

FOR SALE | Owner User / Investor



3851 Blackstone Ave

Fresno, CA 93726

Building ±4,634 SF / Lot ±0.82 AC



3851 Blackstone Ave, Fresno CA

Executive Summary

CBRE, Inc. is pleased to present an exceptional opportunity for an owner-user and developer. The property offers private parking, an existing restaurant, and the potential for a drive-through. Zoned RMX, this property features a total lot size of 0.82 acres with opportunities for development. Located in Fresno's desirable Blackstone corridor, this established building is well-positioned for success in the thriving commercial real estate market.



Property Summary

Asking Price	\$1,250,000
Address	3851 Blackstone Ave, Fresno, CA 93726
APN	434 - 262 - 14
Building Size	4,634 SF (0.13 AC)
Parcel Size	35,719 SF (0.82 AC)
Year Built	1977
Zoning	RMX
Rent	\$6,700 / month
Operating Expenses (Property Tax & Insurance)	\$12,000

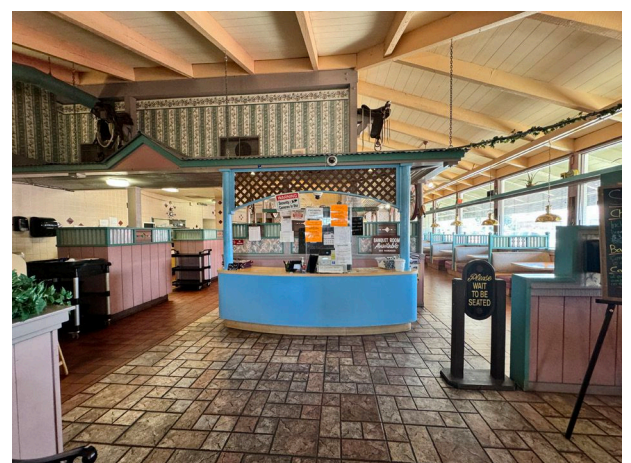
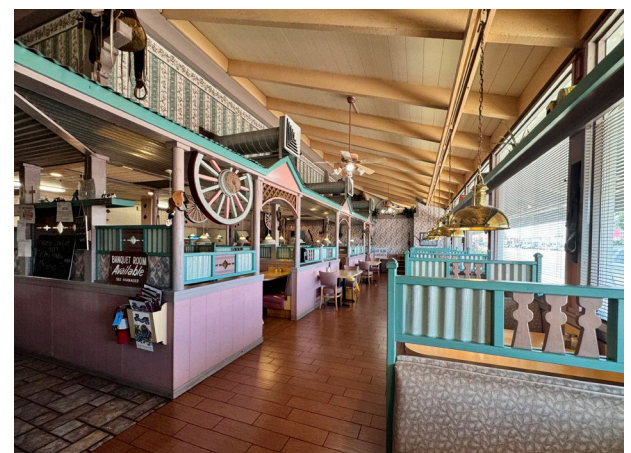
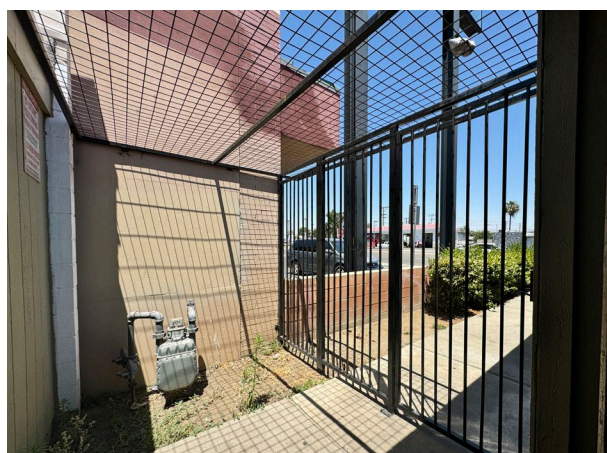
Amenities



Amenities

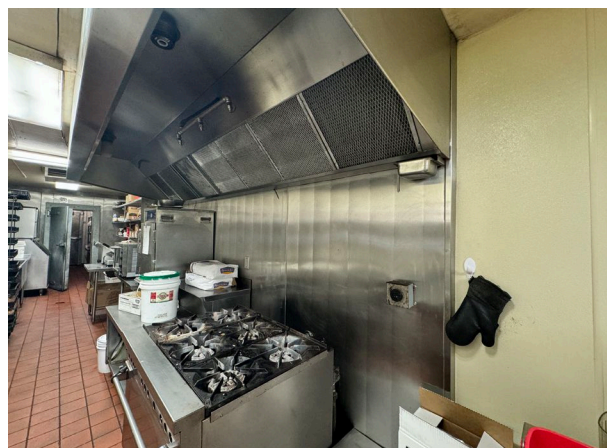
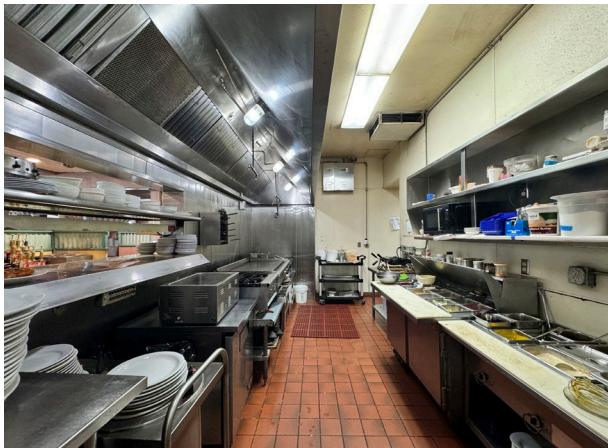
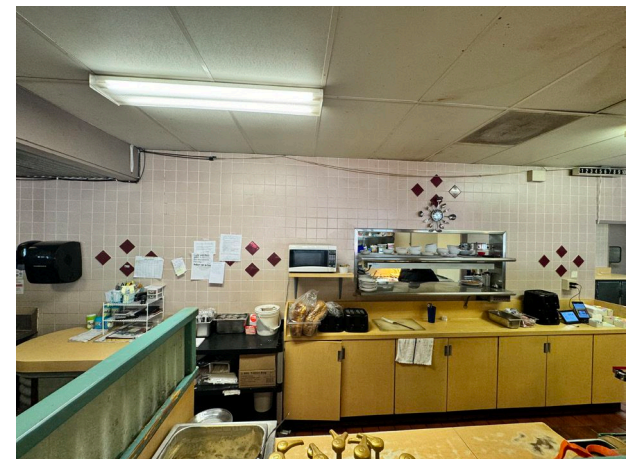


Exterior & Interior Photos



3851 Blackstone Ave. Fresno, CA

Interior & Kitchen Photos



Sales Comparable Q2, 2023 - Q1, 2024



Sold March 2024 • \$620.5K (\$208.50/SF)
Condo
 90 E Magill Ave
 Fresno, CA 93710
 2,976 SF Retail Condo • 1st Fl • 100



Sold March 2024 • \$1.6M (\$243.61/SF)
6.07% Cap Rate • Part of a Shopping Center
 468 E Bullard Ave
 Fresno, CA 93710 • Tuscan Plaza
 6,500 SF • Freestanding Retail (Strip Center)



Sold Jan 2024 • \$2M (\$248.91/SF)
Owner User
 6291 N Blackstone Ave
 Fresno, CA 93710
 8,035 SF • Freestanding Retail • Built 1984



Sold Dec 2023 • \$820K (\$245.07/SF)
Owner User • 44 Days on Market
 110 E Bullard Ave
 Fresno, CA 93710
 3,346 SF • Freestanding Retail • Built 1994



Sold August 2023 • \$625K (\$91.66/SF)
 3075 N Maroa Ave
 Fresno, CA 93704
 6,819 SF • Bar/Nightclub • Built 1973



Sold July 2023 • \$639.6K (\$88.84/SF)
Investment • Part of a 2 Property Sale
 4374-4378 N Blackstone Ave
 Fresno, CA 93726
 7,200 SF • Freestanding Retail • Built 1954



Sold July 2023 • \$218.5K (\$86.71/SF)
 385 W Shaw Ave
 Fresno, CA 93704
 2,520 SF • Freestanding Retail • Built 1993

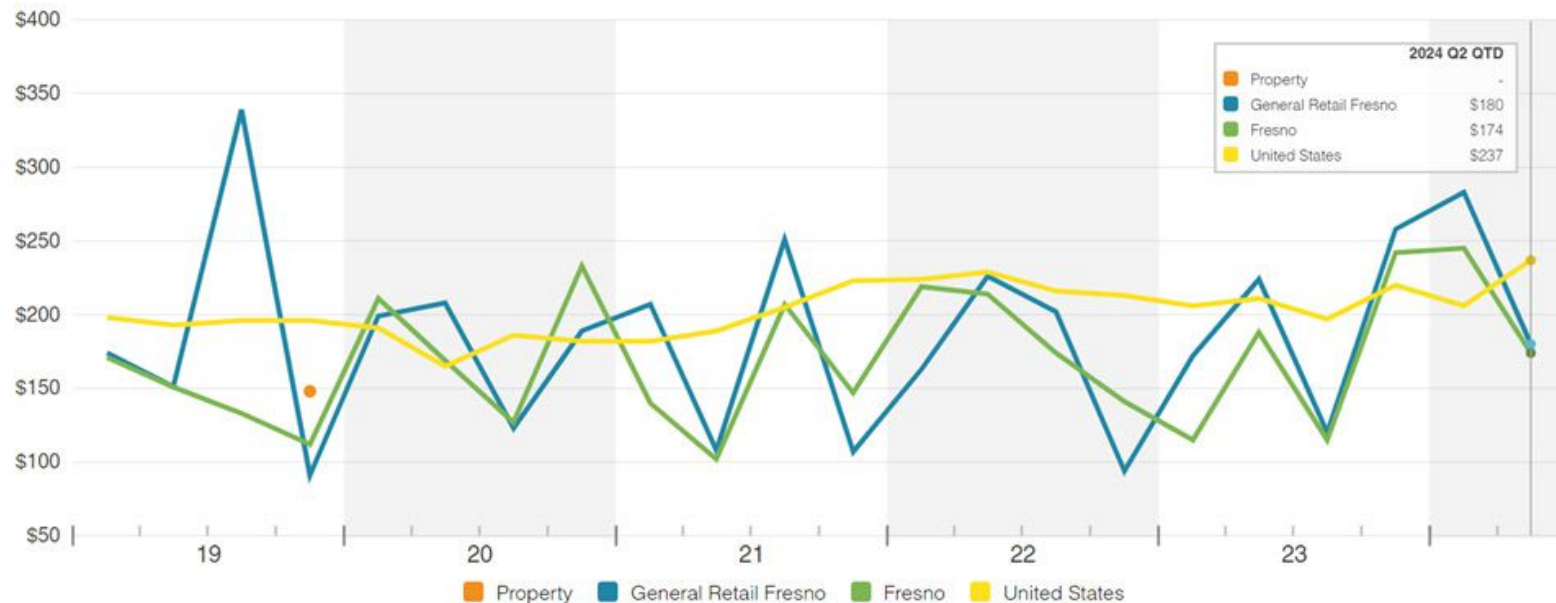


Sold June 2023 • \$1.4M (\$375.67/SF)
6.85% Cap Rate • Part of a 3 Property Sale
 1041 E Shaw Ave
 Fresno, CA 93710 • Ash Tree Plaza
 3,600 SF • Freestanding Retail (Neighborhood Center)



Sold June 2023 • \$12.2M (\$150.33/SF)
6.85% Cap Rate • Part of a 3 Property Sale
 1029-1077 E Shaw Ave
 Fresno, CA 93710 • Ash Tree Plaza
 80,877 SF • Freestanding Retail (Neighborhood Center)

SALE PRICE PER SF



DEMOGRAPHICS 2023



ESTIMATE POPULATION

2 MILE	5 MILE	10 MILE
78,506	427,292	748,803



DAYTIME EMPLOYEES

2 MILE	5 MILE	10 MILE
36,494	207,840	292,639



ESTIMATE HOUSEHOLDS

2 MILE	5 MILE	10 MILE
27,577	141,926	243,586



HOUSEHOLD INCOME

2 MILE	5 MILE	10 MILE
\$66,723	\$65,287	\$82,453

TRAFFIC VOLUME

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
N BLACKSTONE AVE	E DAKOTA AVE S	29,523	0.07 mi
N BLACKSTONE AVE	E DAKOTA AVE N	21,875	0.12 mi
STATE RTE 41	E DAKOTA AVE S	152,004	0.36 mi
N BLACKSTONE AVE	E ASHLAN AVE N	30,789	0.38 mi



Contact Us

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