

MANCHESTER CENTER FOR LEASE

3636 N. BLACKSTONE AVE • NEC BLACKSTONE & SHIELDS • FRESNO, CA 93704

**NEW
REMODEL
COMPLETE!**

AVAILABLE

2,618 SF



- 2,618± SF Available For Lease
- 30,000± SF Pad Available For Lease

- 105,769 Average Cars per Day Intersection
- 39,495 Daytime Population within 3 Miles

RETAIL CALIFORNIA CRE

A division of Pearson Realty

7480 North Palm Avenue, Suite 101

Fresno, CA 92711

www.retailcalifornia.com



FOR MORE INFO, PLEASE CONTACT:

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2,618 SF - For Lease



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Property Description:

Manchester Center is located on Blackstone Avenue, one of Fresno's most highly-trafficked retail corridors. The center is anchored by Ross Dress For Less and dd's Discounts.

The center has immediate access from State Highway 41 on/off-ramps at Shields Avenue. Freeway 41 runs north-south through the middle of town. Nearby retailers are Regal Cinema, Wal-Mart, Smart & Final, Planet Fitness, Ross Dress For Less, and dd's Discounts.

Available Space:

Endcap: 2,618± SF
Auto Center Building: 21,450± SF
Corner Pad Available: 4,900± SF
Lower Area: 72,638± SF

Proposed Pad: 30,000± SF on the hard corner of Garland & Blackstone avenues.

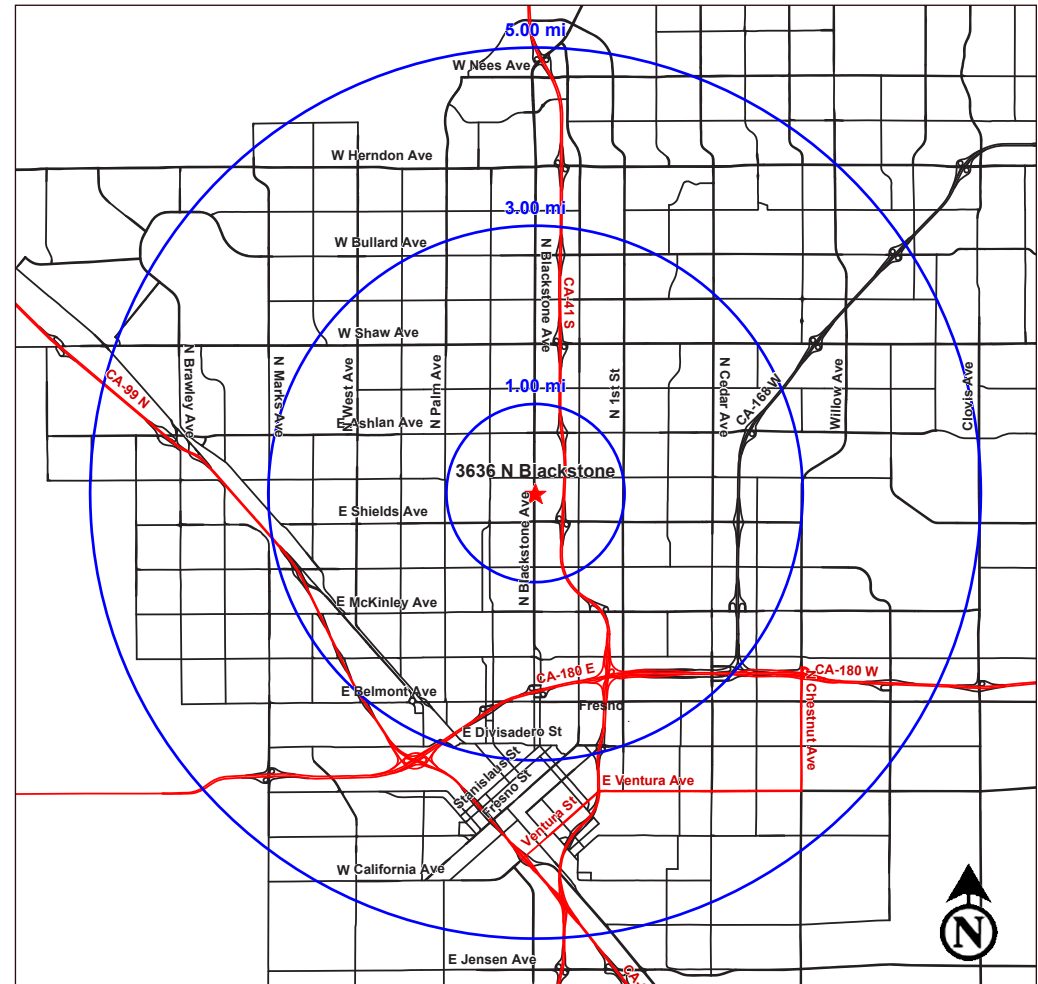
2023 Demographics:

	1 Miles	3 Miles	5 Miles
Total Population:	18,567	179,181	414,445
Total Households:	6,463	59,496	135,415
Avg HH Income:	\$68,287	\$64,984	\$68,427
Total Daytime Pop:	19,463	231,774	505,396

2023 Traffic Counts:

Blackstone Avenue:	42,110 ADT
Shields Avenue:	63,659 ADT
Total Traffic Exposure:	105,769 Avg Daily Traffic

Source: Claritas LLC, Kalibrate TrafficMetrix



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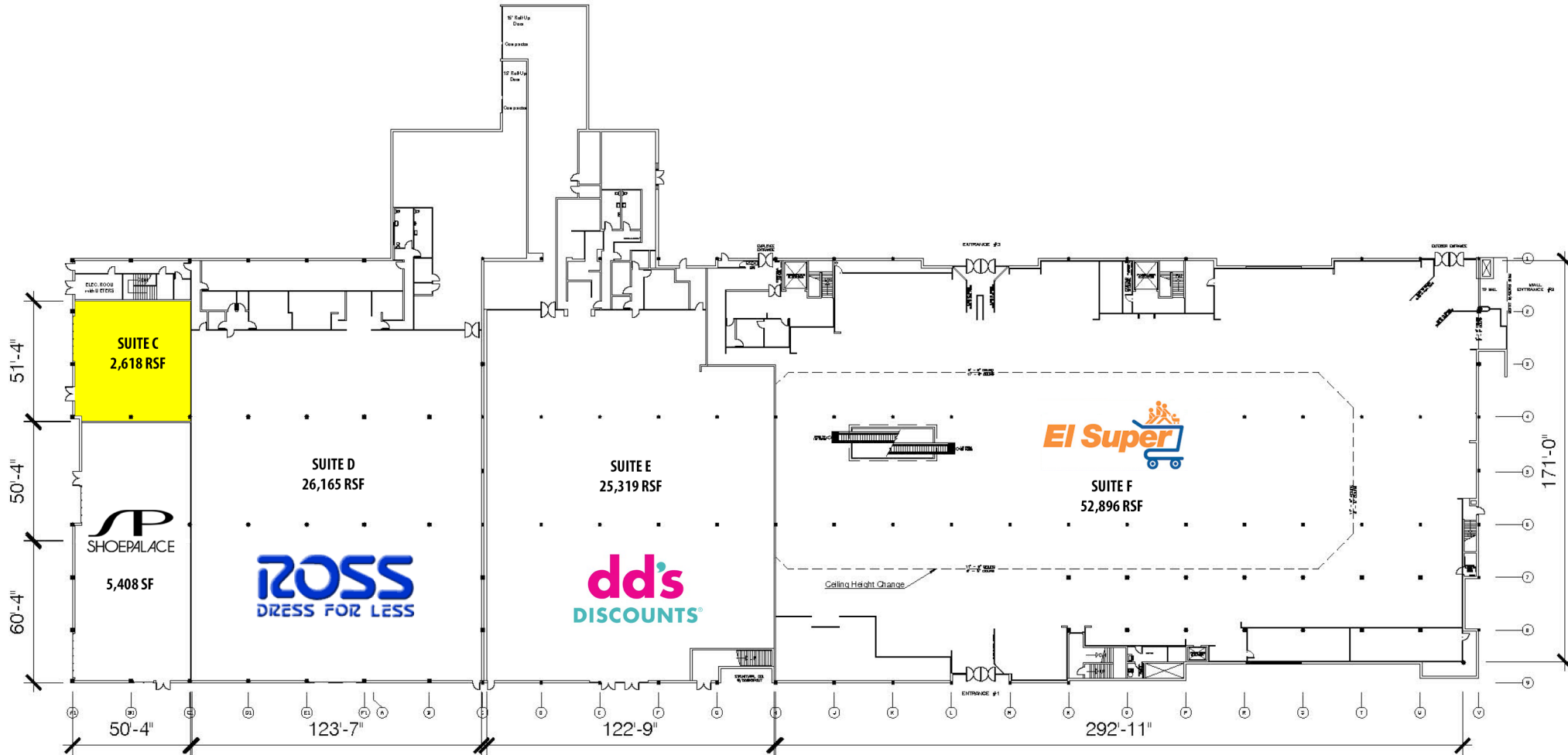
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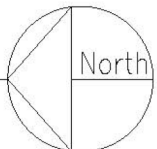
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ETHAN CONRAD PROPERTIES INC.
3636 BLACKSTONE AVE
FIRST FLOOR
FRESNO, CA

4/18/2023

SCALE: $\frac{1}{64}'' = 1'-0''$



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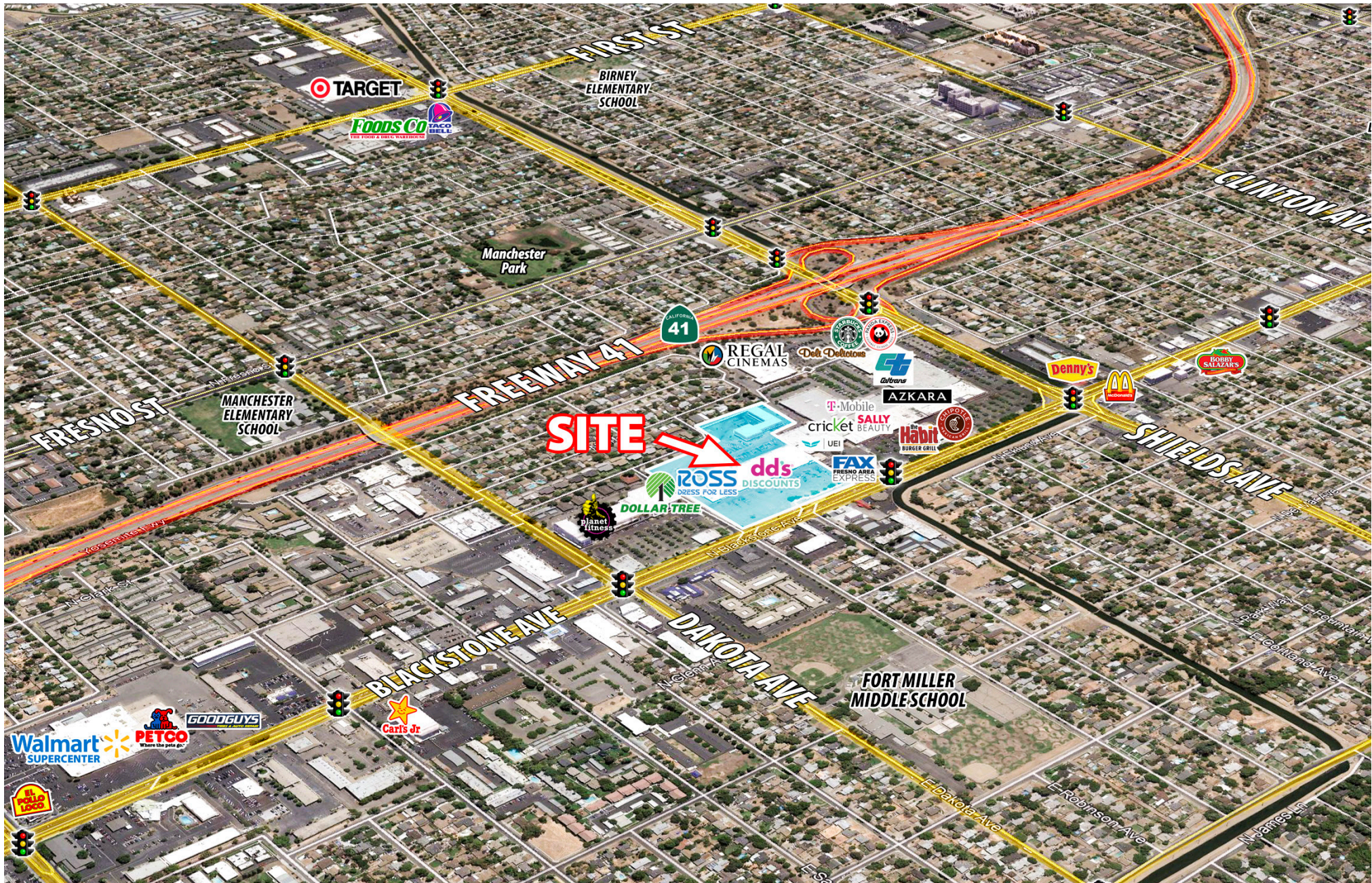
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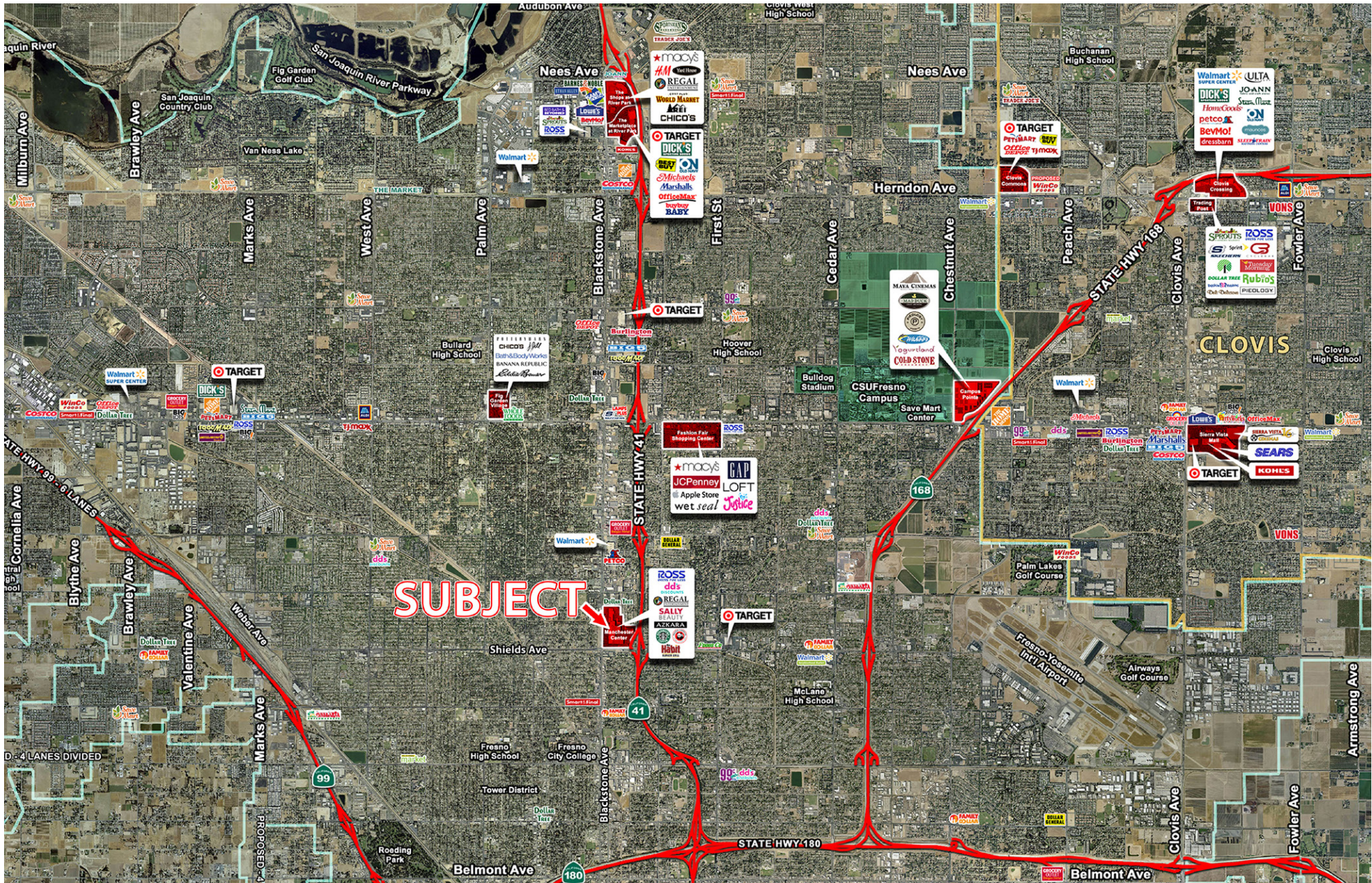
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