

OFFICE SPACE AVAILABLE - 2ND FLOOR MANCHESTER CENTER FOR LEASE

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

NEW
REMODEL
COMPLETE!



- **9,202± SF Space for Lease**
- **39,495 Daytime Population within 3 Miles**
- **\$0.65-\$0.80 psf modified gross**

- **Available for use as office space**
- **105,769 Average Cars per Day Intersection**
- **\$83,152 Avg HH Income within 5 Miles**

RETAIL CALIFORNIA CRE

A division of Pearson Realty

7480 North Palm Avenue, Suite 101
Fresno, CA 93711
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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: $2,618 \pm$ SF

Auto Center Building: $21,450 \pm$ SF

Corner Pad Available: $4,900 \pm$ SF

Lower Area: $72,638 \pm$ SF

Upstairs Offices: $9,202 \pm$ SF

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

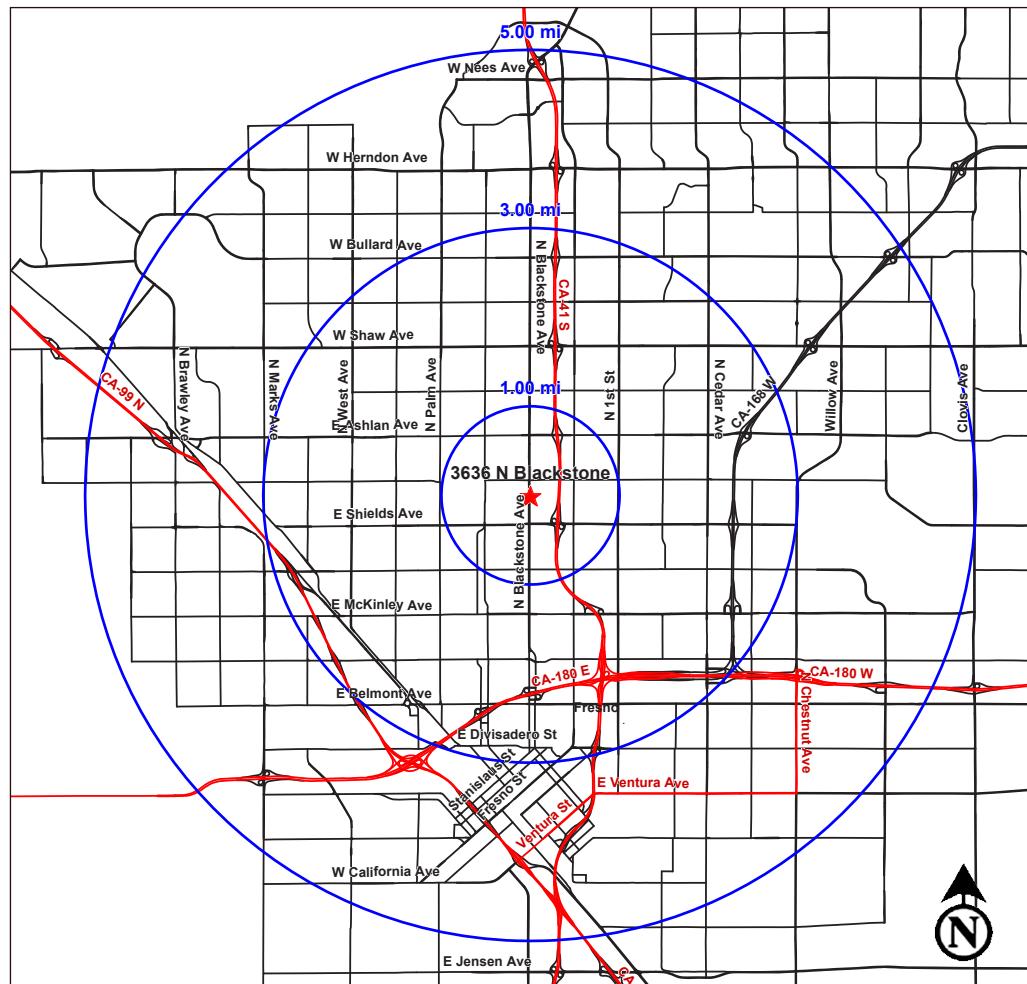
2023 Demographics:

	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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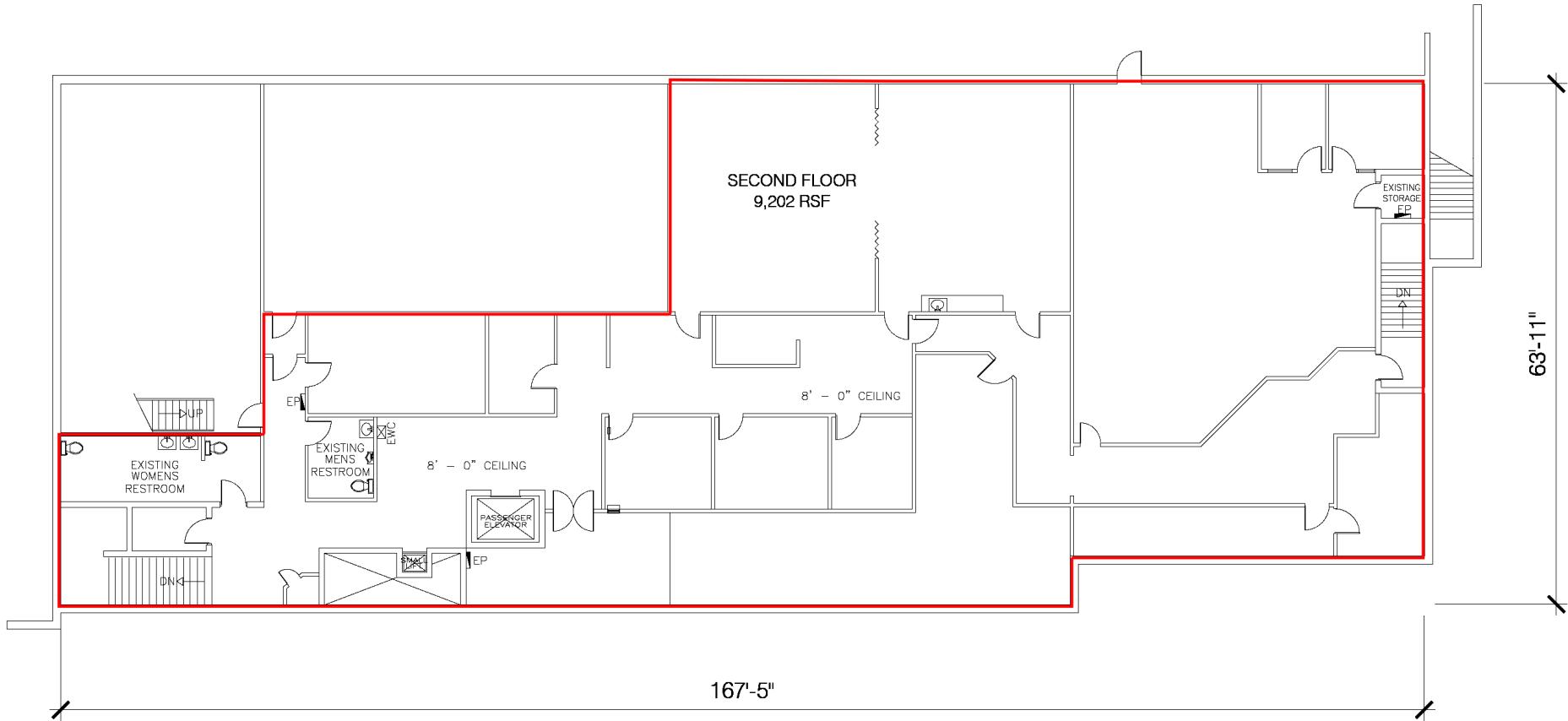
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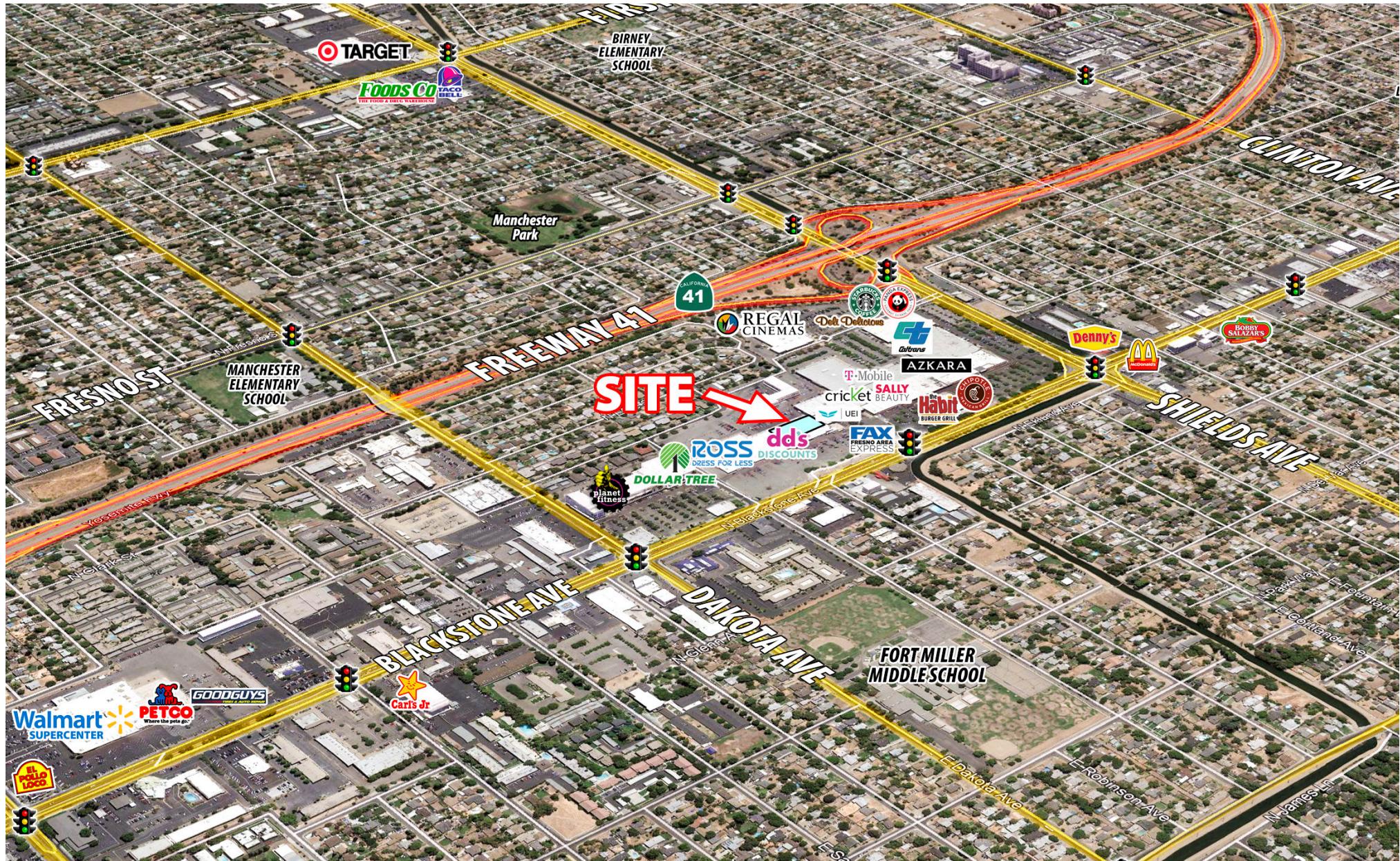
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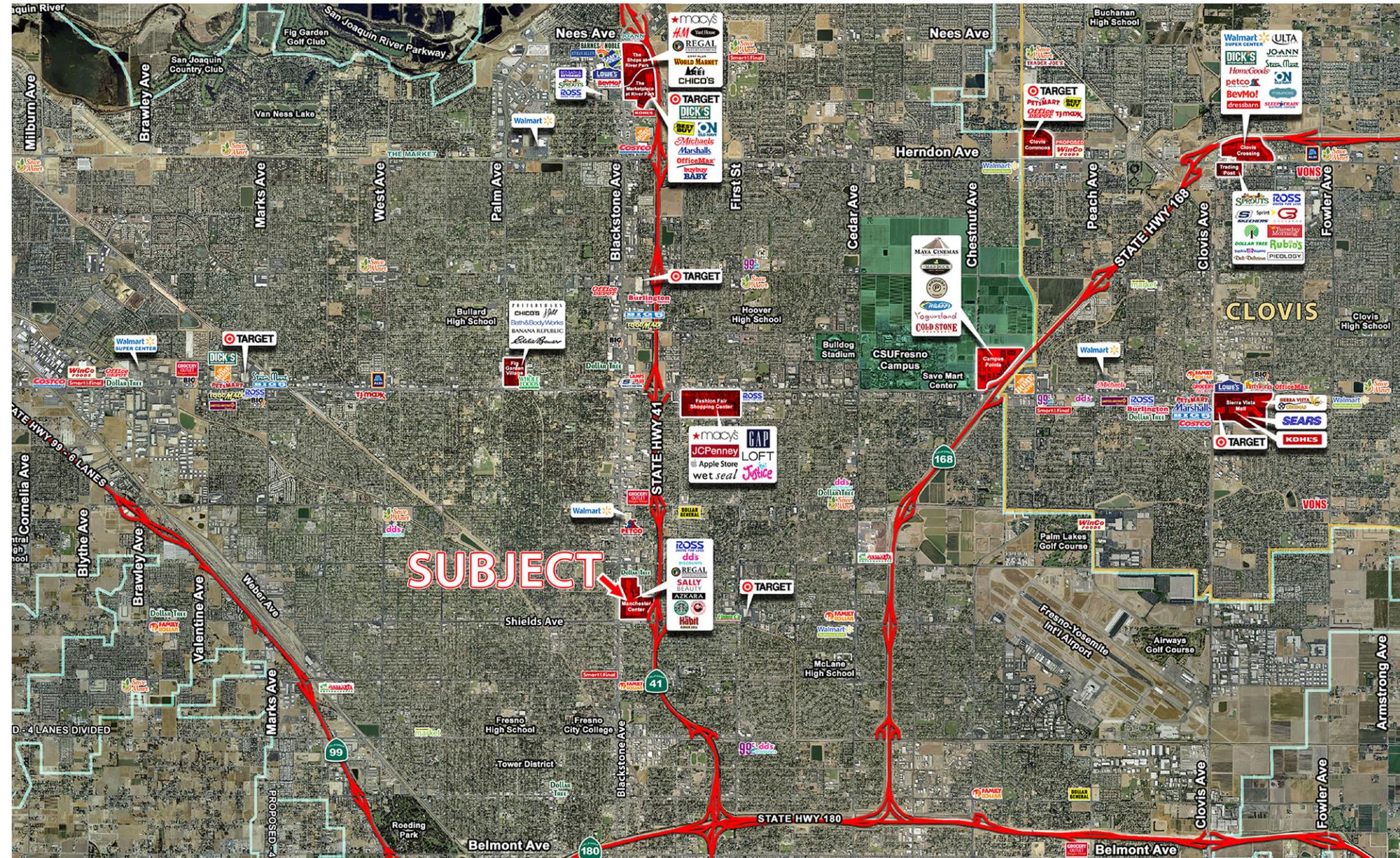
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