

## RETAIL FOR SALE

FREESTANDING RETAIL AUTOMOTIVE BUILDINGS ON BLACKSTONE AVE

1046 N Blackstone Ave, Fresno, CA 93701



Sale Price

**\$359,000**

### PROPERTY HIGHLIGHTS

- (2) Retail Auto Sales Buildings Located on Blackstone Ave
- Includes Billboard That Can Be Leased Again
- Surrounded with Ample Parking and Quality Tenants
- Owner User Opportunity w/ Great Potential
- Great Visibility | Directly On Blackstone Ave
- Easy Access | Ample Parking | Great Exposure
- Immediate Access to Freeway 41 & 180 On/Off Ramps
- Freestanding Building With Ample Parking & Access
- Prime Cannabis Retail Zoning, Outside Exclusion, 800' + Away
- Fully Fenced w/ Wrought Iron & Fully Paved Lot
- Great SBA Loan Candidate w/ 10% Down
- "Fast Pass Motors" License/Business Available

### OFFERING SUMMARY

Building Size:	±935 SF
Office SF:	±215 SF
Service Building:	±720 SF
Lot Size:	0.362 Acres
Number of Buildings:	2
Zoning:	NMX - Neighborhood Mixed Use
Market:	Central Fresno
Submarket:	Downtown Fresno Retail
Cross Street:	E Clay Avenue
APN:	452-064-12

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

#### JARED ENNIS

Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

#### KEVIN LAND

Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**



# RETAIL FOR SALE

FREESTANDING RETAIL AUTOMOTIVE BUILDINGS ON BLACKSTONE AVE



1046 N Blackstone Ave, Fresno, CA 93701

## PROPERTY DESCRIPTION

Retail Auto Sales lot with (2) buildings totaling  $\pm 935$  SF in a highly traveled area with Blackstone Avenue signage and exposure. Features a functional floor plan with an open office building & a rear service/retail shop, large front fully lit & paved parking lot with room for over  $\pm 50$  cars! The building has exterior storage located in the rear, a restroom located inside the building, and multiple access point in the front. The property is fully gated with front, side, and rear access. The  $\pm 720$  SF service building consists of wide open area, (1) rollup door, & private restroom. The  $\pm 215$  SF turnkey office is equipped with HVAC & heavy power. Situated on Fresno's main retail corridor -Blackstone Ave- & is just minutes away from the 180 bringing an extra  $\pm 150,819$  cars per day through the site.

## LOCATION DESCRIPTION

Centrally located on Fresno's main retail corridor - Blackstone Ave - which is connected to Freeways 99, 180, 41, and 168. Property is just a block away from the CA-180 interchange on/off ramps, connecting to all areas within Fresno/Clovis. This address IS zoned for cannabis retail (CMX), outside the Exclusion Area, and IS more than 800 feet from a sensitive use located in District 7.

Located just south of Olive Ave, west of Abby St, and north of CA-180. Fresno is the county seat with the city and county population at 527,438 and 989,255, respectively. Located in the San Joaquin Valley, Fresno is the principal city of the surrounding Metropolitan Area, which encompasses all of Fresno County, and Madera. Within the city, CA-99 carries traffic in a north/south orientation. East of the city, CA-41 can be accessed via major roads, or via CA-168. Close proximity to the Fresno Amtrak station as well as a planned California High-Speed Rail stop.

Located off the Downtown entrance which hosts a dense, diverse, thriving neighborhood with farmer's markets, schools, grocery stores, music festivals, happy hour spots, breweries, bicycle facilities, a monthly ArtHop, food trucks, and world-class murals and public art. This area is considered the fastest growing region in California to proudly serve all of Central California including cities such as Fresno (972,297 metro), Clovis (102,189), Madera (154,998), Visalia (130,753), Tulare (61,170), Hanford (55,840), Lemoore (26,199), Merced (81,743), Sanger (24,270), Selma (23,219), Kingsburg (11,382), and more!



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### JARED ENNIS

Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

### KEVIN LAND

Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

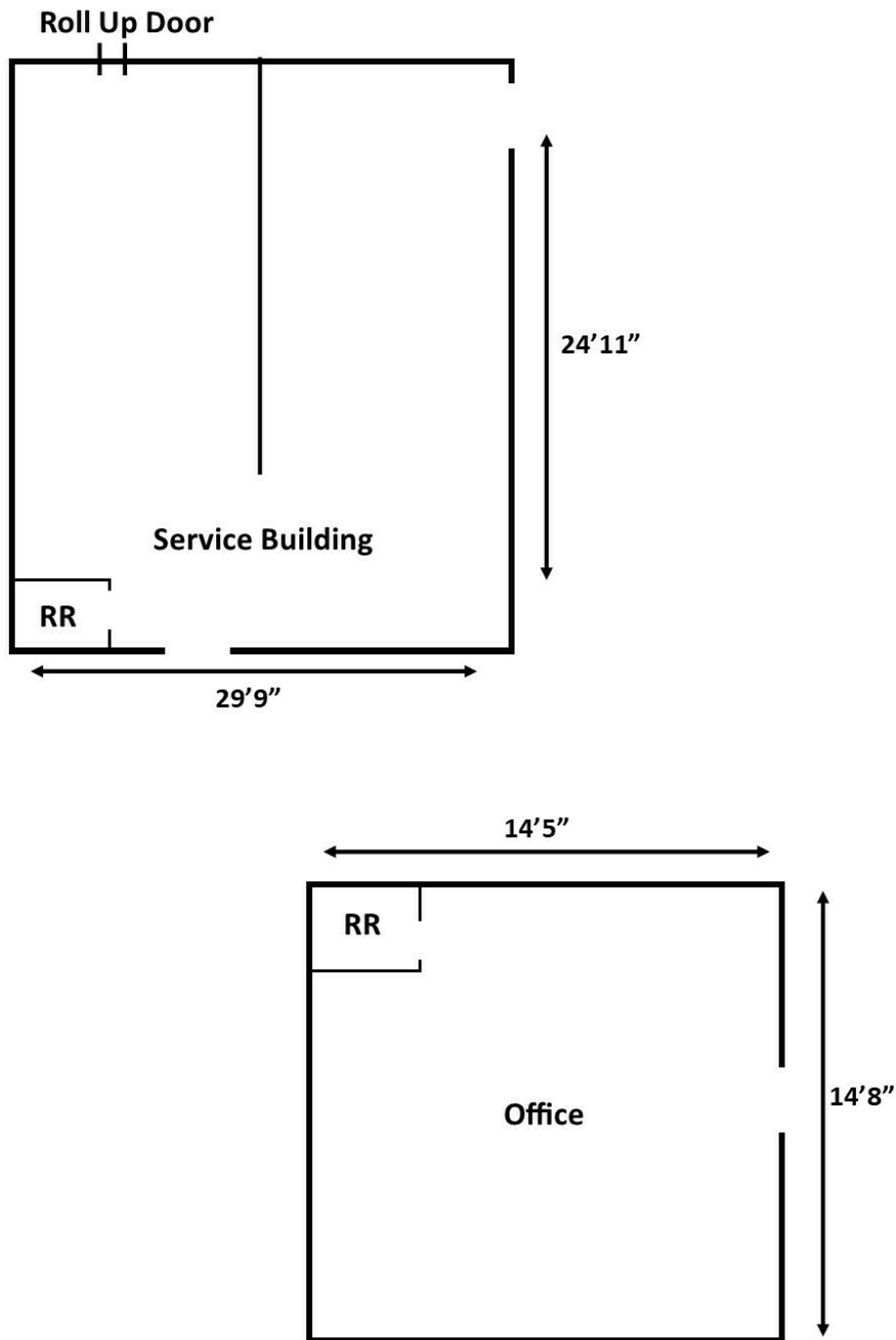
**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

## RETAIL FOR SALE

FREESTANDING RETAIL AUTOMOTIVE BUILDINGS ON BLACKSTONE AVE

1046 N Blackstone Ave, Fresno, CA 93701



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**



## RETAIL FOR SALE

FREESTANDING RETAIL AUTOMOTIVE BUILDINGS ON BLACKSTONE AVE

1046 N Blackstone Ave, Fresno, CA 93701



Office



Office



Service Building



Service Building



Service Building



Service Building

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### JARED ENNIS

Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

### KEVIN LAND

Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

### KW COMMERCIAL

7520 N. Palm Ave #102  
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**



## RETAIL FOR SALE

FREESTANDING RETAIL AUTOMOTIVE BUILDINGS ON BLACKSTONE AVE

1046 N Blackstone Ave, Fresno, CA 93701



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### JARED ENNIS

Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

### KEVIN LAND

Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

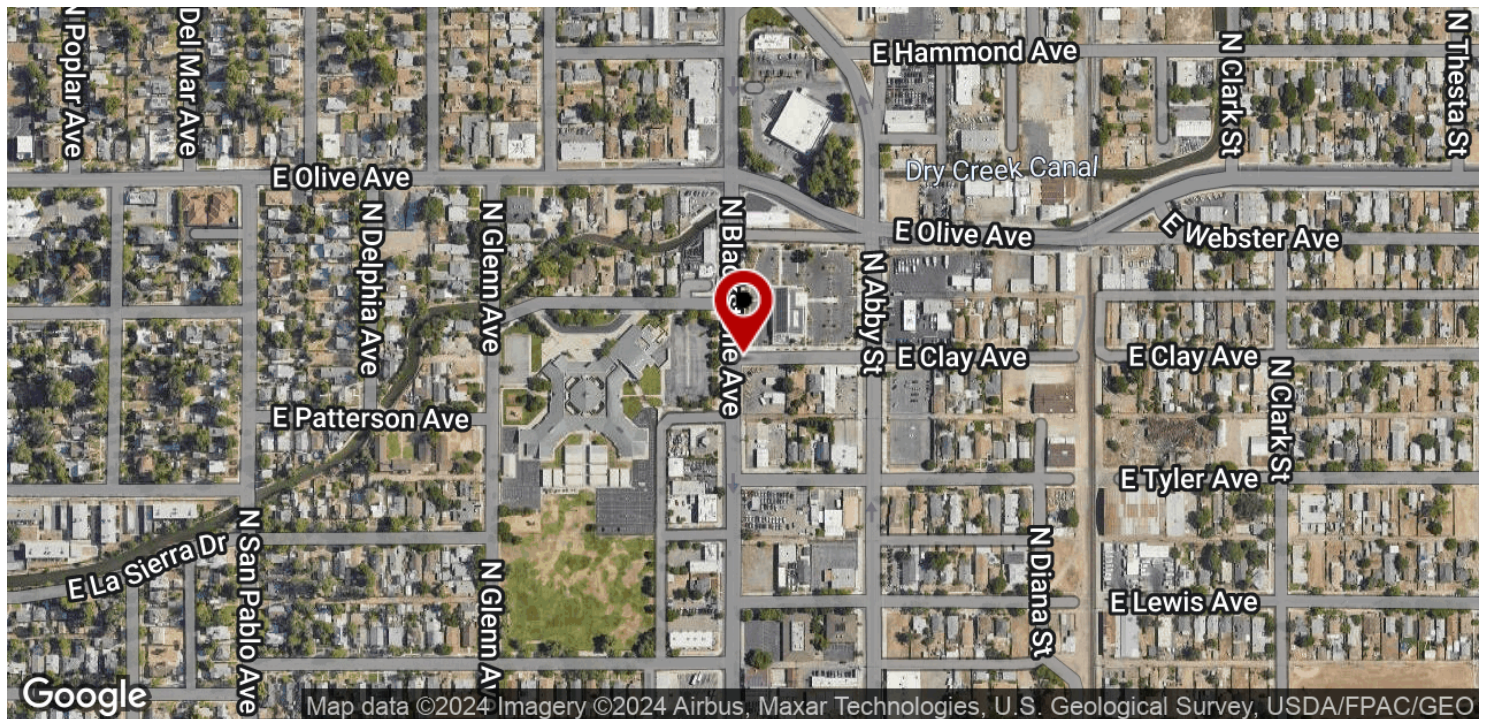
Each Office Independently Owned and Operated **CentralCaCommercial.com**



## RETAIL FOR SALE

FREESTANDING RETAIL AUTOMOTIVE BUILDINGS ON BLACKSTONE AVE

1046 N Blackstone Ave, Fresno, CA 93701



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### JARED ENNIS

Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

### KEVIN LAND

Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

### KW COMMERCIAL

7520 N. Palm Ave #102  
Fresno, CA 93711

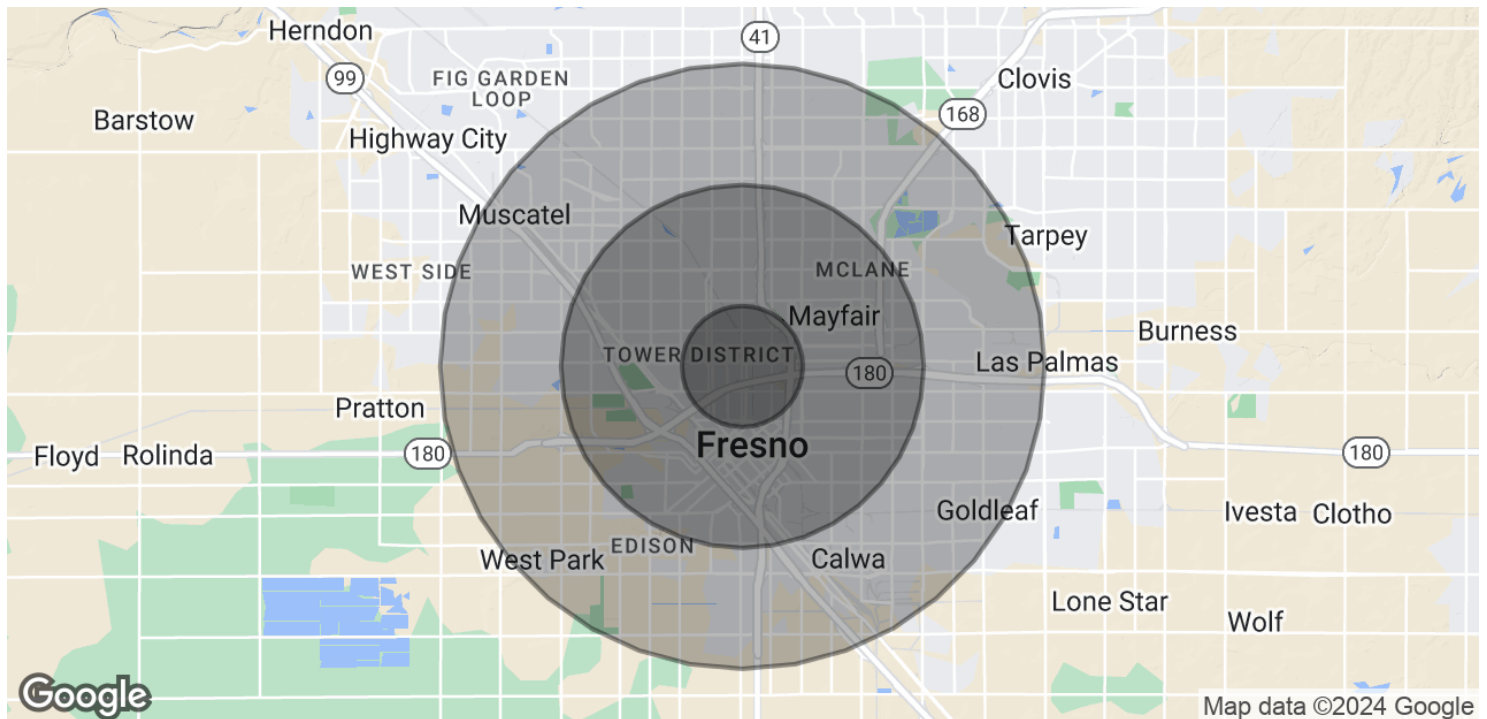
Each Office Independently Owned and Operated [CentralCaCommercial.com](https://www.CentralCaCommercial.com)



## RETAIL FOR SALE

FREESTANDING RETAIL AUTOMOTIVE BUILDINGS ON BLACKSTONE AVE

1046 N Blackstone Ave, Fresno, CA 93701



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,758	168,588	358,022
Average Age	32.0	31.1	31.2
Average Age (Male)	32.0	30.9	30.7
Average Age (Female)	32.4	31.9	32.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,394	57,892	121,928
# of Persons per HH	2.5	2.9	2.9
Average HH Income	\$42,369	\$46,773	\$52,627
Average House Value	\$131,116	\$153,062	\$170,701

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	66.8%	65.0%	58.3%

\* Demographic data derived from 2020 ACS - US Census

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**