



Accelerating success.

±2,360 SF
Available

±1,950 SF
Available

For
Lease

±1,950 SF
Retail Space

±2,360 SF
Flex Space

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Blackstone Avenue

1311 N. Blackstone Avenue Fresno, California

Property Features

- Retail & flex spaces available
- High traffic and great pad visibility
- Anchored by Harbor Freight
- Easy access, ample parking
- Flexible zoning NMX (Neighborhood Mixed Use)
- Close proximity to Highway 41 & 180
- Ready for immediate occupancy

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Property Profile

Location: SWC Blackstone and Floradora Avenue
1343 N. Blackstone - 2,360 SF (Flex)
1371 N. Blackstone - 1,950 SF (Retail)

Co-Tenants: Harbor Freight Tools, Tacos Nayarit, Tabacco Store

Customer

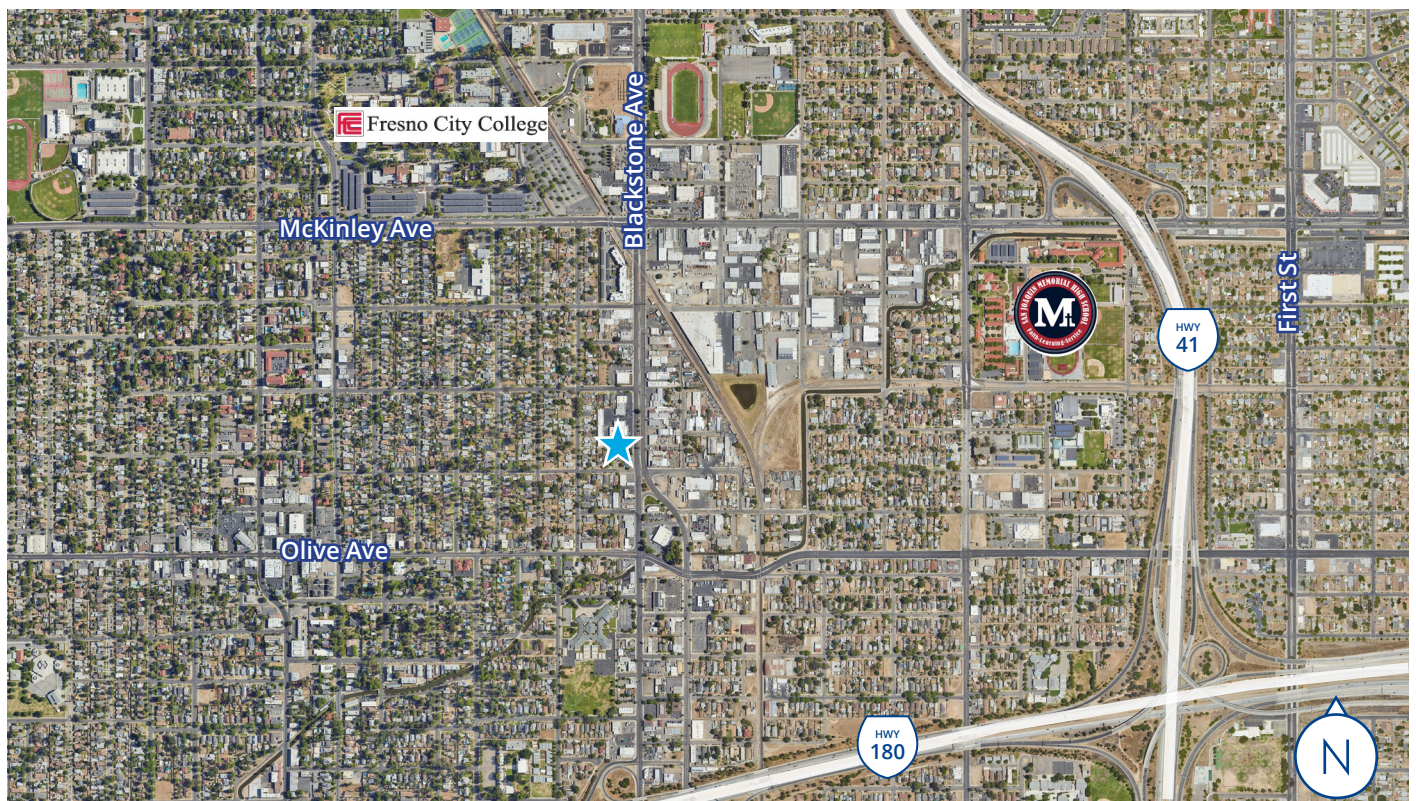
Demographics:	Population	Avg. HH Income
1 Mile:	19,702	\$ 66,539
3 Miles:	170,147	\$ 66,024
5 Miles:	347,512	\$ 72,766
10 Miles:	569,791	\$103,422
20 Miles:	705,354	\$104,612

Customer

Traffic: Approximately 70,000 cars per day

Zoning: NMX (Neighborhood Mixed Use)

Asking Rent: ±2,360 SF - \$1,750/month, modified gross
±1,950 SF - \$2,000/month, modified gross



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