

# Prime Blackstone Ave Burlington Plaza Space Available

Retail For Lease | 5628-5660 N. Blackstone Ave Fresno, CA 93710



**CENTRAL CA  
COMMERCIAL**



Lease Rate	<b>\$1.45 SF/MONTH</b>
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## OFFERING SUMMARY

Available SF:	±2,059 SF
Lot Size:	±6.85 Acres
NNN's:	\$0.40 SF/Month
Zoning:	RMX - Regional Mixed-Use
Market:	Burlington Plaza
Submarket:	Blackstone Avenue Shopping Center Corridor
Traffic Counts:	±310,750 CPD
APN:	418-050-69

## PROPERTY HIGHLIGHTS

- Quintessential Strip Center Within A High-Performing Regional Center
- ±2,059 SF Available Surrounded w/ Quality Tenants
- On-Site/Local Management | Extremely Low NNNs of \$0.33 PSF
- Direct Blackstone Ave Visibility | Move-In Ready
- Busiest Retail Growth Corridor w/ ±310,750 Cars Per Day
- Close Proximity to Major Traffic Generators & Fwy 41 Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- ±105,000 SF Recently Renovated Center - Ample Private Parking
- Densely Populated Trade Area w/ 232,463 People in 4-Miles
- Great Exposure w/ Blackstone & Bullard Ave Frontage w/ 8 Curb Cuts
- \$64,392 Avg. Household Income (5 Mile)
- Large Corner Pylon Signage w/ Ample Parking & Easy Access
- Highly Visible Intersection w/ Ample Parking & Easy Access
- Blackstone & Bullard Avenues w/ On/Off-ramps via CA-41

**Jared Ennis**  
Executive Vice President  
CalDRE #01945284  
jared@centralcacommercial.com  
559.705.1000

**Kevin Land**  
Executive Managing Director  
CalDRE #01516541  
kevin@centralcacommercial.com  
559.705.1000

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## PROPERTY DESCRIPTION

The Burlington Plaza Shopping Center is well-located on Fresno's busiest #1 Retail destination corridor- Blackstone Avenue - historically serving the vast majority of Fresno and Clovis residents. There is currently 1 suite available that is  $\pm 2,059$  SF end-cap retail shop spaces that consists of (9) offices, reception area, waiting space, break room, (2) restrooms, & (2) entrances. The center is in close proximity to Freeway 41 and is north of Shaw Avenue, anchored by Burlington Coat Factory (their #1 store in Fresno) and shadow-anchored by Target and Smart & Final Extra! McDonalds, Taco Bell, Krispy Kreme, Roger Dunn Golf, Deli Delicious, Dickey's, & Jersey Mikes offer a tremendous draw. Burlington Plaza is located on Blackstone and Bullard avenues with on/off-ramps connecting Highway 41 (the #1 Retail corridor in Fresno). Over  $\pm 310,750$  cars per day when combining both directions of Blackstone & Bullard as well as Highway 41 in both directions

## LOCATION DESCRIPTION

This property is well located off of the southeast corner of Blackstone & Bullard Avenues just west of Freeways 41 & 168, north of Barstow & CA-180, east of N Palm Ave. The shopping center is surrounded by many national and regional retailers, and boast high traffic counts on Blackstone Avenue and great population density. Neighboring national tenants include Ford, Cadillac, Volkswagen, Chevrolet, Big 5, FoodMaxx, Office Depot, Arco, 7-Eleven, Boston Market, AT&T, Verizon, Mor Furniture, CA DMV, Dutch Bros, Starbucks, Krispy Kreme Donuts, Banana Republic, Yosemite Falls, The Cheesecake Factory, BJ's, Huckleberry's, Wells Fargo, Marshalls, Kohls, & more.



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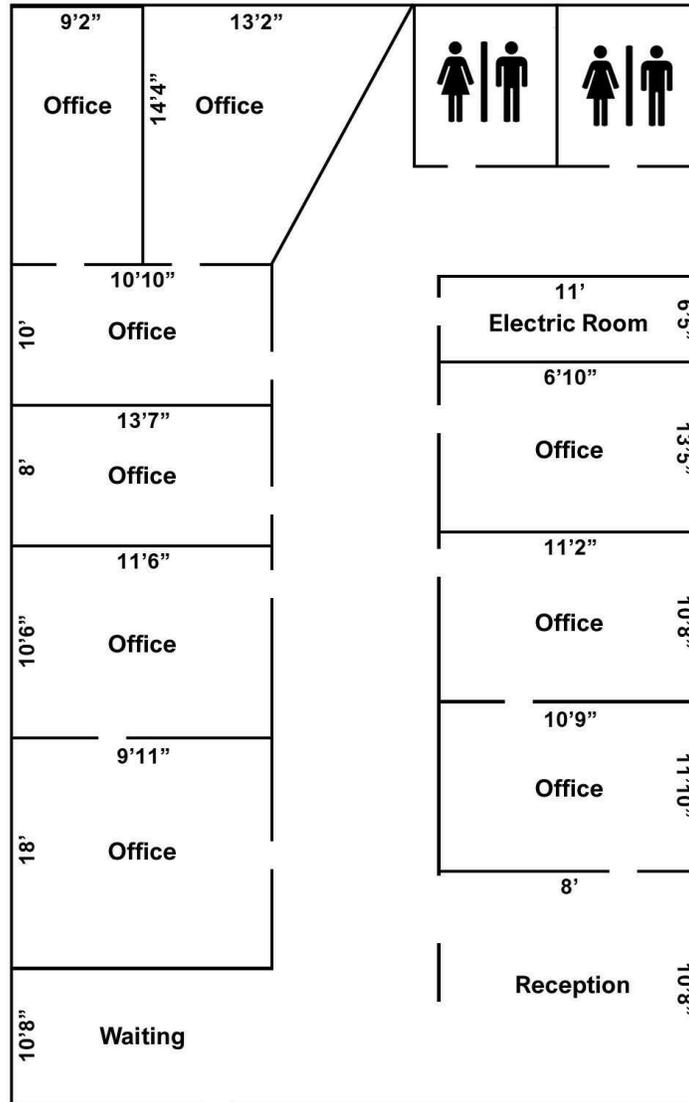
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## LEASE INFORMATION

Lease Type:	NNN's: \$0.40 PSF
Total Space:	2,059 SF

Lease Term:	Negotiable
Lease Rate:	\$1.45 SF/month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5612 N. Blackstone Ave	Available	2,059 SF	NNN's: \$0.40 PSF	\$1.45 SF/month	Former Chiropractor office with multiple private offices.

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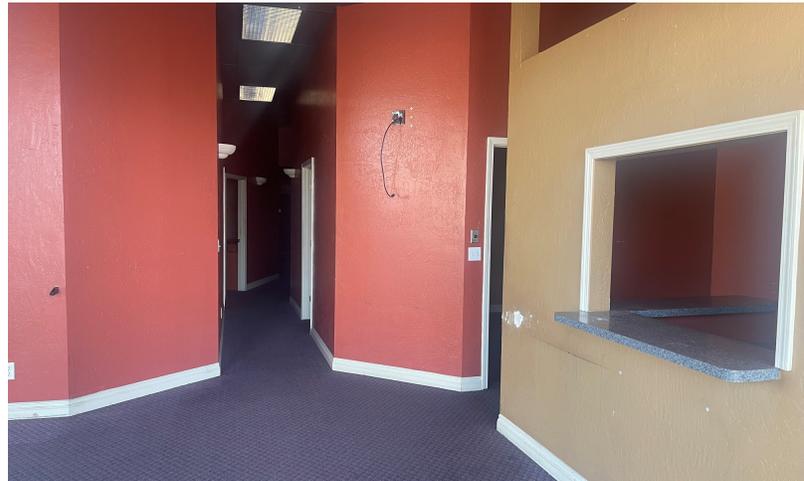
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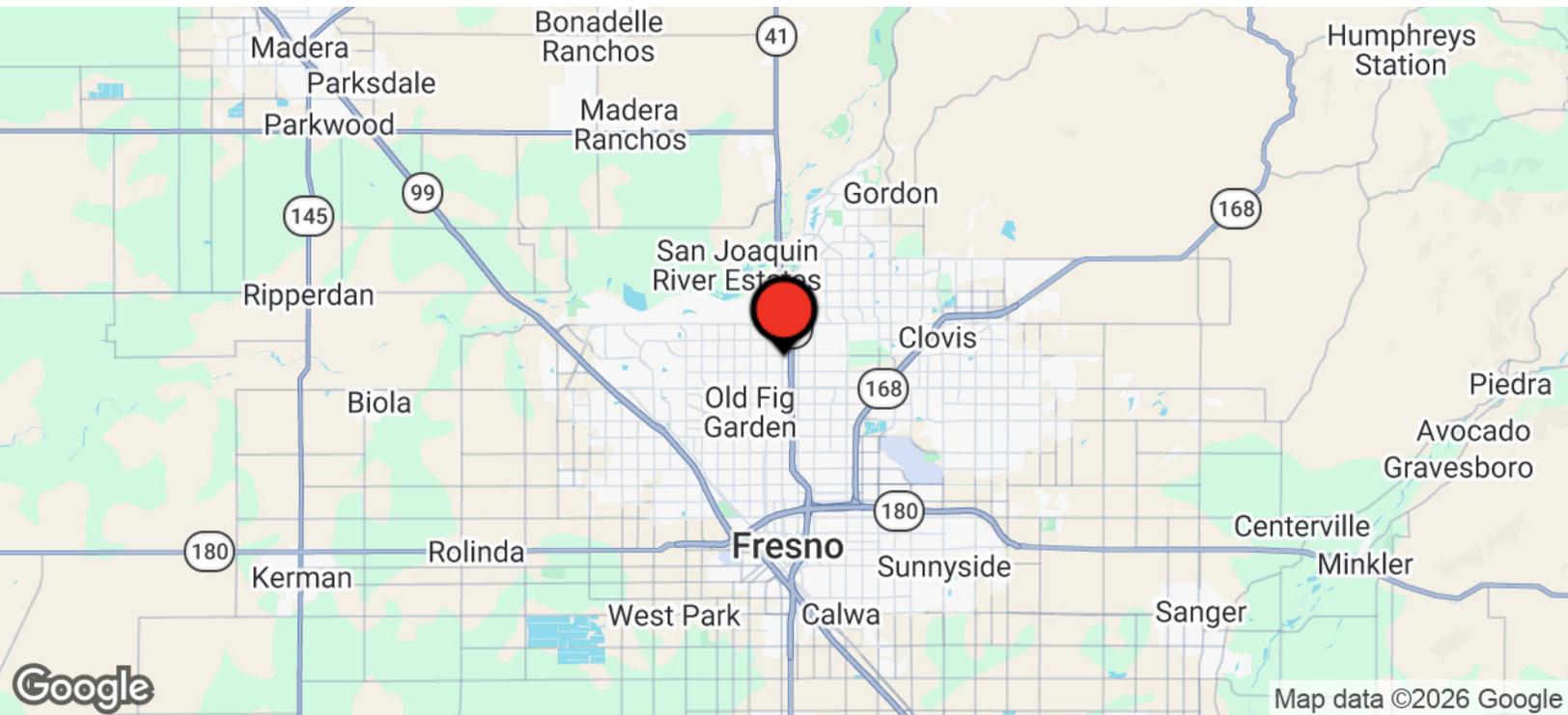
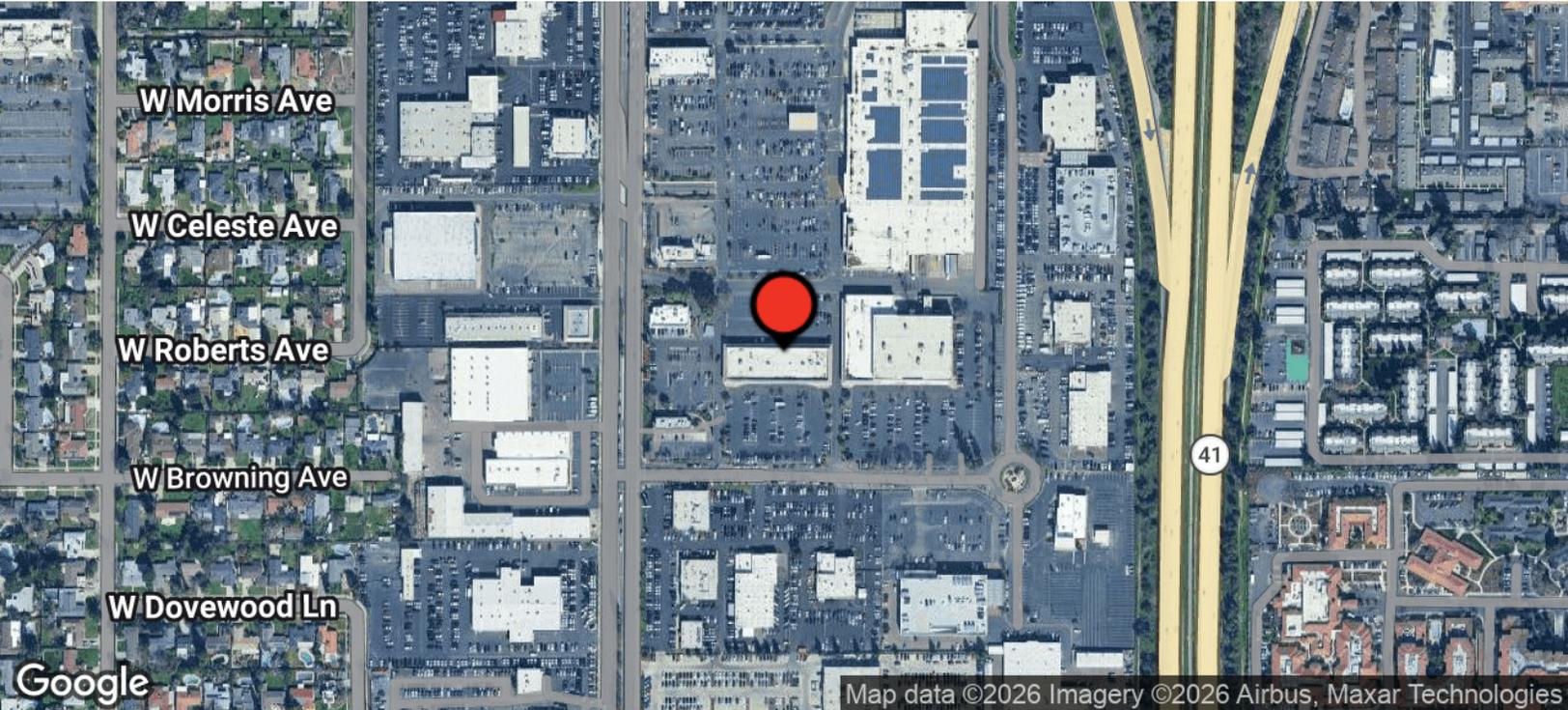
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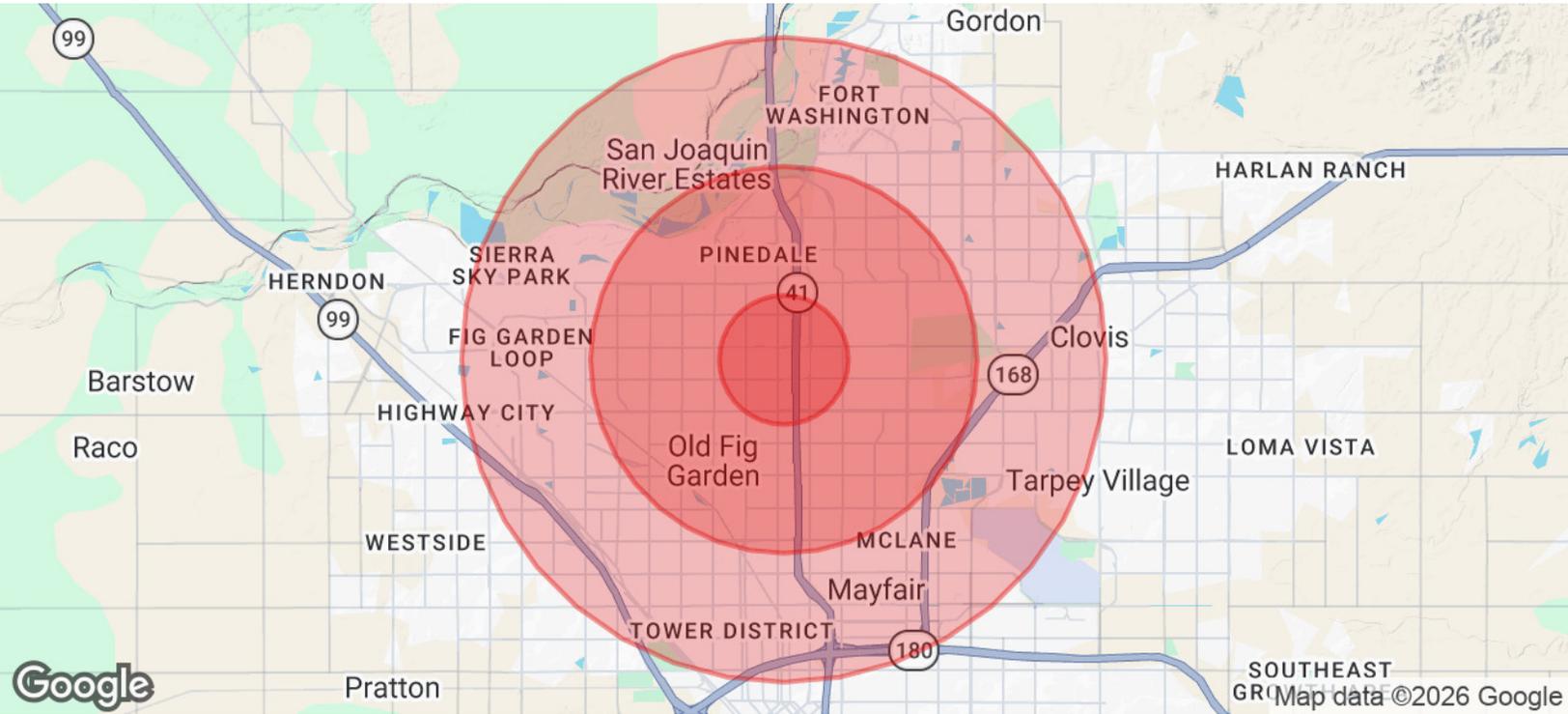
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,087	133,679	358,389
Average Age	36.4	34.9	33.2
Average Age (Male)	34.5	33.5	32.0
Average Age (Female)	37.3	36.0	34.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,034	50,869	128,475
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$54,709	\$63,160	\$64,392
Average House Value	\$286,479	\$326,939	\$312,186

## ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	32.9%	33.3%	37.1%

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