

RETAIL FOR SALE & LEASE

FREESTANDING RETAIL AUTOMOTIVE BUILDING ON BLACKSTONE AVE

921 N Blackstone Ave, Fresno, CA 93701



Sale Price **\$195,000**

Lease Rate **\$1,300.00 PER MONTH (MG)**

OFFERING SUMMARY

Building Size:	286 SF
Available SF:	286 SF
Lot Size:	0.163 Acres
Number of Units:	1
Zoning:	NMX - Neighborhood Mixed Use
Market:	Fresno
Submarket:	South Blackstone
APN:	452-135-12

PROPERTY HIGHLIGHTS

- (1) ±286 SF Retail Auto Sales Building Located on Blackstone Ave
- 25-Car Lot w/ Easy Access & High Exposure
- Owner User Opportunity w/ Great SBA Loan Potential
- Great Visibility | Pylon Signage Directly On Blackstone Ave
- Easy Access | Ample Parking | Great Exposure
- Busiest Retail Growth Corridor w/ ±40,221 Cars Per Day
- 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
- Flexible Zoning That Allows Many Uses | Great Location
- Secure, Private, Established Location w/ Easy Freeway Access
- Great SBA Loan Candidate w/ 10% Down

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PROPERTY DESCRIPTION

Retail Auto Sales lot with (1) building totaling ± 286 SF in a highly traveled area with Blackstone Avenue signage and exposure. Features a functional floor plan with an open office & a rear service/retail shop area, large front fully lit & paved parking lot with room for over ± 25 cars! The building has exterior storage located in the rear, a restroom located inside the building, and an easy access point in the front. The property is fully gated with easy access & ample parking. 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!



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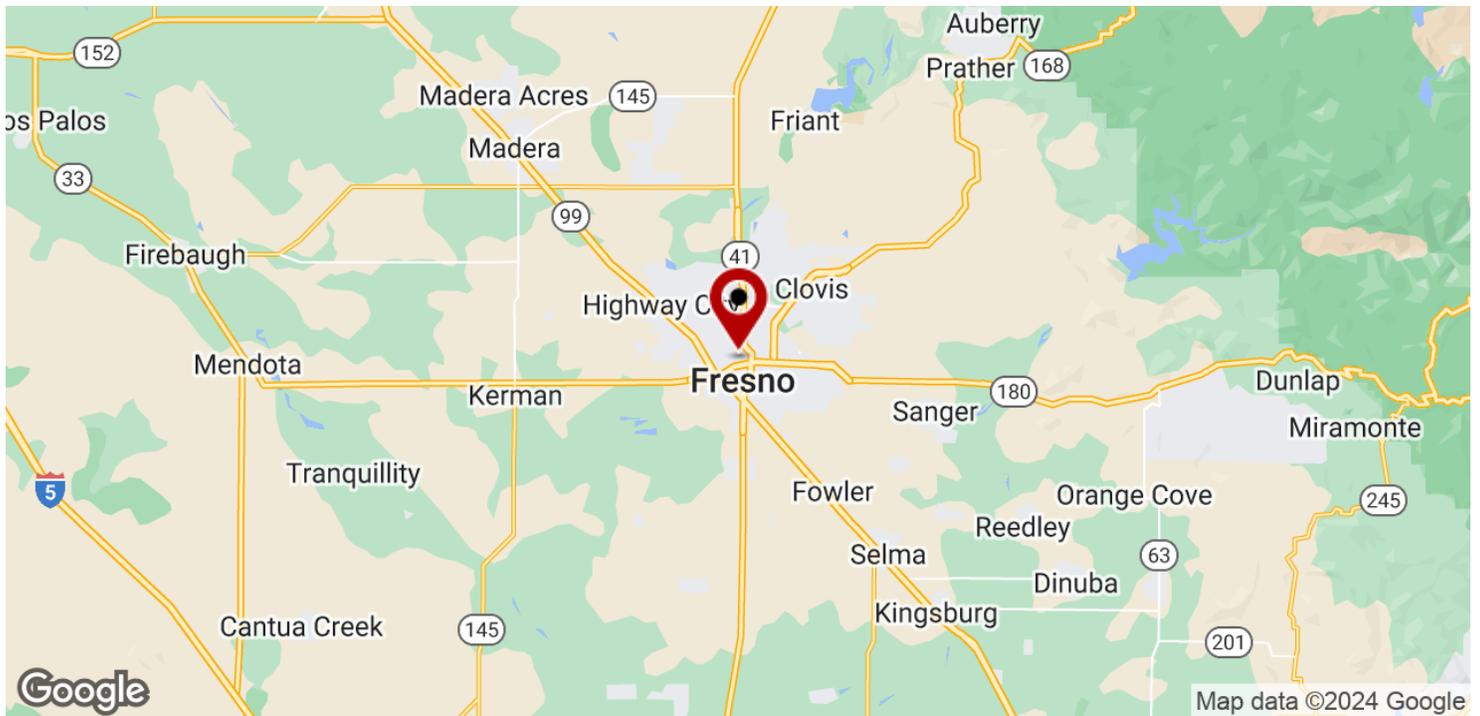
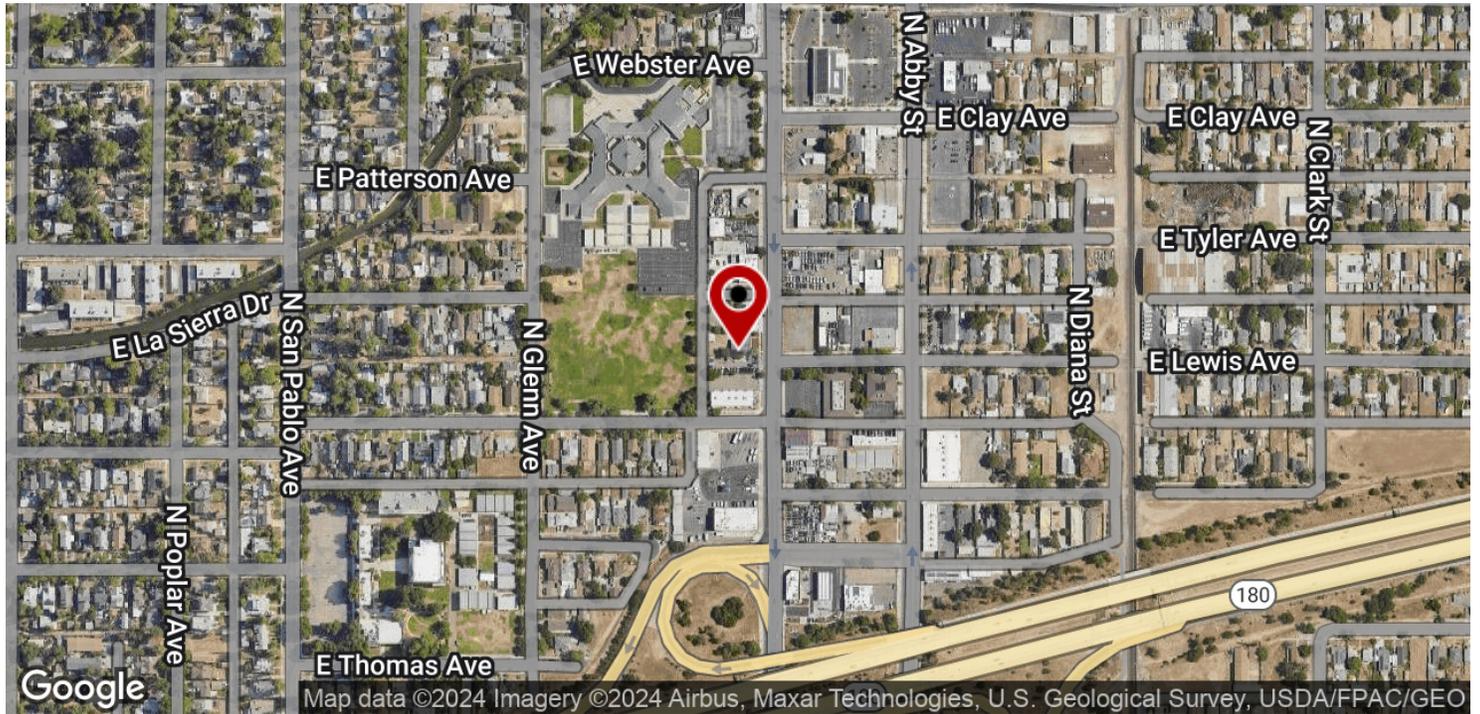
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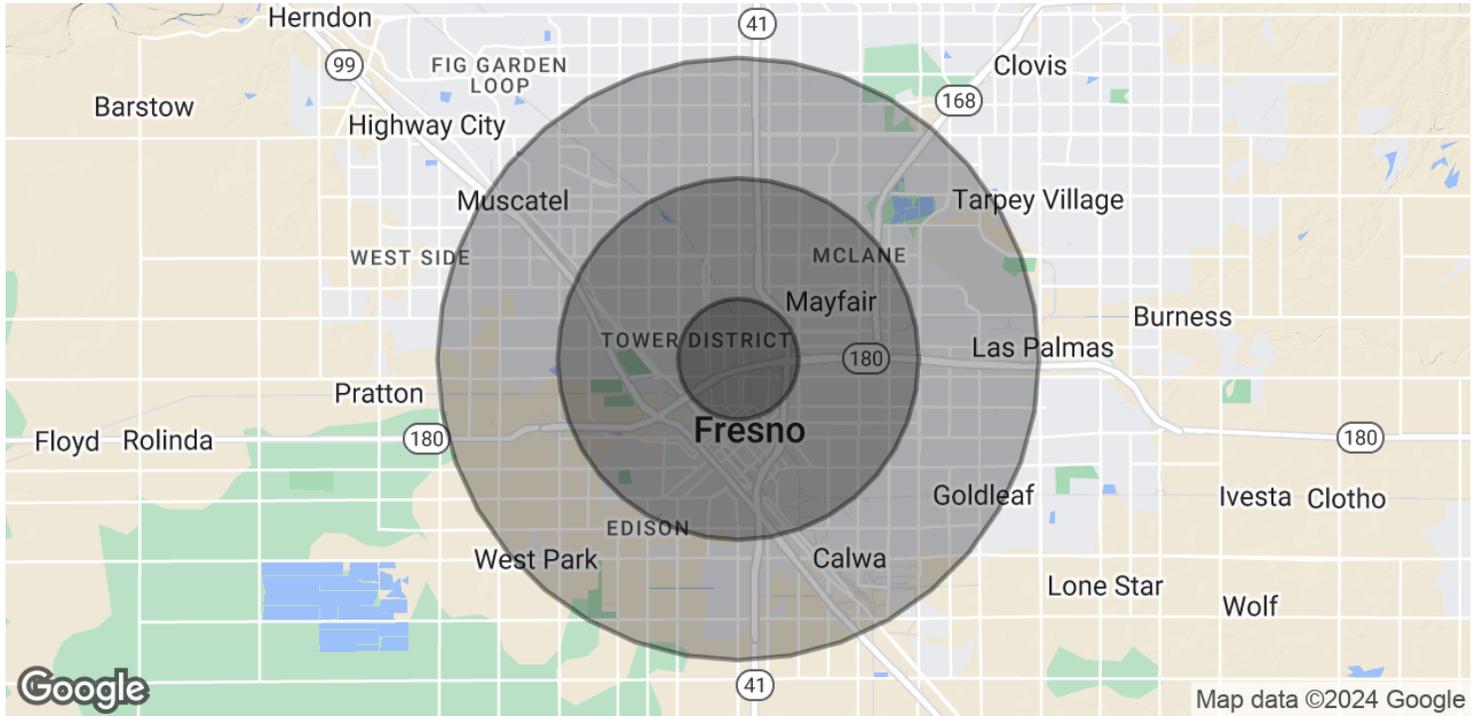
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,097	166,020	353,447
Average Age	31.7	31.0	31.1
Average Age (Male)	31.7	30.8	30.6
Average Age (Female)	32.9	31.8	32.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,605	56,964	120,027
# of Persons per HH	2.5	2.9	2.9
Average HH Income	\$40,957	\$46,285	\$52,323
Average House Value	\$125,851	\$150,852	\$169,696

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	67.3%	65.2%	58.6%

* Demographic data derived from 2020 ACS - US Census

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