

AVAILABLE FOR SALE OR LEASE
4,950± SF RETAIL/WAREHOUSE OR AUTOMOTIVE BUILDING

6508 N. BLACKSTONE AVENUE

FRESNO, CA



For Sale information, please contact:

Troy McKenney

Newmark Pearson Commercial

t 559-447-6277

tmckenney@pearsonrealty.com

CA RE Lic. #00952671

Craig Holdener, CCIM

Newmark Pearson Commercial

t 559-447-6293

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For Lease information, please contact:

Kelsey McKenney

Retail California

t 559-447-6218

kelsey@retailcalifornia.com

CA RE Lic. #02217573

Independently Owned and Operated | Corporate License #00020875

newmarkpearson.com | retailcalifornia.com | mckenneyinvestmentproperties.com

FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200

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6508 N. BLACKSTONE AVENUE
FRESNO, CA

PROPERTY
INFORMATION



Cross Streets:	Blackstone & Sierra Avenues
Building Size:	4,950± SF
Lot Size:	0.18± Acres
Property Subtype:	Flex Space
Year Built:	1994
Zoning:	CMX (<i>Corridor/Center Mixed-Use</i>)
APN:	408-041-11

PROPERTY DESCRIPTION

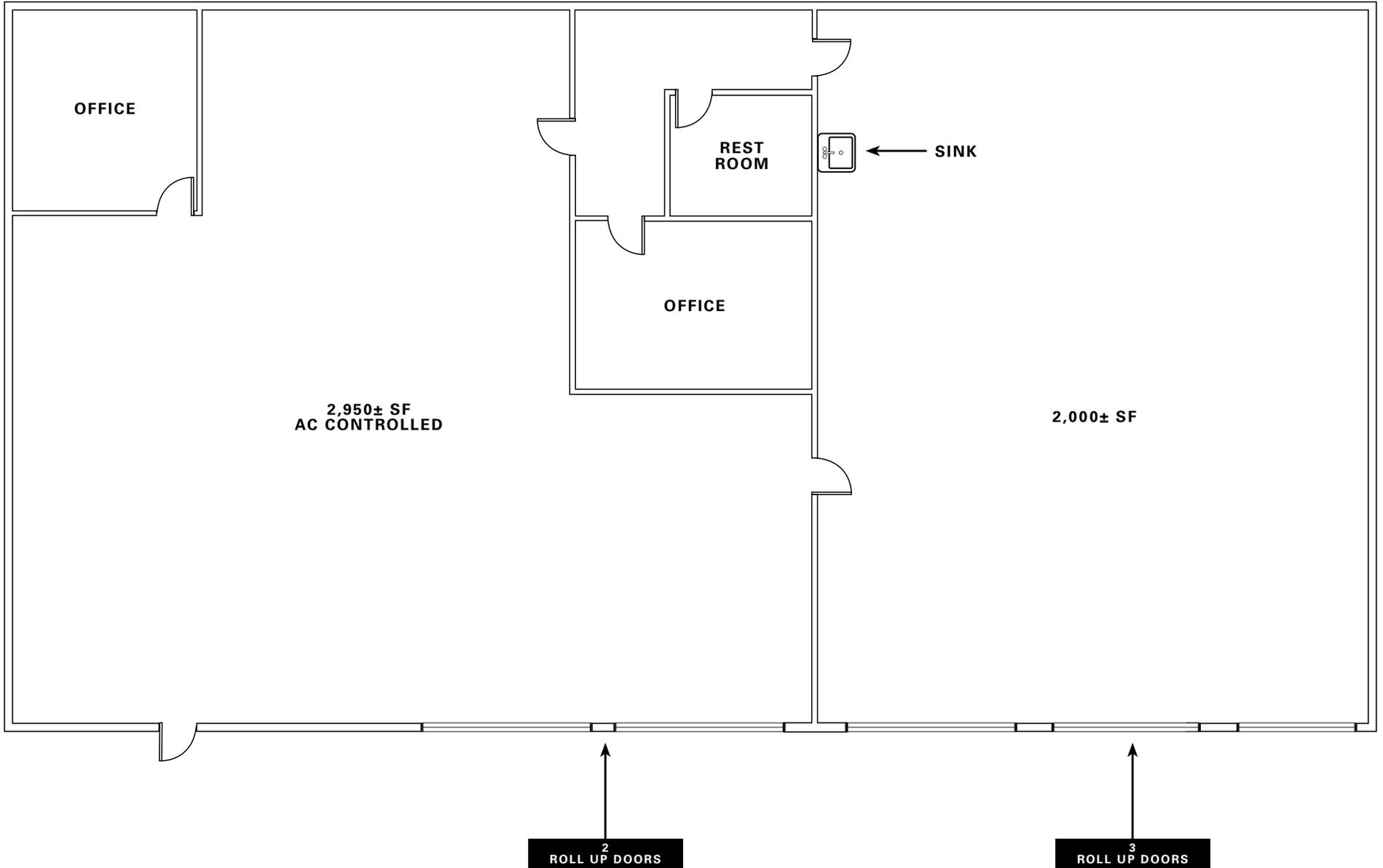
4,950± square foot stand-alone retail/warehouse or automotive building located in an automotive complex fronting Blackstone Avenue in Fresno, CA. Firestone and Grease Monkey Oil Changers are additional tenants in the center and are not part of the offering. The building features a retail showroom and five bays each with a roll-up door fronting the property.

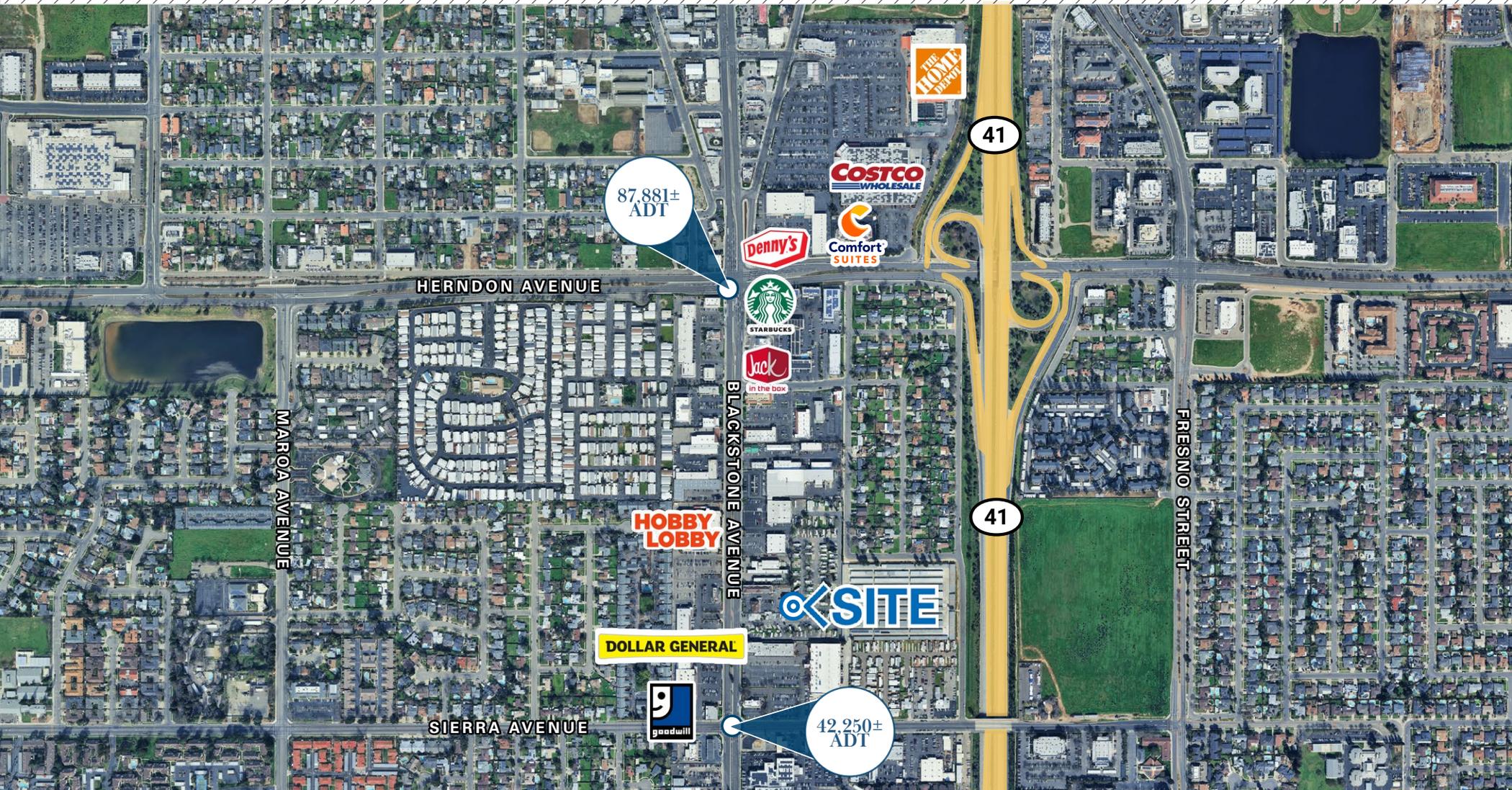
LOCATION DESCRIPTION

The property is conveniently located on N. Blackstone Avenue, Fresno's primary retail artery. Nearby retailers include Home Depot, Costco, O'Reilly, Dollar General, Starbucks and more. 6508 N. Blackstone Avenue rests mid-block between Herndon and Sierra Avenues. Over 130,000± vehicles travel the two intersections daily. Highway 41 is nearby and accessed via Herndon Avenue.

Contact for Pricing
ASKING PRICE / LEASE RATE

NNN
LEASE TYPE





TRAFFIC COUNTS
Source: Kalibrate TrafficMetrix 2025

87,881± ADT
Herndon Ave. at Blackstone Ave.
(All Directions)

42,250± ADT
Blackstone Ave. at Sierra Ave.
(All Directions)



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