

OFFICE FOR LEASE

PRIME FULLY REMODELED BLACKSTONE AVE SPACE: MOVE-IN READY

2632 N Blackstone Ave, Fresno, CA 93703



Lease Rate

**\$1.25
SF/MONTH**

OFFERING SUMMARY

Building Size:	5,200 SF
Available SF:	1,012 SF
Lot Size:	0.41 Acres
Traffic Counts	105,750 Per Day
Blackstone Pylon:	Yes - Signage Available
Number of Units:	4
Renovated:	2024
Zoning:	NMX - Commercial
Market:	Central Fresno
Submarket:	Manchester Center Area
APN:	445-183-19

PROPERTY HIGHLIGHTS

- 1,012 SF End Cap Unit w/ Corner Exposure & Parking
- Each Room Has Existing Sink/Drain Lines + New A/C's
- Economical Spaces | Move-In Ready | New Finishes
- @ The Epicenter Of Main Fresno's North/South Retail Corridor
- ±105,750 Avg Daily Traffic Count | Blackstone Pylon Signage
- (2) CA-41 On/Off-Ramps Located 3/4 mile North & South
- Huge Daytime Population Base (±251,900 within 3 Miles)
- New Paint & Flooring | Quality Restrooms | Fresh Remodel
- Next-Door to Newly Remodeled Manchester Center
- Well-Known Freestanding Office Building + Parking
- Private Offices, Open Rooms, Multiple Entrance Points
- Parking On All Sides Of Building | Easy Access
- Convenient Location Between CA-99, CA-41, and CA-180
- Excellent Presence Surrounded with Quality Tenants
- Energy Efficient Improvements - Separately Metered Utilities
- Excellent Blackstone Exposure w/ Quality Tenants

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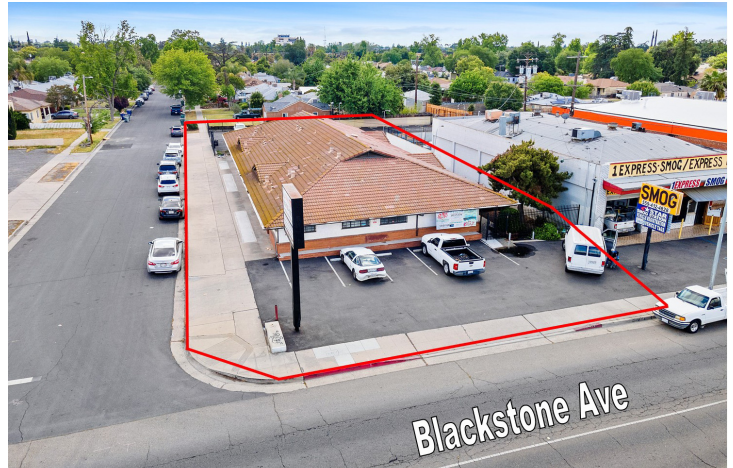
PROPERTY DESCRIPTION

Brand New fully remodeled private suite: $\pm 1,012$ SF of fully remodeled "Class A" office suites consisting of a 22.5' x 45' space. Separately metered suites have 5 rooms/offices (1 of which is a large room/conference), front waiting/reception, a private ADA restroom, both front & rear private entrances, & sink connections within the rooms. High-traffic intersection near New Manchester Center, on the Blackstone Ave retail corridor with many national and local retailers in close proximity. Each unit has it's very own unique Blackstone Ave address, access to a 25' tall Pylon Signage, private front & rear entrance/exits, brand new ADA restrooms, and rear storage rooms. The first-class recent remodel includes brand-new hard-surface flooring throughout, crown molding, Brand New HVAC's, updated energy efficient features, LED can lighting, fresh interior/exterior paint, secure metal doors, security fence with automatic gated access, brand new parking lots, 20+ outdoor LED lights during the night hours, and lush landscaping. Front and Rear private parking lot (plus street) for various uses (ie. attorney practice, medical uses, professional office, and more). Easy access, abundant parking, spacious new restrooms, and direct signage/exposure to the newly upgraded Blackstone Ave.

LOCATION DESCRIPTION

3/4 mile from (2) CA-41 on/off-ramps: Shields/41 to the north, and McKinley/41 to the south. Surrounding national tenants are In-n-Out, McDonalds, Regal Cinemas 16, Denny's, dd'd Discounts, Planet Fitness, Habit Burger, Chipotle, Panda Express, Starbucks, Footlocker, El Pollo Loco, T-Mobile, Cricket, Grocery Outlet, Von's, Pep Boys, O'Reilly Auto Parts, Hometown Buffet, Quizno's, Dollar Tree, Subway, & more!

Nearby CA-41 Freeway, State Highway 99, 168 & 180 connect to all parts of Central CA. On Blackstone Ave, north of McKinley Ave, west of CA-41, and east of Van Ness Blvd. Provides easy access to the newly renovated 1.1 million SF Manchester Center and various Blackstone Ave retail amenities. Professional manicured grounds and surrounded by lush landscaping with ample private parking. Close access to FAX bus stop: preferred Route 1 - Q Rapid Transit with 31 drops every 14 minutes. New Manchester experiences high daily traffic counts at the intersection of Shields and Blackstone averaging 105,750 \pm cars per day.



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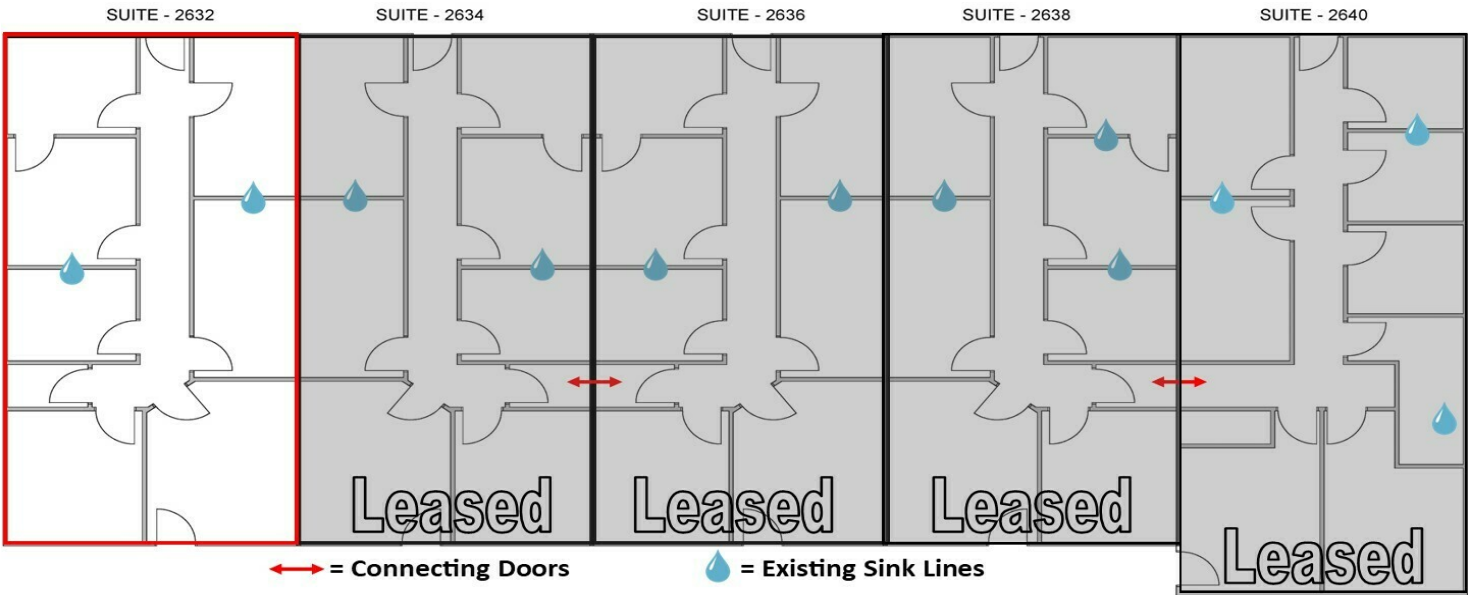
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2632 N Blackstone Ave	1,012 - 4,048 SF	Modified Gross	\$1.25 SF/month	Front/end cap unit! 5 offices (1 is a larger conference room), front waiting/reception, a private ADA restroom, & both front and rear entrance/exits. Blackstone signage available.

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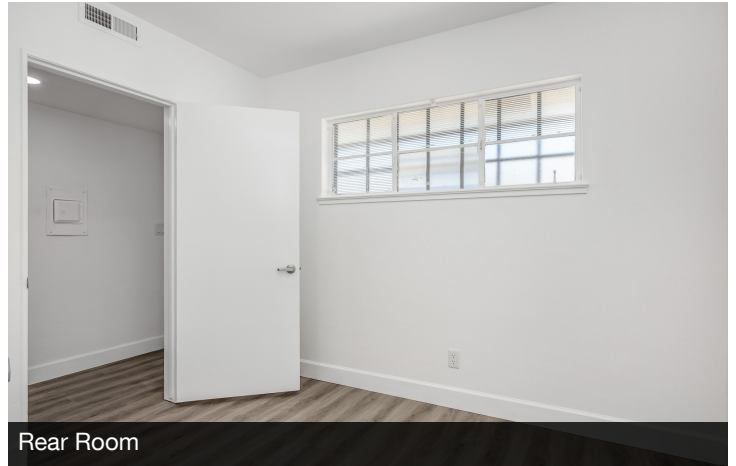
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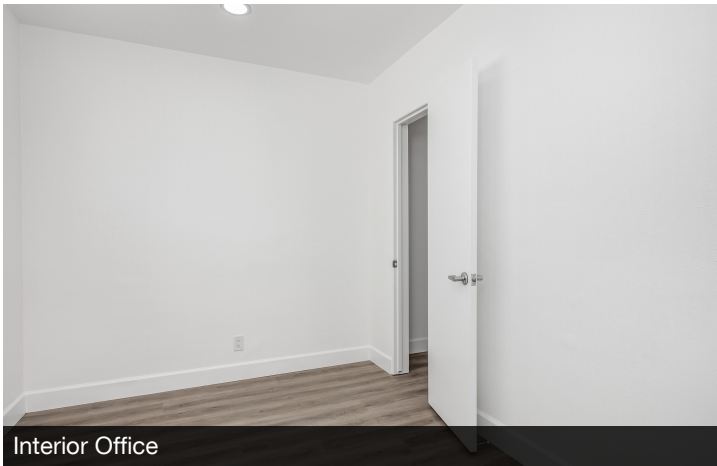
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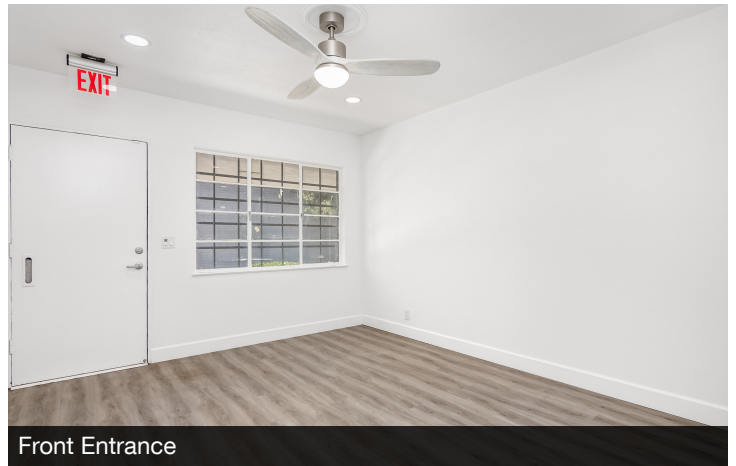
Connecting Interior Rooms



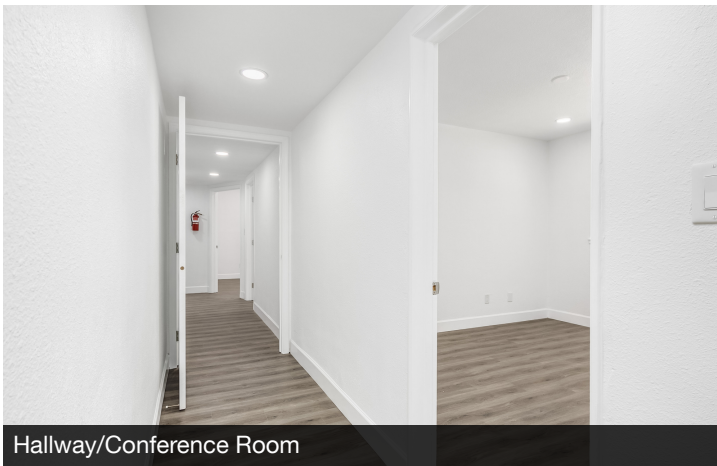
Rear Room



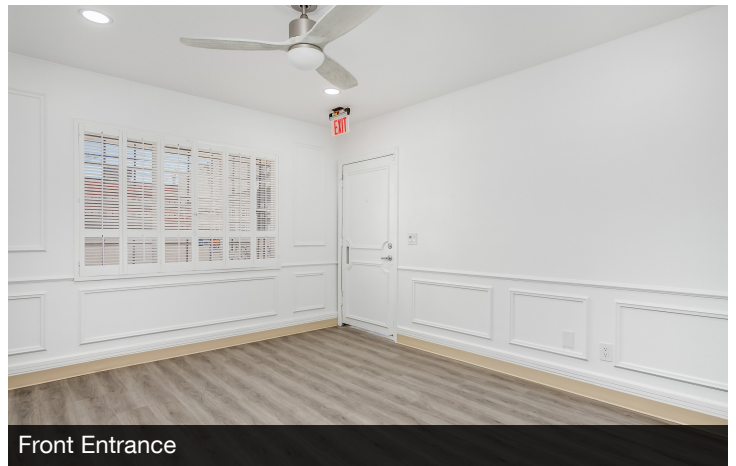
Interior Office



Front Entrance



Hallway/Conference Room



Front Entrance

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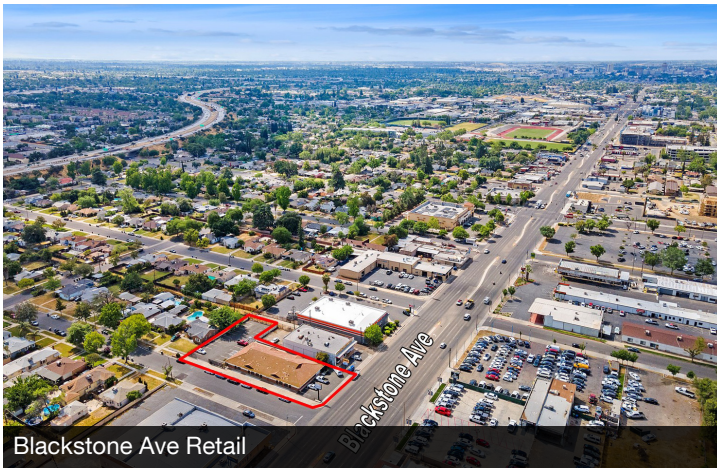
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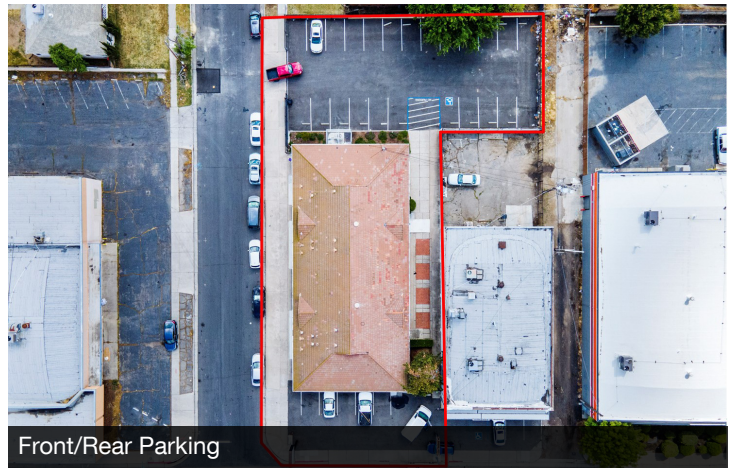
ADA Restroom



Large Room



Blackstone Ave Retail



Front/Rear Parking



Blackstone Ave Retail



New Manchester Nearby

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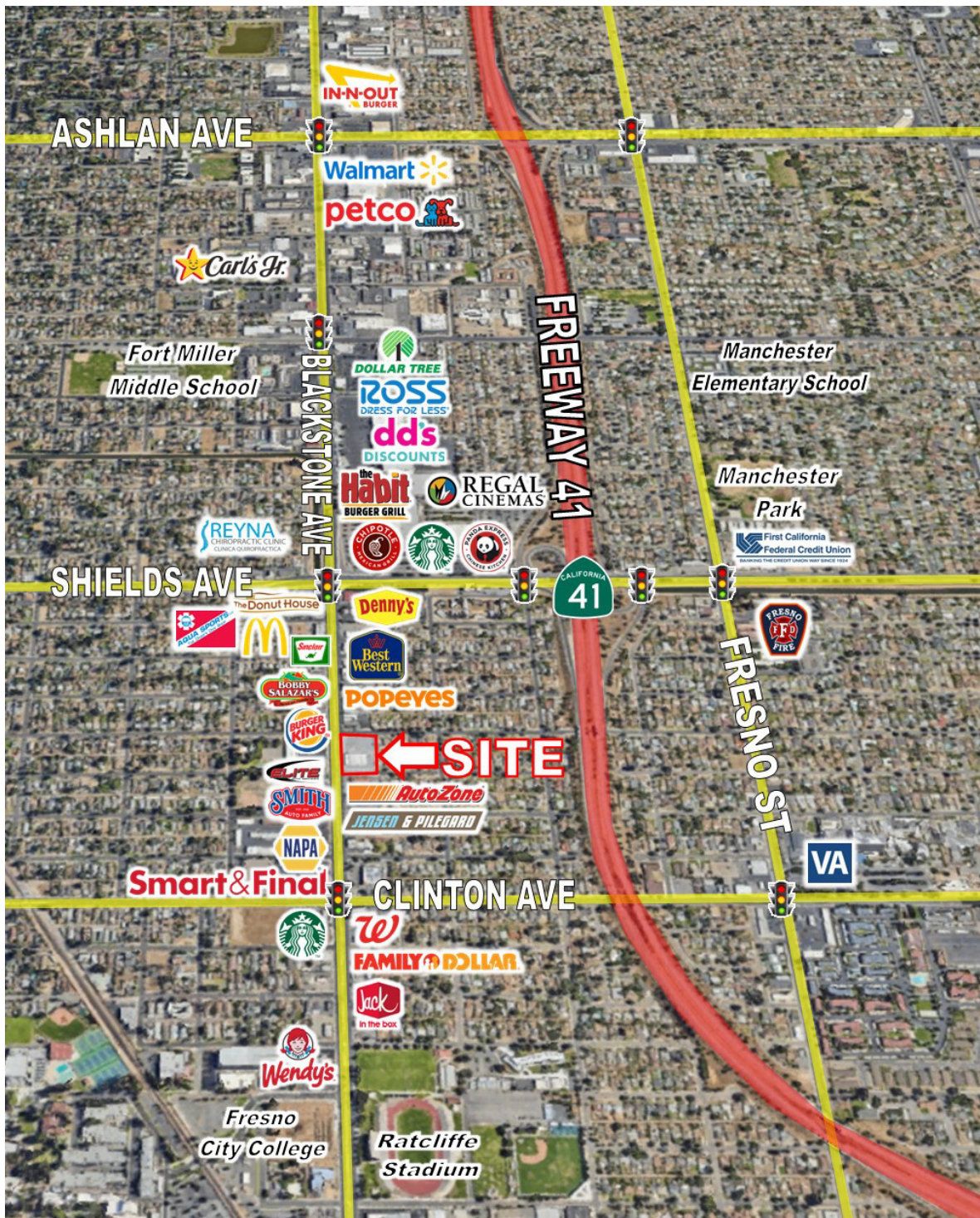
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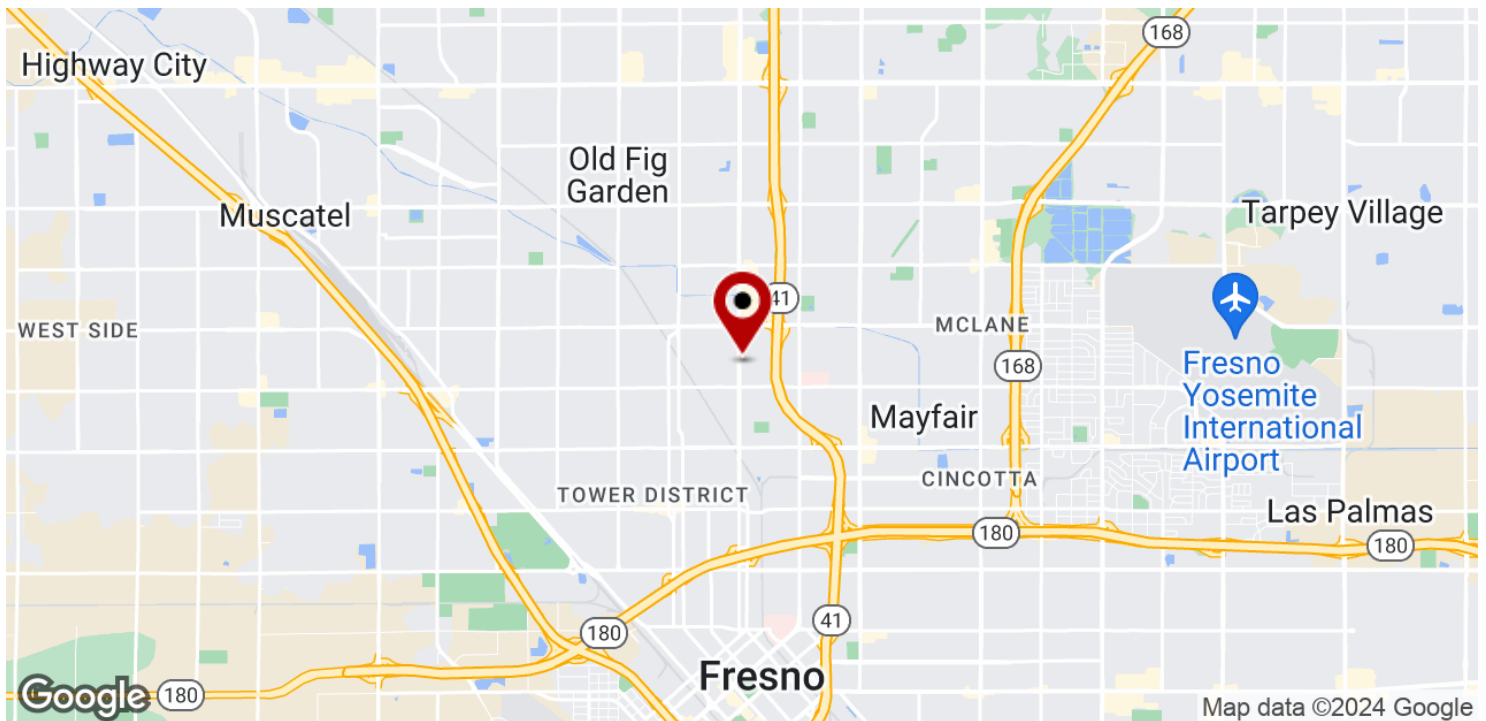
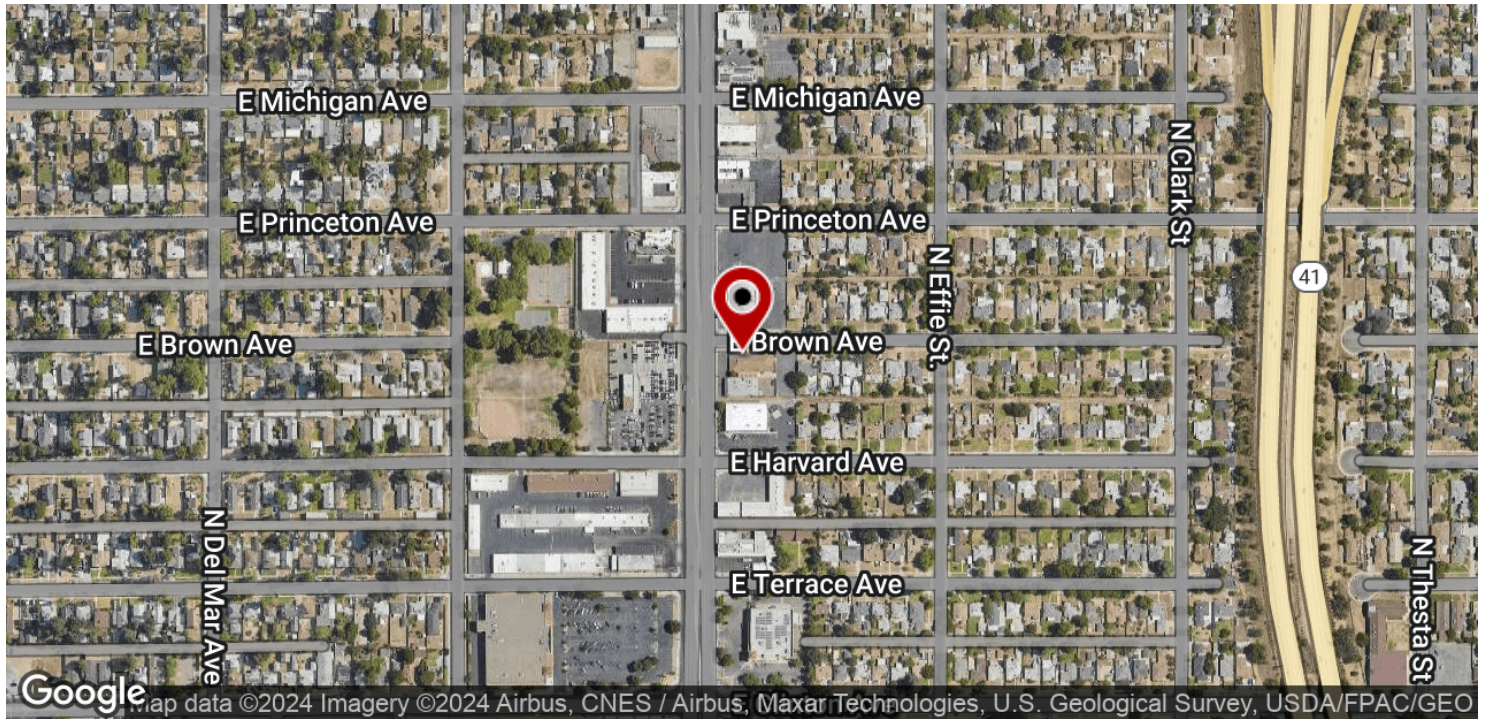
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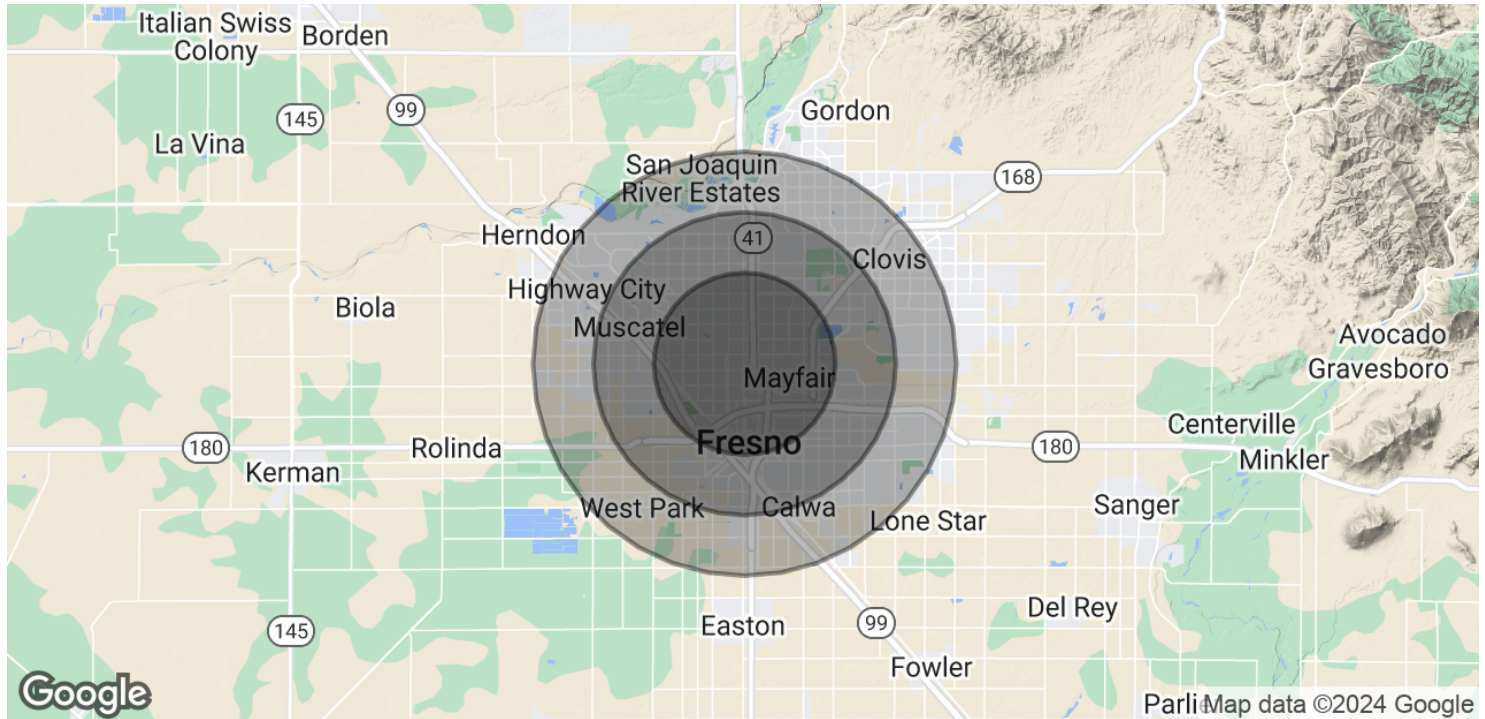
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POPULATION	3 MILES	5 MILES	7 MILES
Total Population	176,645	394,379	587,856
Average Age	31.6	32.2	33.1
Average Age (Male)	31.2	31.6	32.1
Average Age (Female)	33.1	33.2	34.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	63,622	138,499	204,827
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$51,357	\$55,732	\$67,742
Average House Value	\$167,960	\$179,104	\$222,079
ETHNICITY (%)	3 MILES	5 MILES	7 MILES
Hispanic	60.1%	55.0%	49.9%

* Demographic data derived from 2020 ACS - US Census

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