

SAITO COMPANY

OFFERING MEMORANDUM

Turners Outdoorsman Plaza

2 Retail Spaces
6,960 and 7,150 SF Available



Patrick Monreal

President | Sales and Leasing

+1 559 284 9028

patrick@saitocompany.com

DRE 02007579

6262-6206 N. Blackstone Avenue
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

Turners Commercial Plaza

SAITO
COMPANY

Property Overview

Located at the NEC of Blackstone and Escalon Avenues, this L-shaped retail strip center offers both a freestanding corner pad and inline retail space along Fresno's most traveled retail corridor. Prime Blackstone Avenue frontage provides exceptional visibility and prominent monument signage opportunities. Strong co-tenancy includes Turner's Outdoorsman-Fresno and Yoshino Japanese Restaurant. The property benefits from high consumer traffic, ample parking, and convenient access points. Situated just 1.5 miles from River Park Shopping Center, Fashion Fair Mall, and only 3 miles from California State University, Fresno.

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.

[Schedule a Tour Now](#)

Highlights

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

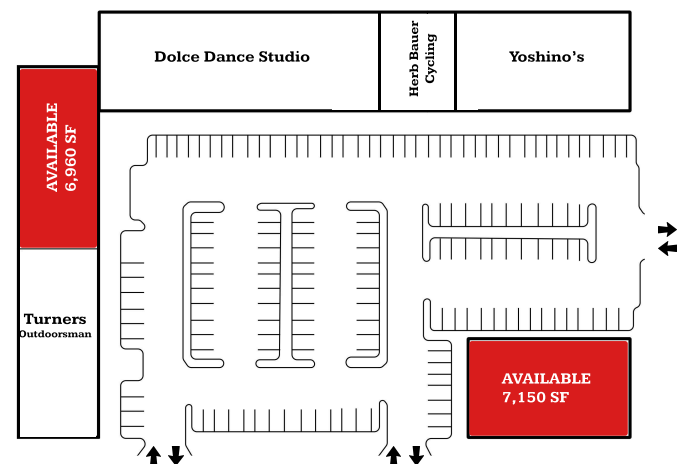
Strategic Thoroughfare: Blackstone Avenue serves both Fresno and Clovis residents. It provides an easy commute for students attending California State University, Fresno; City College of Fresno; and Clovis Community College, as well as medical employees of Kaiser Permanente Fresno Medical Center, Saint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

RATE:	Contact for Details
SIZE:	6,960 and 7,150± sq. ft.
PARKING:	185± shared parking stalls
TYPE:	Retail
ZONING:	C6
COUNTY:	Fresno



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.

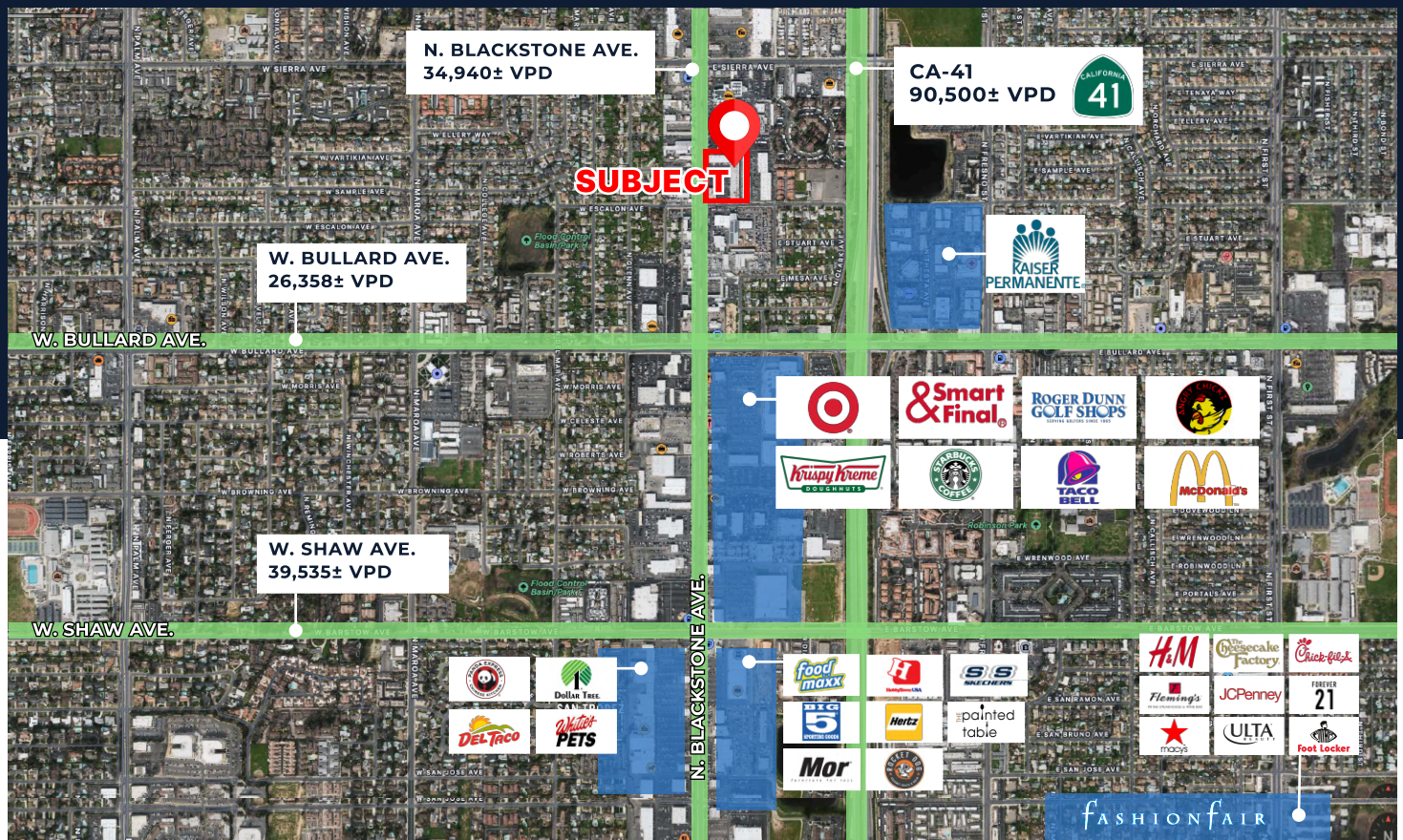
Vicinity Map

TRAFFIC COUNTS:

Blackstone Ave Northbound	34,940± VPD
Escalon Ave Westbound	12,312± VPD
Total Traffic Counts	47,255± 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



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.

Fresno, CA.

Population

Population of Fresno, CA.

2023 POPULATION 1,032,114

2022 POPULATION 1,015,190

2021 POPULATION 1,014,000

CALIFORNIA

OREGON

IDAHO

NEVADA

ARIZONA

PACIFIC OCEAN

Fresno, CA.

LEGEND

- State Boundary
- Interstate Highway
- U.S. Highway
- Other State Road
- Rail Line
- River
- Lake
- Vegetation
- National Park/Forest
- State Capital
- Major City
- Other City
- Major Attraction

0 25 50 Miles

0 50 100 Kilometers

Copyright © 2017 www.mapsofworld.com

*Prominent Blackstone Avenue * 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. **

Location, demographics and plan information 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 here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We make 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 (BREF LIC# 007012227) Mark Saito and the Mark Saito Company. All rights reserved.