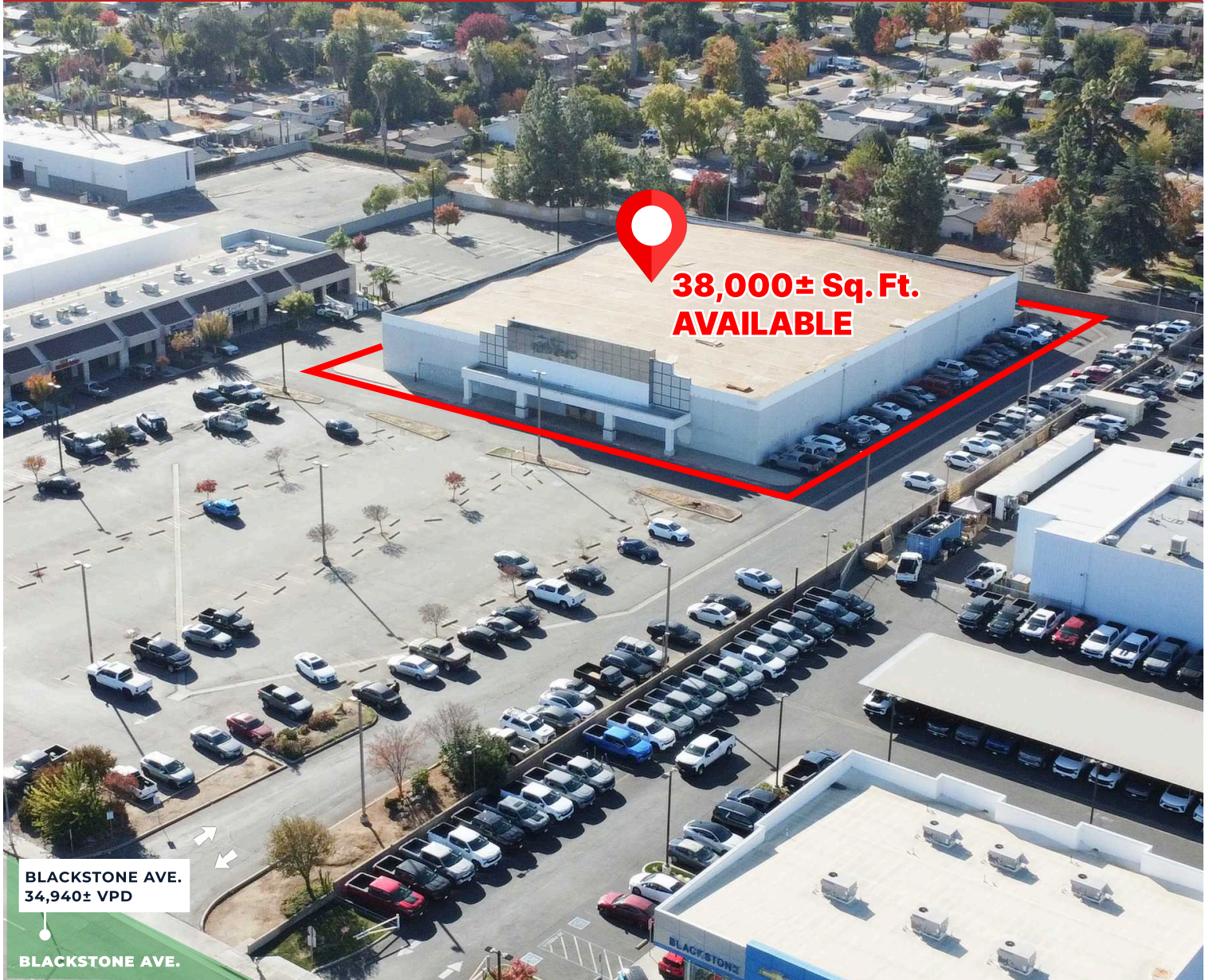


SAITO COMPANY

OFFERING MEMORANDUM

5705 N. Blackstone Ave.

Freestanding Retail Space
38,000± Sq. Ft.



Patrick Monreal

DRE 02007579

President, Executive Sales Agent

patrick@saitocompany.com

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5705 N. Blackstone Ave.
Fresno, CA 93710

For Lease

Location, demographics and information on subject property is supplied by sources believed to be reliable. However, the Mark Saito Company cannot guarantee its accuracy and make no warranty or representations as to its veracity. It is presented hereon with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and these may not represent current or future performance of the property. All inquiries about content should be directed to the broker (BRE LIC# 00701227) Mark Saito and the Mark Saito Company. All rights reserved, 2025.

PROPERTY OVERVIEW

5705 N. Blackstone Ave.

SAITO
COMPANY

Located at the prominent NWC of Blackstone and Bullard Avenues, 5705 N. Blackstone Ave. is a 38,000 sq. ft. freestanding retail space offering unparalleled visibility and exceptional traffic counts. Surrounded by major tenants such as Mattress Firm, Target, Smart & Final, and a 24-hour McDonald's, the property benefits from consistent, all-day consumer traffic. Strategically positioned less than 2 miles from River Park Shopping Center and Fashion Fair Mall, and only 3 miles from California State University, Fresno, it sits at the heart of Fresno's thriving retail corridor.

Blackstone Avenue offers a dynamic mix of shopping, dining, and entertainment, this location is a key destination for all consumer types. Convenient access to CA-41 and major routes connecting North Fresno to Downtown Fresno enhances its regional draw. Boasting ample parking, excellent visibility, and multiple access points, this prime retail space is perfectly equipped for all business types.

[Schedule a Tour Now](#)

Highlights

Prime Location: Positioned at the high-traffic intersection of Blackstone and Bullard Avenues, which collectively serves over 70,000± VPD, ensuring excellent exposure for all business types.

Strategic Thoroughfare: Blackstone Avenue serves both Fresno and Clovis residents. It provides an easy commute for students attending California State University, Fresno; City College of Fresno; and Clovis Community College, as well as medical employees of Kaiser Permanente Fresno Medical Center, Saint Agnes Medical Center, and Valley Children's Hospital.

Retail Corridor: Blackstone Avenue supports over a million± square feet of retail space with a multitude of shopping centers at all major intersections.

Demographics: Situated in the Hoover neighborhood with a younger median age and stable household income levels, the area attracts a diverse consumer base.

Lease Offering

LEASE TYPE:	For Lease
RATE:	Contact for Details
SIZE:	38,000± sq. ft.
CEILING HEIGHT:	18' ± ft.
PARKING:	207± parking stalls
TYPE:	Retail
ZONING:	RMX
COUNTY:	Fresno



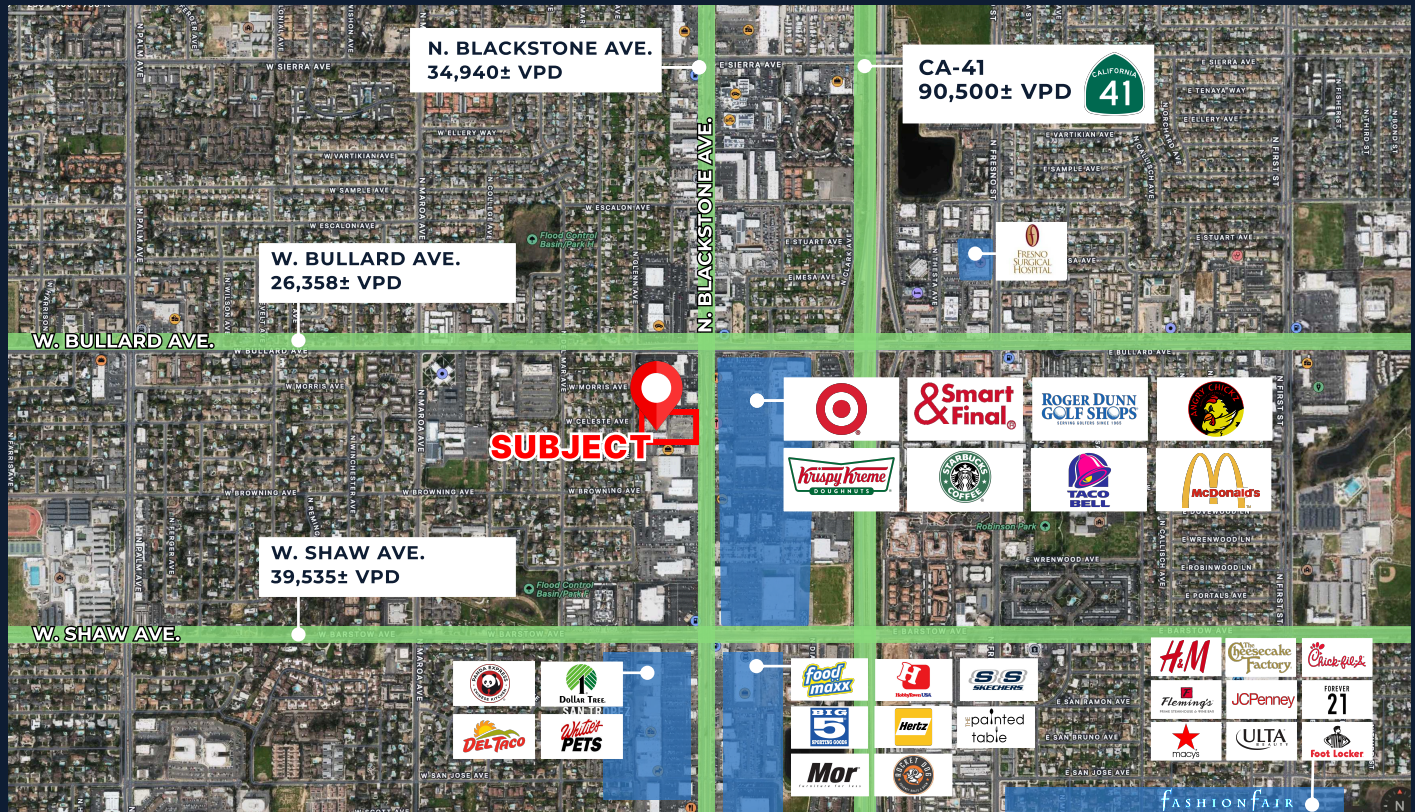
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VICINITY MAP

5705 N. Blackstone Ave.

SAITO
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Vicinity Map



Blackstone Avenue stands out with its vibrant mix of shopping centers, dining options, and entertainment - making it an everyday destination for all consumer types. Its convenient access to CA-41 and key routes connecting North Fresno to Downtown Fresno further enhance its appeal, driving consistent and robust customer traffic.

TRAFFIC COUNTS:

Blackstone Ave Northbound	34,940± VPD
Bullard Ave Westbound	26,358± VPD
Total Traffic Counts	61,298± VPD

SURROUNDING MAJOR RETAILERS:

Fashion Fair Mall	1.6MI
River Park Shopping Center	1.8MI
Fig Garden Village	2.0MI
Kaiser Permanente Medical	2.3MI
California State University, Fresno	2.7MI
Fresno City College	4.0MI



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Additional Photos



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LOCATION OVERVIEW

Fresno, CA.

SAITO
COMPANY

Location Overview

Fresno, CA.

A Thriving Retail Hub

As the 6th largest city in California, Fresno is a major player in the commercial sector. Its central location ensures connectivity to major cities like Los Angeles and San Francisco, making it an ideal hub for businesses targeting the Central Valley market.

Fresno's growing population and economic activity drive a thriving market. The attraction to notable intersections like Blackstone and Bullard Avenues, coupled with the sheer pull of shopping centers such as River Park and Villaggio, highlights the city's retail appeal. These hotspots draw significant foot traffic, underscoring Fresno's reputation as a retail destination.

The city's economy, supported by sectors such as agriculture, healthcare, and education, provides a foundation for sustained retail growth.

Successful business ventures in the area highlight this statement: Fresno is well-positioned for retail success now and in the future.

Prominent Blackstone and Bullard Avenues serves as a thoroughfare for Fresno and Clovis, California. With over 70,000 vehicles per day, these routes are easily one of the most essential streets for students and daily commuters alike.**

Population

Population of Fresno, CA.

2023 POPULATION	1,032,114
2022 POPULATION	1,015,190
2021 POPULATION	1,014,000



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