

FOR SALE | Owner User / Investor

CBRE

# 3851 Blackstone Ave

Fresno, CA 93726

*Building ±4,634 SF / Lot ±0.82 AC*

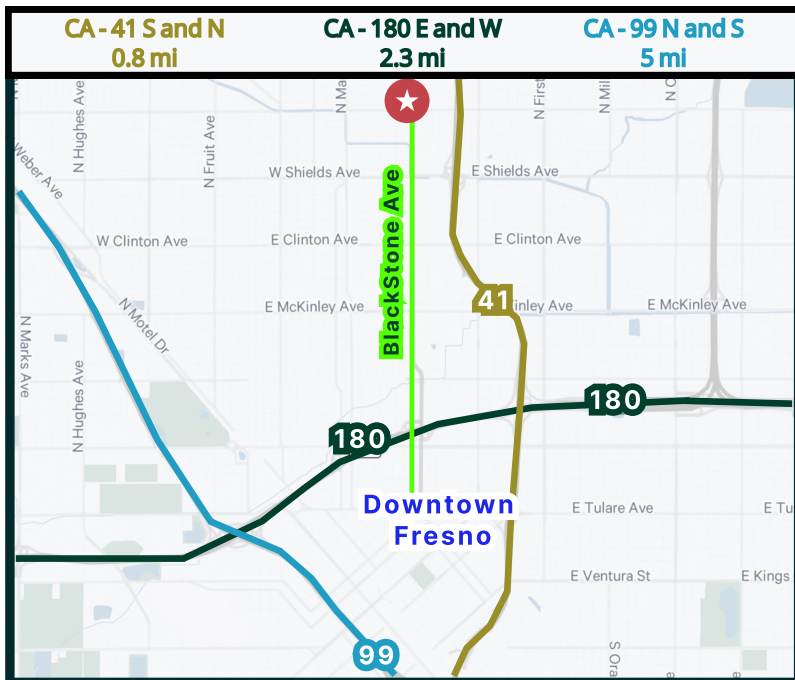


# 3851 Blackstone Ave, Fresno CA



## 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

<b>Asking Price</b>	\$1,250,000
<b>Address</b>	3851 Blackstone Ave, Fresno, CA 93726
<b>APN</b>	434 - 262 - 14
<b>Building Size</b>	4,634 SF (0.13 AC)
<b>Parcel Size</b>	35,719 SF (0.82 AC)
<b>Year Built</b>	1977
<b>Zoning</b>	RMX
<b>Status</b>	Vacant
<b>Operating Expenses (Property Tax &amp; Insurance)</b>	\$12,000/Yr

## Amenities



## Amenities



## Exterior & Interior 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

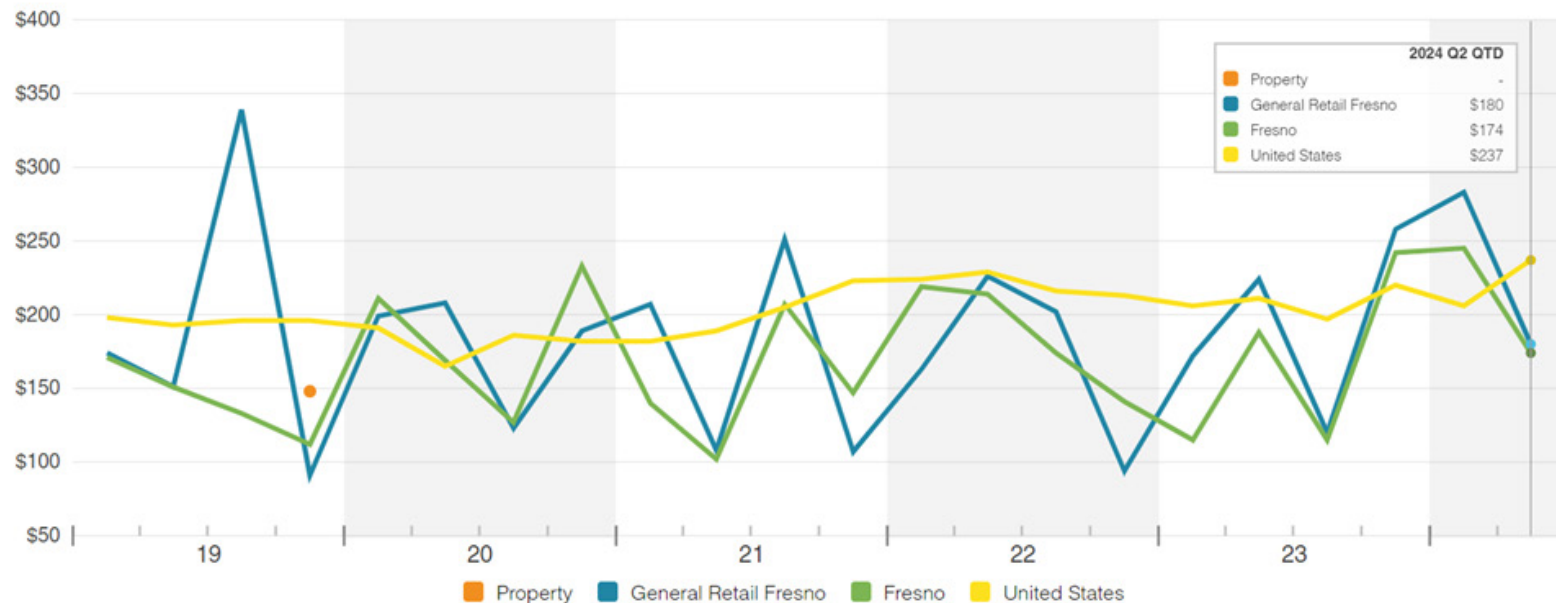


**Sold June 2023 • \$1.4M** (\$375.67/SF)  
**6.85% Cap Rate • Part of a 3 Property Sale**  
 1041 E Shaw Ave  
 Fresno, CA 93710 • Ash Tree Plaza  
 3,600 SF • Freestanding Retail (Neighborhood Center)



**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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