



Accelerating success.



For Lease

±54,200 SF
Freestanding
Retail Building

Zack Kaufman
559 256 2448
zack.kaufman@colliers.com
DRE #01902869

Brandon Takemoto
559 221 1278
brandon.takemoto@colliers.com
DRE #02208100

Ted Fellner
559 256 2435
ted.fellner@colliers.com
DRE #00590204

7485 N. Palm Avenue, #110
Fresno, CA 93711
559 221 1271
colliers.com/fresno

5445 N. Blackstone Avenue Fresno, California

High Profile Freestanding Building

Property Features

- Freestanding large retail box with fenced area
- Potential for drive-thru pad facing Blackstone Avenue
- Full remodel in 2021
- All brand new HVAC's in 2024
- 2 dock high loading
- High traffic corner and great visibility
- Easy access, ample parking
- Flexible RMX zoning
- Monument sign along Blackstone Ave.
- Close proximity to Highway 41
- Ready for immediate occupancy



Blackstone Avenue Signage

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Property Profile

Location: NWC Blackstone and Barstow Avenues
5445 N. Blackstone, Fresno, CA

Building Size: ±54,200 SF

Land Size: ±6.06 acres

Parking Stalls: 336 (±6.25/1,000 SF)

Customer

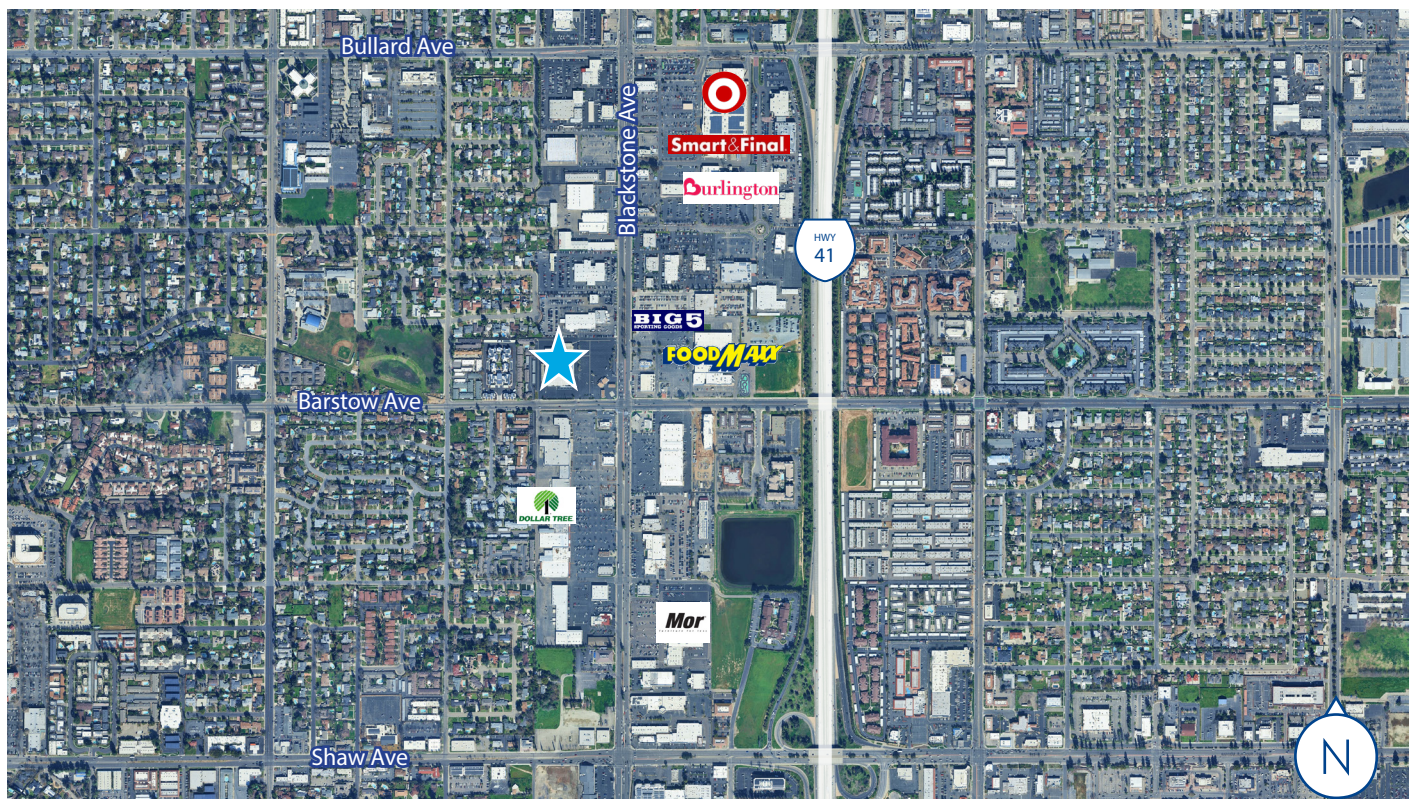
Demographics:	Population	Avg. HH Income
1 Mile:	15,374	\$ 90,406
3 Miles:	141,467	\$ 93,035
5 Miles:	375,252	\$ 93,951
10 Miles:	756,295	\$106,047
20 Miles:	968,639	\$104,485

Customer

Traffic: Approximately 50,000 cars per day

Zoning: RMX, City of Fresno

Asking Rent: \$39,000/month, plus NNN (approx. \$0.30 PSF)



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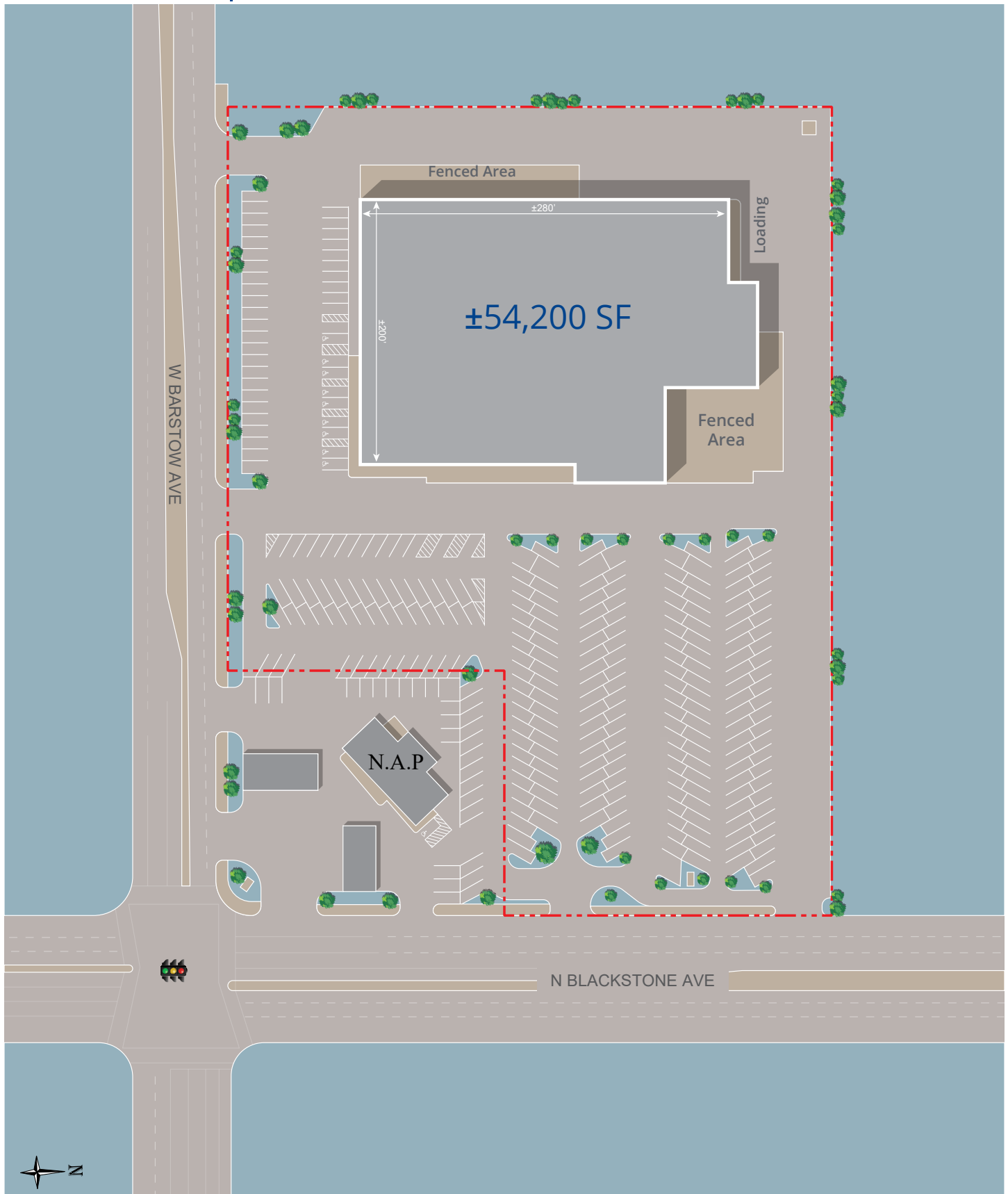
Interior Photos | 5445 N. Blackstone Avenue



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Site Plan | 5445 N. Blackstone Avenue



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