

AVAILABLE FOR SALE/LEASE

FORMER AUTO DEALERSHIP ON AUTO CENTER DRIVE | FRESNO, CA



Property Features:

- Centrally located in the Fresno MSA with convenient access via Freeway 41, Blackstone Avenue and Bullard Avenue
- Building includes sales floor, customer waiting area, offices, break room, conference room, and storage areas
- Large 3.02 acre parcel can potentially accommodate up to ±275 cars
- Dealerships located within 1 mile of site include Chevrolet, Cadillac, Toyota, Ford, Lincoln, Hyundai, Nissan, Subaru, Mitsubishi, GMC, Volkswagen, Chrysler, Dodge, Jeep, Honda, Fiat
- Large monument sign available

Demographics:	1 Mile	3 Mile	5 Mile	10 Mile
Population	15,542	140,607	373,363	750,891
Avg HH Income	\$89,452	\$99,111	\$100,001	\$108,952

Location:	145 East Auto Center Drive Fresno, California
Sale Price:	Call Agent for Details
Lease Rate:	Call Agent for Details
Building Size:	± 6,862 Sq. Ft.
Lot Size:	± 3.02 Acres
Traffic Counts:	State Route 41: ±118,000 ADT Bullard Ave: ±30,000 ADT Blackstone Ave: ±26,000 ADT
Zoning:	RMX (Regional Mixed Use)

** Interested parties should contact the City of Fresno to verify their intended use on the property*

For further information, please contact:

Bryan Cifranic
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Doug Cords
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7502 North Colonial Avenue, Suite 101

Fresno, California 93711

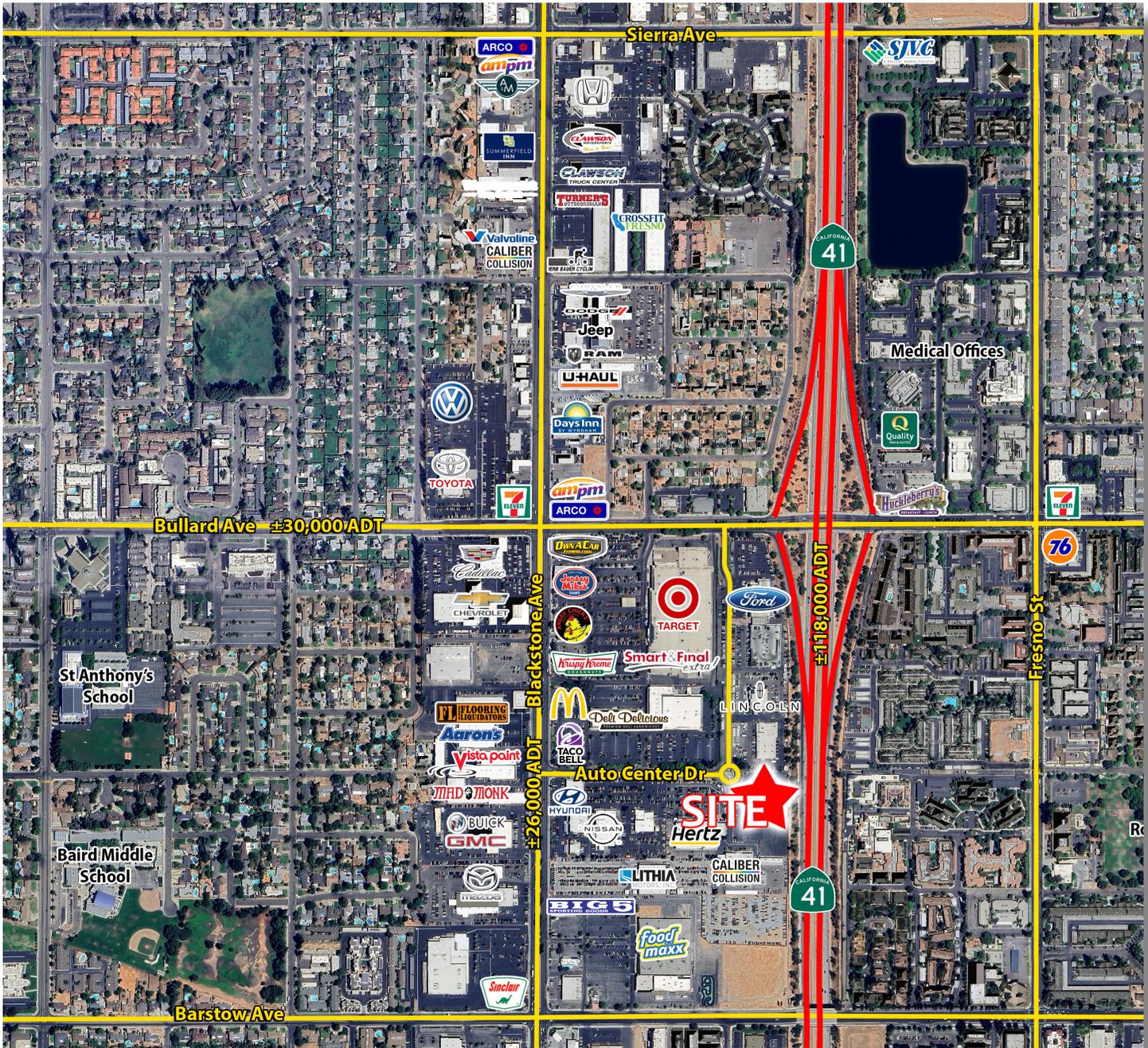
www.RetailAssociates.com

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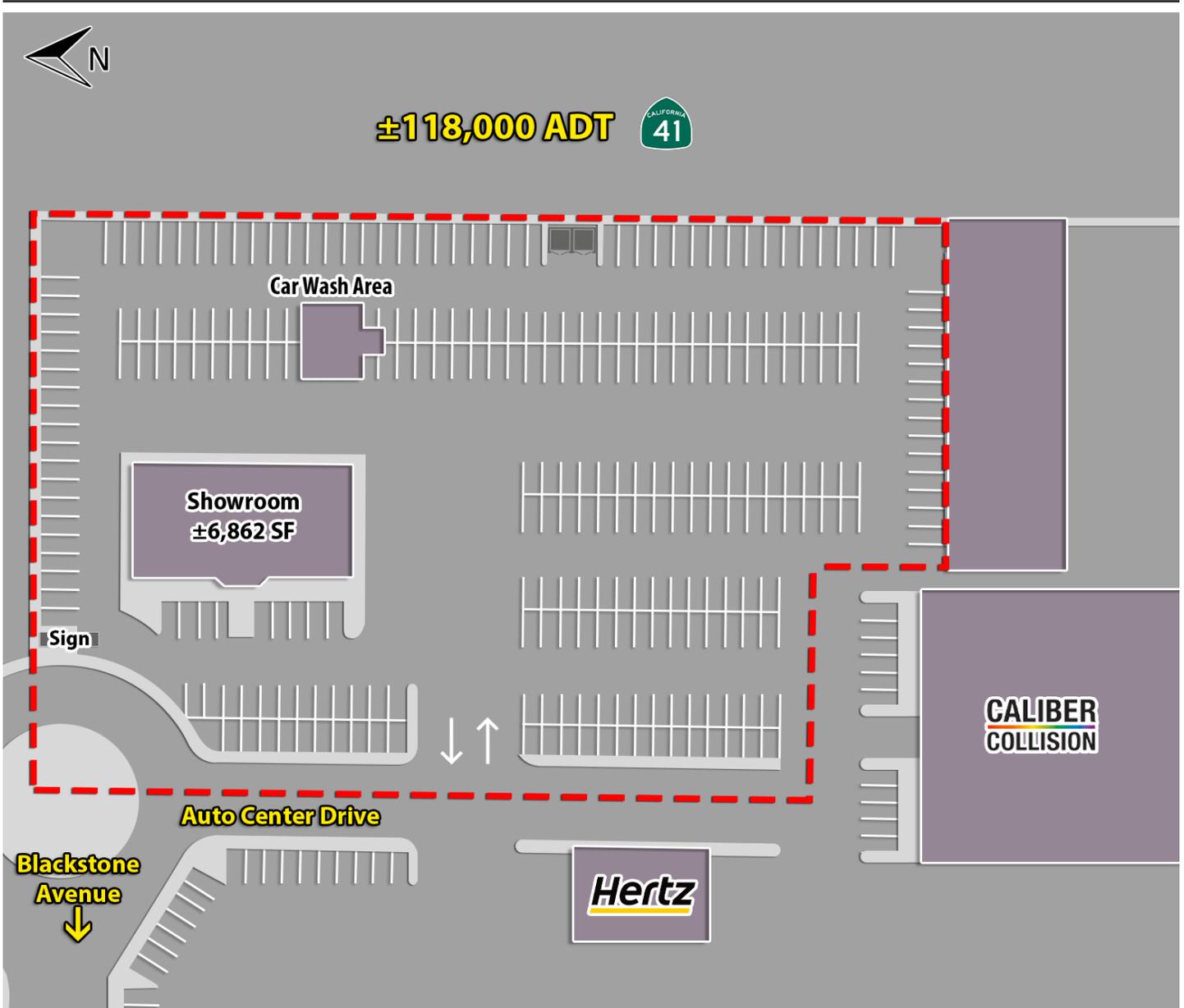
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Site Plan



* Configuration of parking area and parcel outline are estimated



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Property Photos



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Aerial Photos



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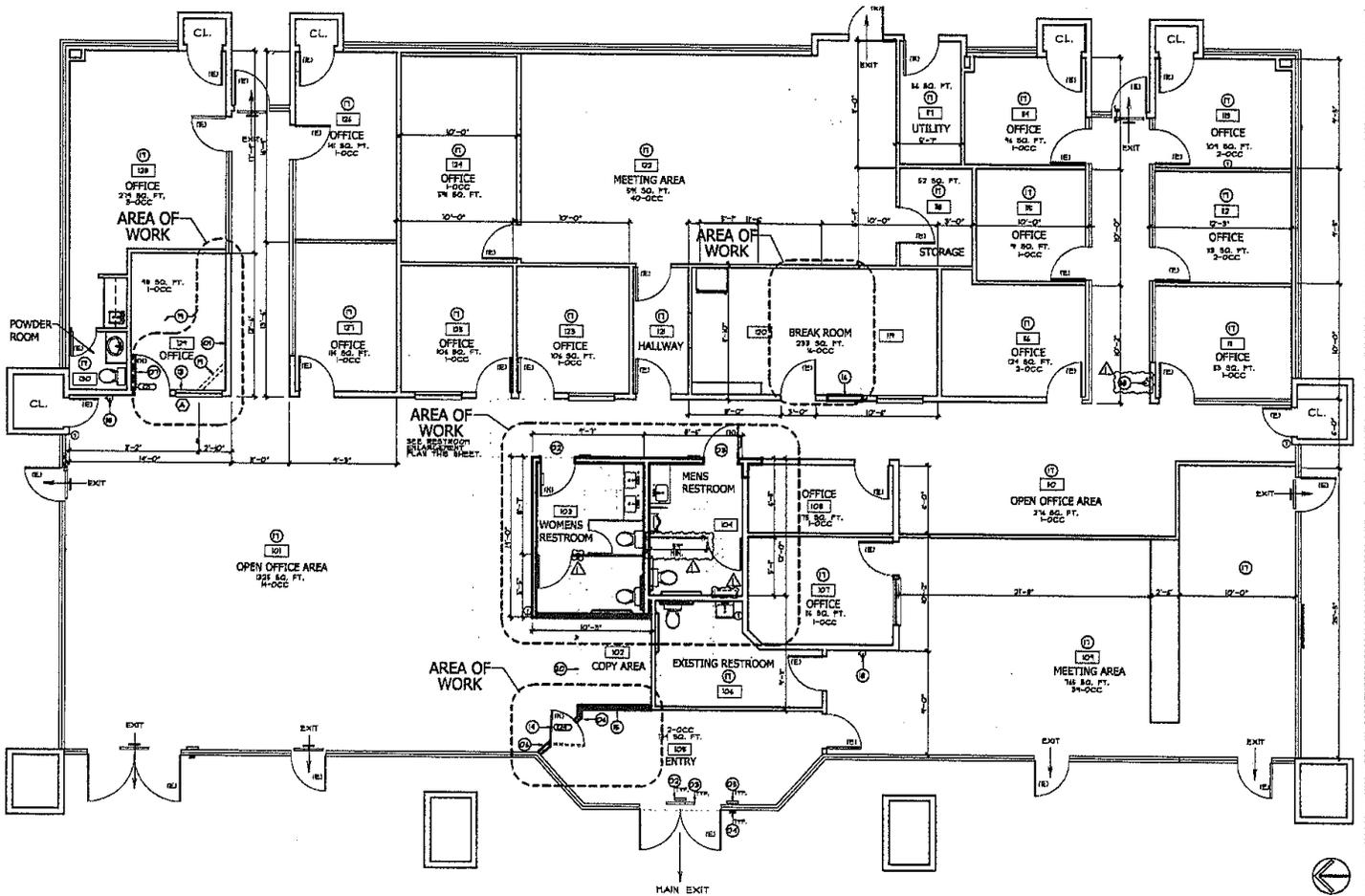
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Floor Plan



* Current configuration may vary



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