

AVAILABLE FOR SALE  
18,600± SF FREESTANDING RETAIL BUILDING

4535 N. BLACKSTONE AVENUE  
FRESNO, CA



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# 4535 N. BLACKSTONE AVENUE

FRESNO, CA

## PROPERTY

INFORMATION

<b>Building Size:</b>	18,600± SF
<b>Parcel Size:</b>	1.40± Acres
<b>Tenancy:</b>	Single
<b>Property Type:</b>	Street Retail
<b>Year Built:</b>	1973
<b>Zoning:</b>	CMX ( <i>Commercial Mixed-Use</i> )
<b>APN:</b>	426-092-23

### PROPERTY DESCRIPTION

Well-known and established 18,600± square foot freestanding retail building offers high exposure along the heavily traveled Blackstone Avenue retail corridor.

Currently leased by Quality Furniture, the property is zoned CMX (*Commercial Mixed-Use*) offering flexibility for a wide variety of uses.

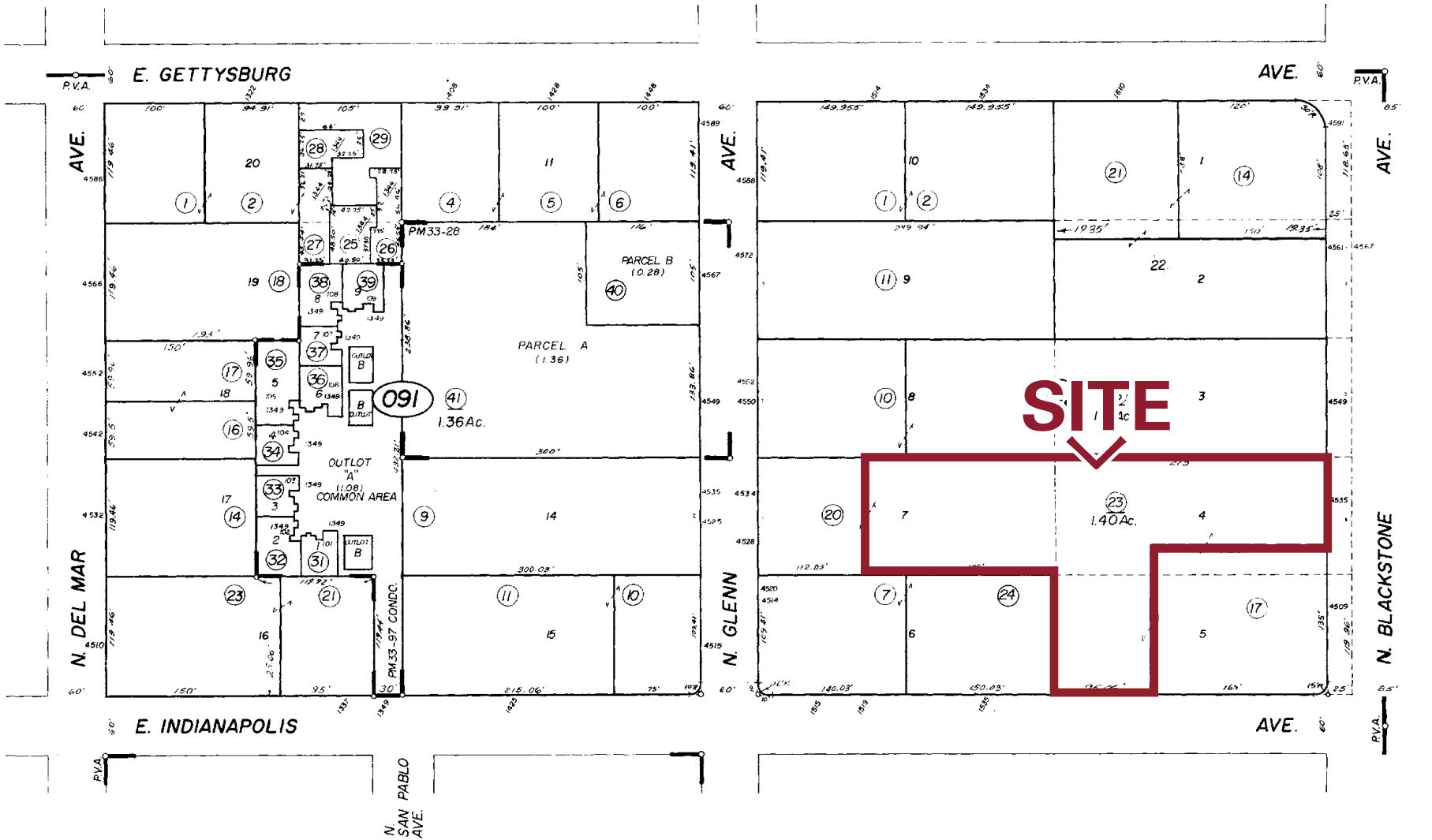
### HIGHLIGHTS

- Large 1.40± Acre Parcel
- Priced Below Replacement Cost
- Functional Layout Ideal For Retail Use
- Includes Rooftop Solar Minimizing Utility Expenses
- Owner/User Opportunity- Contact Broker for Details



# \$2,400,000

ASKING PRICE



4535 N. BLACKSTONE AVENUE  
FRESNO, CA

AERIAL  
MAP



**TRAFFIC COUNTS**

**26,998± ADT**  
Blackstone Avenue at Gettysburg Avenue  
(South bound)

**145,366± ADT**  
State Route 41 at Gettysburg Avenue  
(Northbound)

Source: Kalibrate TrafficMetrix 2026



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