8 tenants with over 78% of the GLA being occupied by national, regional or franchised tenants. The subject property is well-positioned on a stretch of North Blackstone Avenue that has a dense core of retail and commercial buildings. Neighboring tenants at or near the intersection include Target, Smart & Final, Burlington, Dollar Tree, AutoZone, Guitar Center, Chevron, McDonald’s, Taco Bell, Panda Express, and several national car dealerships and national hotel chains. This offering presents an investor with an opportunity to acquire a successful community shopping center located in one of California’s largest cities.

INVESTMENT SUMMARY

Address: 5404-5488 N. Blackstone Avenue
44-102 E. Barstow Avenue
Fresno, California 93710

Price: \$17,500,000

CAP Rate: 7.0%

Est. Net Operating Income: \$1,230,306

Occupancy: 97.4%

Year Built: 1974-1982

Building Area: ±130,769 Square Feet

Land Area: ±11.22 Acres (7 separate parcels)

STRONG REAL ESTATE FUNDAMENTALS

- FoodMaxx has successfully operated in the center for nearly 30 years and has shown their commitment to the location by undergoing multiple tenant funded store remodels during their tenure. This FoodMaxx store ranks #1 for sales out of 17 Save Mart and FoodMaxx stores in Fresno-Clovis.
- Diverse mix of nationally and regionally branded grocery, hard goods, restaurant, and service-oriented tenants with net leases and future rental growth.
- 90% of the GLA is occupied by tenants who have operated their locations within the shopping center for over 10 years.
- Wholly owned anchored shopping center including all of the outparcels, providing complete control of the entire center for future repositioning opportunities or individual parcel sales to maximize value.
- Fresno is the 34th largest city in the country and the 5th largest city in California, with strong population growth of 29% from 2000 to 2025.
- Strong Demographics – 143,770 Population, \$96,764 Average Household Income, and 7,916 Businesses within a 3-Mile Radius.

LOCATION HIGHLIGHTS

- The subject property is strategically located at the signalized intersection of Blackstone and Barstow Avenues with traffic counts exceeding 53,000 cars per day. Accessibility is further enhanced with seven (7) separate points of ingress and egress into the shopping center.
- The North Blackstone retail submarket contains over 5 million square feet of retail and commercial space, significantly enhancing the daytime traffic to and around the property.
- The center has abundant retail frontage with approximately 1,400 combined feet of linear, unobstructed, frontage along Blackstone and Barstow Avenues.
- Neighboring businesses within a 1-mile on this stretch of Blackstone Avenue include: Target, Smart & Final, Burlington, Dollar Tree, Furniture City, AutoZone, Guitar Center, Mor Furniture, O’Reilly, Ford, Lincoln, Mazda, GMC, Hyundai, Toyota, Chevrolet, Cadillac, plus many more.



C O M M E R C I A L | R E T A I L
A S S O C I A T E S

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TENANT ROSTER	SQUARE FOOTAGE
FoodMaxx 5422 N. Blackstone	±82,500
Big 5 Sporting Goods 5488 N. Blackstone	±10,000
Elegant Furniture 80-A, 80-B, and 102 E. Barstow	±21,990
Robertito's Taco Shop 44 E. Barstow	±1,588
Future Tenant (former drive-thru restaurant) 5420 N. Blackstone	±3,372
HobbyTown 5404 N. Blackstone	±5,580
Boost Mobile 5408 N. Blackstone	±1,461
Freeway Insurance 5410 N. Blackstone	±1,674
Legends Comics and Games 5412 N. Blackstone	±2,604
Texgreen, Inc.	N/A
TOTAL SF:	±130,769

INCOME AND EXPENSE SUMMARY

ANNUAL OPERATING EXPENSES: (2025 Actuals + Tax Increase Estimate)

Common Area Maintenance	\$ 147,478
Property Taxes ²	\$ 225,750
Insurance	\$ 27,382

Total Operating Expenses: \$ 400,610

ANNUAL INCOME AND EXPENSES:³

Scheduled Base Rent	\$ 1,267,191
Expense Reimbursements	\$ 357,725
Gross Income	\$ 1,624,916
Less Operating Expenses	-\$ (400,610)

Net Operating Income: \$ 1,224,306

[FOR A COMPLETE COPY OF THE RENT ROLL CONTACT THE LISTING AGENT AND COMPLETE THE CONFIDENTIALITY AGREEMENT](#)

MISC. RENT ROLL NOTES:

- ¹ Tenant's pay their prorata share of the common area maintenance charges, utility costs, property taxes, insurance premiums, and management/administration fees per the specific terms and conditions of their respective leases.
- ² Property Taxes are estimated based on a sales price of \$17,500,000 at 1.29% after sale. All other annual operating expenses included above are 2025 actuals.
- ³ 2026 scheduled rents used for estimate, with no income factored in from vacant drive-thru restaurant parcel. Reimbursement leakage is primarily due to vacant drive-thru restaurant and buildable parcel.
- ⁴ All lease provisions are to be independently verified by a prospective buyer during their due diligence period and buyer assumes all risk for any inaccuracies in the above information.



Save Mart Supermarkets dba FoodMaxx

The Save Mart Companies, founded in 1952 and headquartered in Modesto, California, operates over 200 stores under the Save Mart, Lucky, and FoodMaxx banners. Acquired by The Jim Pattison Group in 2024, the company is a major regional grocer serving Central and Northern California and Nevada. FoodMaxx operates as a discount warehouse-format store focused on value, while Save Mart and Lucky offer, respectively, community-focused shopping and more premium selections. The FoodMaxx banner was launched in 1986 and became a dominant force in the value focused grocery segment with the acquisition of 25 stores in 2003 which were rebranded to FoodMaxx. The Save Mart Companies employ over 11,000 associates and gross sales for the company exceeded \$4 Billion. The company maintains the leading market share for grocers in Fresno County, with 19 FoodMaxx and Save Mart locations currently operating in Fresno County.

This is a Corporate Signature Lease with Save Mart Supermarkets, a California corporation

For more information visit: www.foodmaxx.com



Big 5 Sporting Goods

Big 5 Sporting Goods is a leading western U.S. retailer of athletic apparel, footwear, and equipment, operating over 400 stores. Founded in 1955 and headquartered in El Segundo, California, the company offers brand-name and private-label products for team sports, fitness, camping, fishing, and outdoor recreation. Big 5 continues to focus on providing affordable and convenient sporting goods to its customer base. The company was acquired and taken private in a deal completed in October 2025 by a partnership of Worldwide Golf and Capitol Hill Group.

This is a Corporate Signature Lease with Big 5 Corp., a Delaware corporation.

For more information visit: www.big5sportinggoods.com



Elegant Furniture

Elegant Furniture specializes in providing high-quality furniture pieces at competitive prices. The business offers a curated collection of both modern and contemporary furniture styles designed to suit various home decor needs and budgets. The company has expanded in recent years to include sales of appliances. Elegant Furniture is known for their knowledgeable and professional staff which offers same-day delivery, assembly and installation.

This lease is personally guaranteed by Murad Alrawashdeh.

For more information visit: www.facebook.com/ElegantFurnitureFresno



Robertitos

Robertito's Taco Shop is a Fresno-based chain serving authentic Mexican food, including famous asada fries and burritos, with its first location opening in April 1990. The company currently operates 13 locations, with 8 in Fresno and 3 in Clovis, offering 24-hour drive-thru service. It is known for high-quality, fresh ingredients.

This lease is guaranteed by The Fast Food Enterprise, LLC and personally guaranteed by Mr. Jorge Dominguez.

For more information visit: www.robertitostacosshops.com



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HobbyTown

HobbyTown, founded in 1985, is the world’s largest brick-and-mortar hobby and specialty toy retail, specializing in radio-control vehicles and aircraft, models, STEM kits, toys, games, arts and crafts, and trains. There are 90+ franchised HobbyTown locations in 35 states and growing.

This lease is guaranteed by Nor-Cal Hobbies, Inc. and personally guaranteed by Eric Vasutin.

For more information visit: www.hobbytown.com



Freeway Insurance

Freeway Insurance, a division of Confie, is a major U.S. insurance broker specializing in affordable, non-standard auto insurance for high-risk drivers, alongside homeowners, renters, and commercial coverage. Founded in 1987, they provide bilingual, “click, call, or come-in” service. Freeway Insurance operates as a hybrid model with a mix of corporate-owned offices and a rapidly expanding network of franchised locations. With over 500 locations in the U.S., they are aggressively adding new locations primarily in California, Texas, Florida, and Illinois.

This is a Corporate Signature Lease with Confie Administrative Services, Inc.

For more information visit: www.freeway.com



City Wireless dba Boost Mobile

City Wireless is a Boost Mobile authorized retailer with store reviews highlighting helpful staff and good service for transferring data and setting up new phones. Boost Mobile operates as a budget-friendly, no-contract network using T-Mobile and AT&T infrastructure to provide talk, text, and data services. As the fourth largest U.S. carrier, it focuses on value-driven 5G, with plans often targeting cost-conscious consumers.

This lease is guaranteed by City Wireless, LLC and personally guaranteed by Zeyad Abdulrab Alawdi.

For more information visit: www.boostmobile.com



Legends Comics and Games

Legends Comics and Games is a community-focused store that offers a diverse selection of comics, games, and collectibles, known for its friendly and knowledgeable staff and engaging in-store events. It provides a welcoming environment for both seasoned enthusiasts and newcomers to explore and connect with fellow fans. Legends has successfully operated in Fresno for over 10 years.

This lease is guaranteed by Legends Comics and Games Fresno, LLC and personally guaranteed by Darrick Oyama.

For more information visit: www.facebook.com/legendscomicsandgamesfresno



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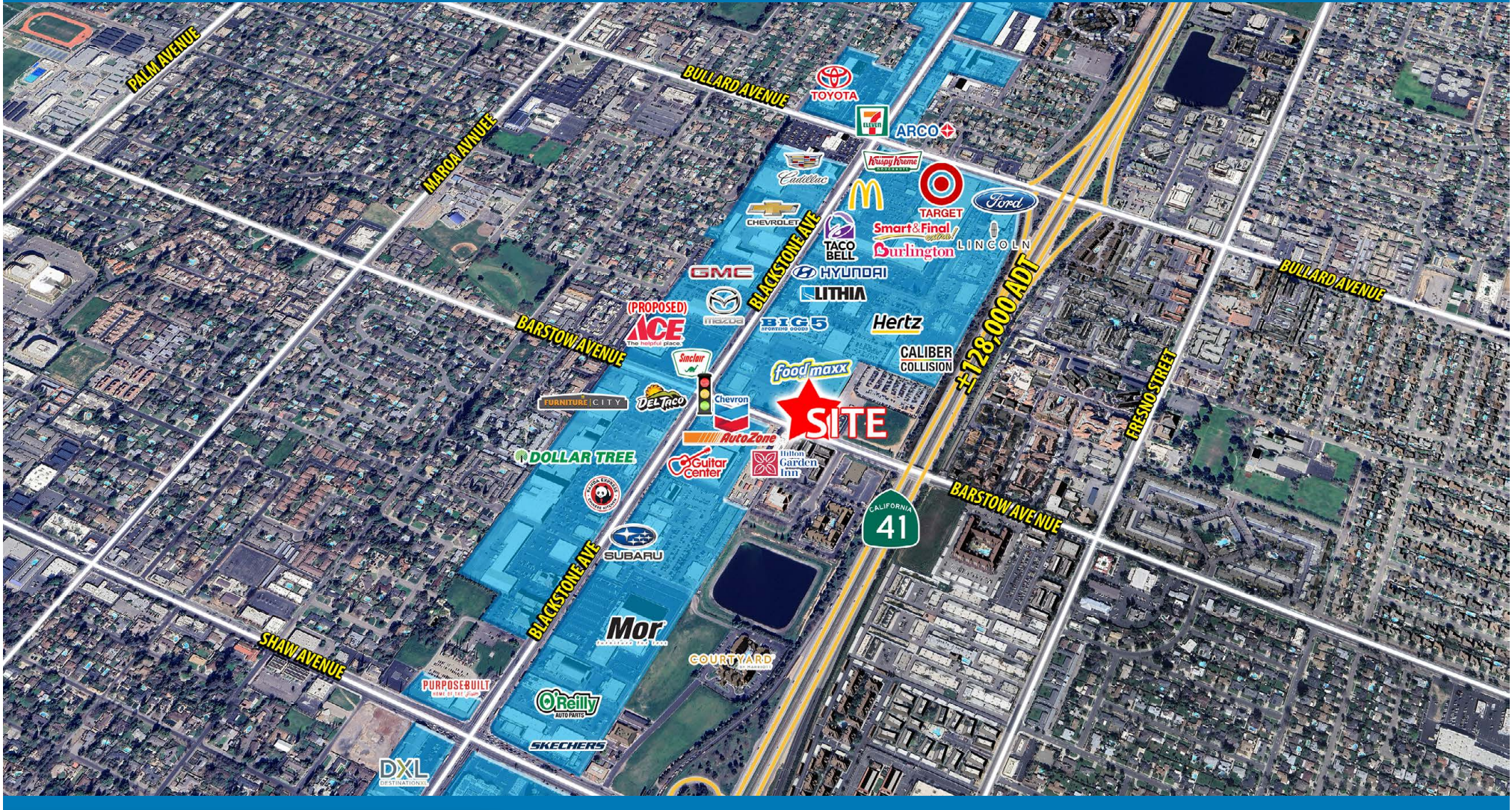
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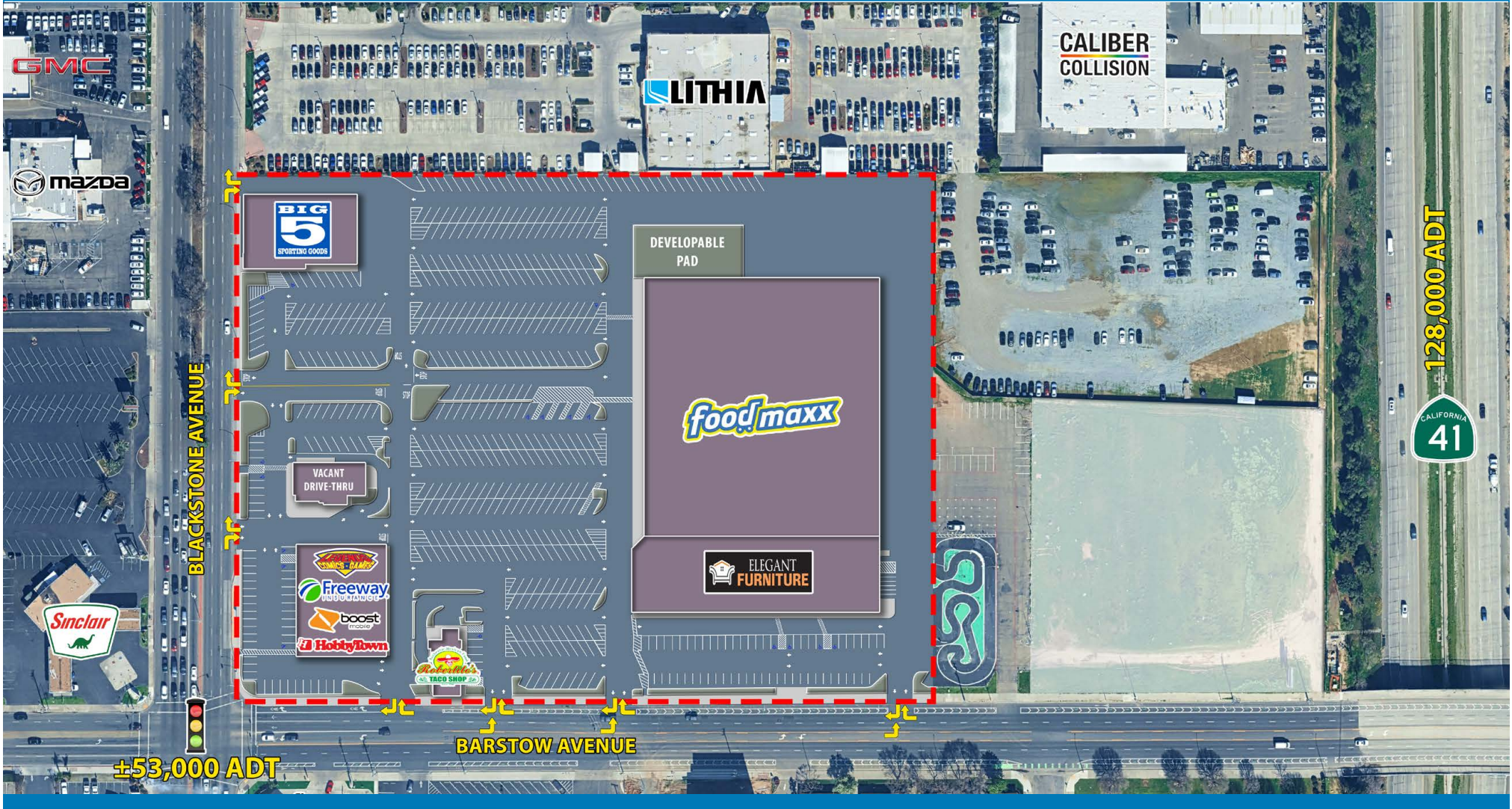
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±53,000 ADT

128,000 ADT



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FRESNO, CALIFORNIA



Fresno is located in the central San Joaquin Valley 175 miles south of the San Francisco/Bay Area, 215 miles north of Los Angeles, and 110 miles east of the Central Coast. Fresno County has a diverse population of over 1 million people. Covering an area of more than 6,000 square miles, Fresno County is the state's sixth largest county. Fresno County's economy is based in agriculture and produces more crops in terms of gross value than any other area in the United States. Fresno County is home to a wide variety of manufacturing operations, many with ties to agriculture in the food processing, meat and dairy industries. Due to its central location within the state of California, Fresno County has become a thriving distribution and logistics hub. Distributors can reach nearly all parts of California, a market of over 30 million people, overnight by truck.

Five major highways and freeways pass through Fresno County, including State Highways 99, 41, 180, 168 and Interstate 5, as well as rail service from Burlington Northern Santa Fe and Union Pacific. Fresno County is known as the "Gateway to the Sierras" and offers a wide variety of outdoor recreational opportunities including Yosemite and Sequoia National Parks, numerous lakes and rivers, snow skiing, water sports and easy access to the Central Coast popular for surfing, fishing, whale watching and wine. Residents of Fresno County also enjoy a very low cost of living relative to California (Median home price \$435,000), boast an uncongested freeway system, have access to great shopping and entertainment, top ranked schools and opportunities for higher education including California State University Fresno.



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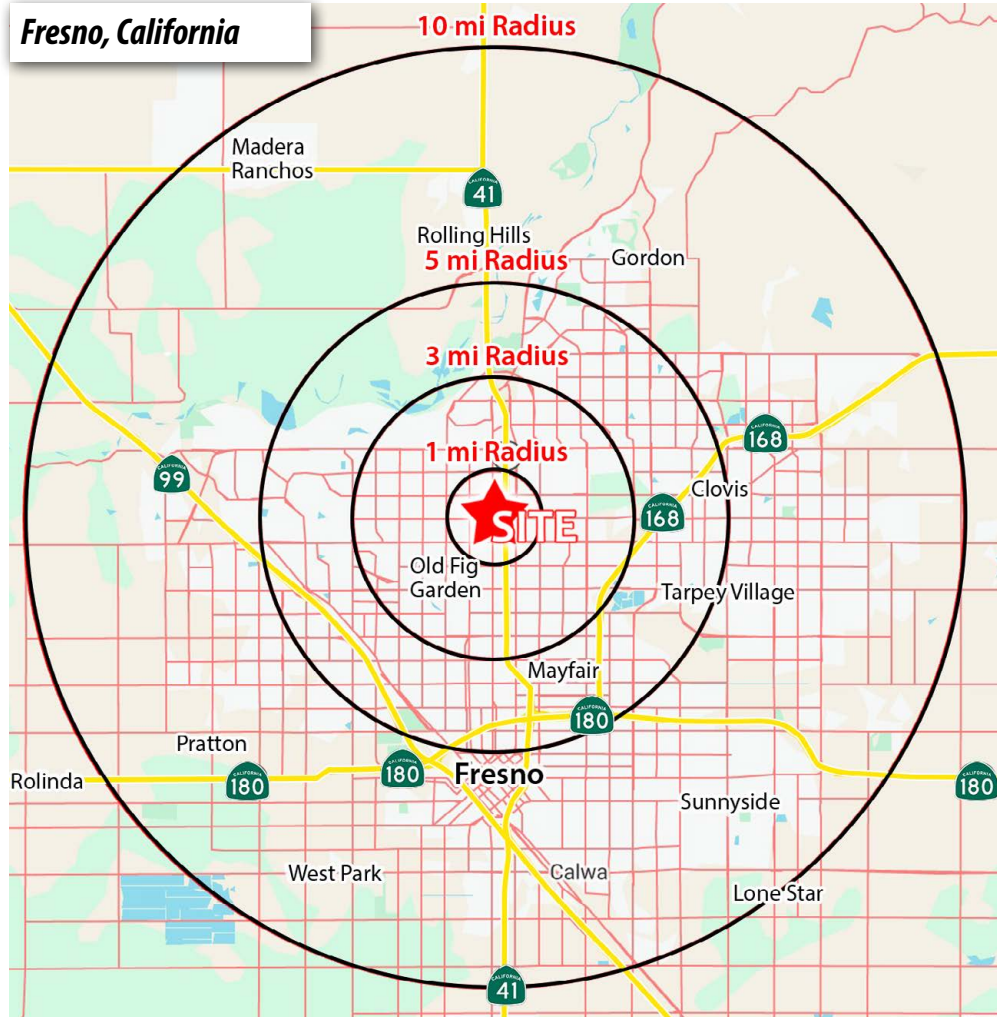
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5404 N Blackstone Ave Fresno, CA 93710	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2025 Estimated Population	15,711	143,770	382,440	753,743
2020 Census Population	15,525	142,086	379,342	735,144
2010 Census Population	14,778	138,419	363,276	663,353
Households				
2025 Estimated Households	6,289	54,375	138,755	251,732
2020 Census Households	6,368	54,260	136,811	242,326
2010 Census Households	5,973	52,127	129,190	216,186
Age				
2025 Est. Population Under 10 Years	13.8%	13.6%	14.0%	14.4%
2025 Est. Population 10 to 19 Years	13.4%	14.3%	14.8%	15.5%
2025 Est. Population 20 to 29 Years	15.4%	15.3%	14.9%	14.0%
2025 Est. Population 30 to 44 Years	19.8%	20.2%	20.8%	21.6%
2025 Est. Population 45 to 59 Years	15.2%	15.0%	15.5%	15.9%
2025 Est. Population 60 to 74 Years	13.4%	14.1%	13.6%	13.0%
2025 Est. Population 75 Years or Over	9.0%	7.4%	6.4%	5.7%
2025 Est. Median Age	34.9	34.8	34.3	33.8
Race				
2025 Est. White	43.8%	42.4%	40.6%	38.4%
2025 Est. Black	7.6%	8.4%	8.0%	7.5%
2025 Est. Asian or Pacific Islander	10.8%	11.0%	12.6%	15.3%
2025 Est. American Indian or Alaska Native	2.2%	2.1%	2.2%	2.0%
2025 Est. Hispanic	47.0%	48.0%	48.9%	48.5%
2025 Est. Other Races	35.6%	36.0%	36.6%	36.8%
Income				
2025 Est. HH Income \$200,000 or More	8.1%	8.6%	8.9%	11.3%
2025 Est. HH Income \$150,000 to \$199,999	6.9%	7.1%	7.4%	9.6%
2025 Est. HH Income \$100,000 to \$149,999	17.2%	16.6%	16.8%	17.8%
2025 Est. HH Income \$75,000 to \$99,999	10.4%	14.2%	13.3%	13.4%
2025 Est. HH Income \$50,000 to \$74,999	20.9%	16.1%	16.0%	15.1%
2025 Est. HH Income \$35,000 to \$49,999	11.1%	11.3%	10.9%	9.5%
2025 Est. Average Household Income	\$93,635	\$96,764	\$98,243	\$109,733
2025 Est. Total Businesses	1,634	7,916	16,132	26,173
2025 Est. Total Employees	13,047	69,981	133,370	229,161



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All property showing are by appointment only. Please consult your agent or a Commercial Retail Associates agent for more details.

By accepting this Marketing Brochure you agree to release Commercial Retail Associates, Inc., its respective officers, agents or principals and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the subject property.



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