

3851 Blackstone Ave

Fresno, CA 93726

Building ±4,634 *SF* | *Lot* ±0.82 *AC*





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	
Status	Vacant	
Operating Expenses (Property Tax & Insurance)	\$12,000/Yr	

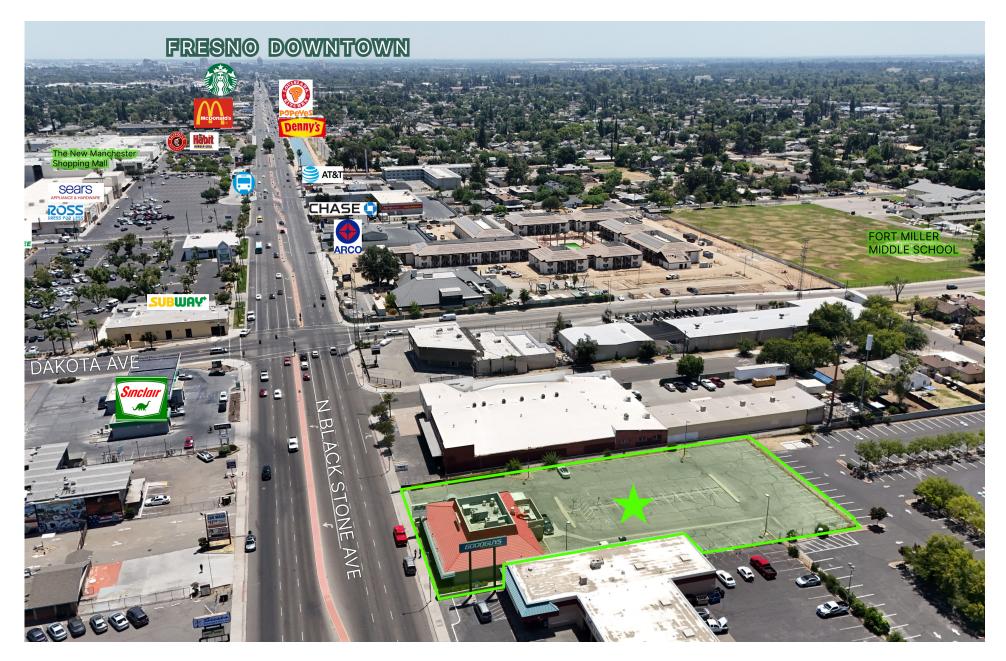


Amenities



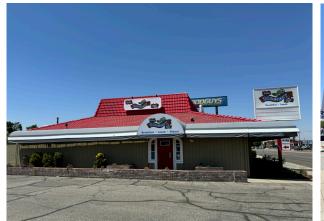


Amenities





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

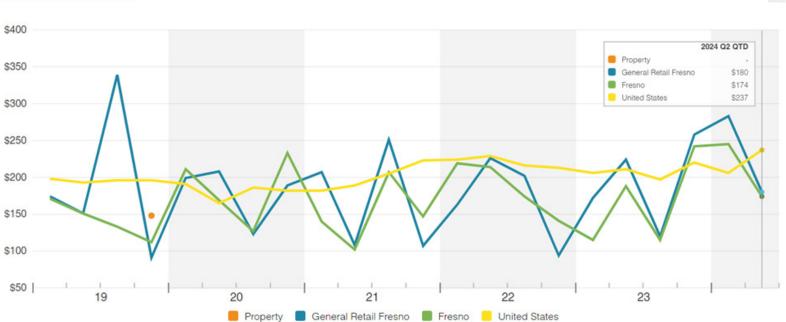
1041 E Shaw Ave Fresno, CA 93710 • Ash Tree Plaza 3,600 SF • Freestanding Retail (Neighborhood Center)



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



3851 Blackstone Ave, Fresno CA



DEMOGRAPHICS 2023



ESTIMATE POPULATION

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



ESTIMATE HOUSEHOLDS

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



DAYTIME EMPLOYEES

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



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



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