

MANCHESTER NORTH SHOPPING CENTER

SEC Blackstone Ave. & Dakota Ave., Fresno, CA 93704



PROJECT FEATURES

- 10,683 SF Restaurant Space Available
- 7,200 SF Pad Space Available
- 2,341 SF; and 2,282 SF Shop Space
- Adjacent to new Ross & dd's Discounts
- The center is well-positioned on Fresno's primary north/south retail corridor
- 64,776± Average Daily Traffic count
- Two Freeway 41 on/off-ramps located within one mile North & South
- 111,613± daytime population within two mile radius of Blackstone & Dakota Avenues
- Close to a major Public Transport Station



PROPERTY HIGHLIGHTS

Manchester North Shopping Center is located at the southeast corner of Blackstone Ave. and Dakota Ave. in Fresno, CA. This is a high-traffic intersection on the Blackstone Ave. retail corridor with many national and local retailers in close proximity. The ownership just completed a major renovation to enhance the overall appeal of the center.

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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or financial advisor make an independent projection. ©2024 Retail California. All rights reserved.

PROPERTY FACT SHEET

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OVERVIEW

Manchester North is situated three quarters quarters of a mile from two Freeway 41 on/off-ramps located to the north and south of the center: Shields/41 to the south, and Ashlan/41 to the north. National tenants in the the center are Dollar Tree, Planet Fitness, Subway, Hometown Buffet, and Grifols.

The Center is located directly next to Sears at Manchester Center and other national tenants including Regal Cinemas 16, Avenue, Radio Shack, Footlocker, T-Mobile, Cricket, Panda Express and Starbucks. Neighboring Blackstone Avenue retailers and restaurants within a half-mile are Grocery Outlet, Von's, Pep Boys, O'Reilly Auto Parts, Denny's, McDonalds, El Pollo Loco, Quizno's, and In-n-Out.

AVAILABLE SHOP SPACE: 2,341± SF; and 2,282± SF

AVAILABLE PAD SPACE: 7,200± SF

RESTAURANT SPACE: 10,683± SF (Former Hometown Buffet)

LEASE RATE: Please call agent Michael Arfsten for details at (559) 447-6233.

2023 DEMOGRAPHICS:

	1 MILE	2 MILES	3 MILES
Total Population:	18,632	79,948	185,339
Total Households:	6,376	27,980	62,872
Avg HH Income:	\$71,618	\$71,723	\$66,077
Total Daytime Pop:	19,129	111,613	234,290

Source: Claritas, LLC



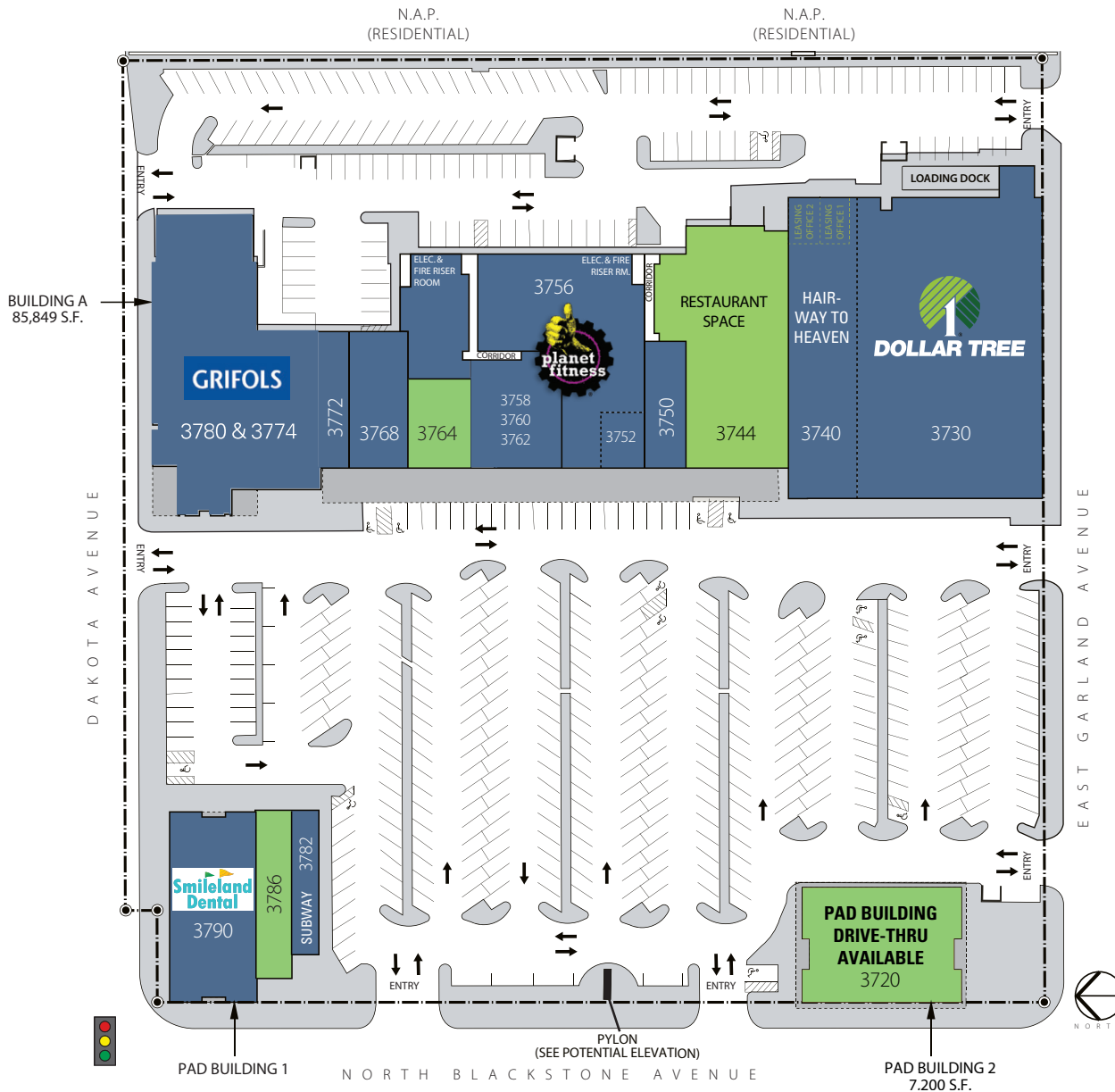
2023 AVG DAILY TRAFFIC:

Blackstone at Dakota:	52,124 ADT
Dakota at Blackstone:	12,652 ADT
Average Daily Traffic:	64,776 ADT

Source: Kalibrate TrafficMetrix



MANCHESTER NORTH SHOPPING CENTER – Site Map



TENANTS & AVAILABILITY

UNIT	TENANT	S.F.
3720	AVAILABLE PAD	7,200
3730	Dollar Tree	
3740	Hairway to Heaven	
3744	AVAILABLE Former Home Town Buffet	10,683
3750	Planet Fitness	
3752	Planet Fitness	
3756	Planet Fitness	
3758-62	Planet Fitness	
3764	AVAILABLE	2,282
3768	Leslie's Pool	
3772	Joyride Insurance	
3774-3780	Grifols Plasma Donation Center	
3782	Subway Sandwiches	
3786	AVAILABLE	2,341
3790	Smileland Dental	

Total Parking Stalls:

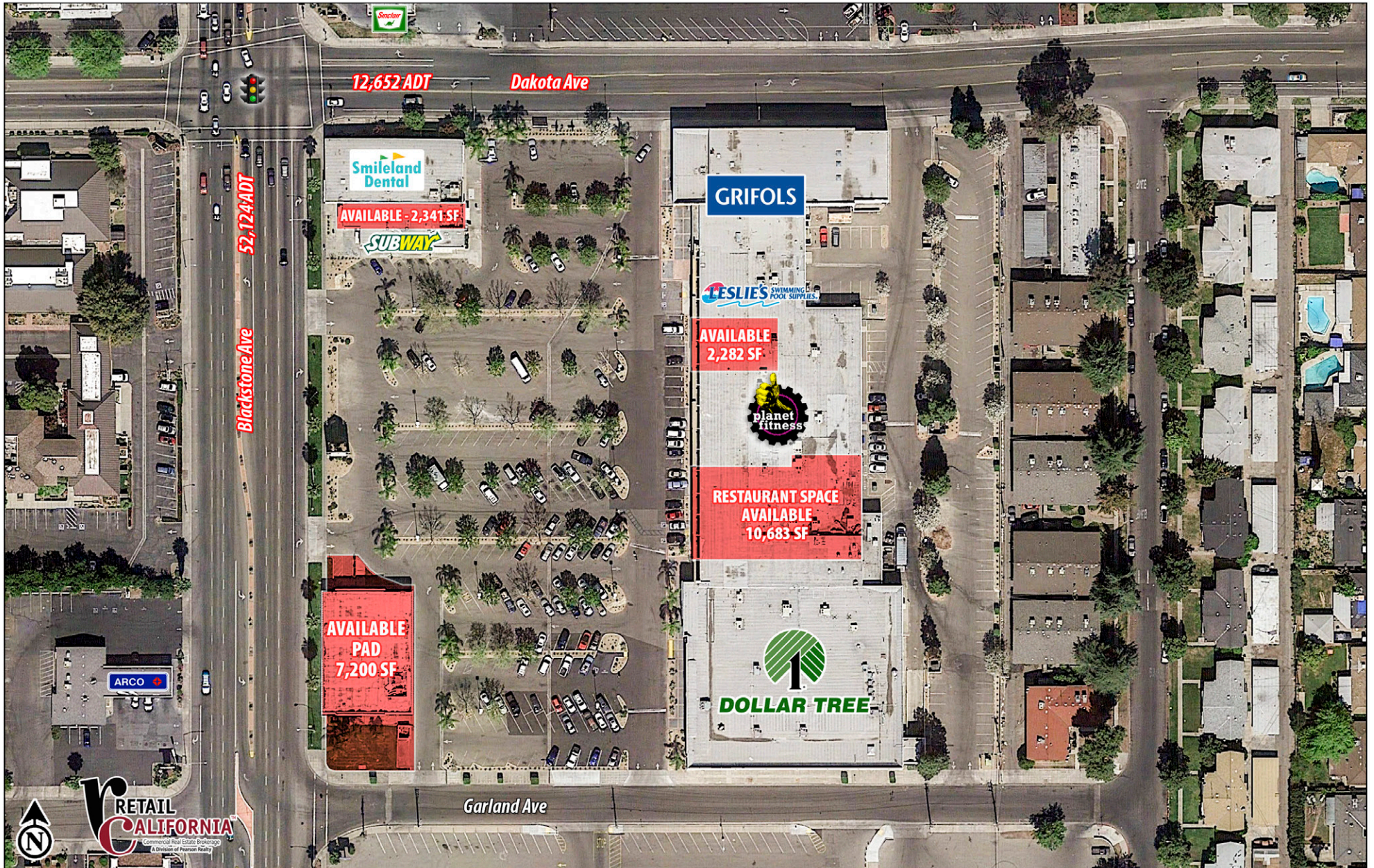
495

Parking Ratio:

4.78/1000



MANCHESTER NORTH SHOPPING CENTER ZOOM AERIAL



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MANCHESTER NORTH SHOPPING CENTER CIRCULATION

