




C-STORE + GAS
722 N. BLACKSTONE AVENUE | FRESNO, CA

- 
Newer Construction
 (Completed Dec 2021)
- 
Absolute NNN
Fee Simple Lease
- 
± 12 Yrs.
Remaining
- 
SR 180 On/Off
Ramp Location





EXECUTIVE SUMMARY


ADDRESS	722 N. Blackstone Avenue, Fresno, CA
ASKING PRICE	\$4,442,000
CAP RATE	4.5%
YR. 1 NOI	\$199,900
LEASETYPE	Absolute NNN (ZERO LL Responsibilities)
INCREASES	10% Increases/Five Years (4/1/27 1st Increase)
OPTIONS	Three (3) Five Years Options, One (1) Four Year & 11 Month Option
LEASE BEGIN	April 1, 2022
LEASE END	March 31, 2037
TERM REMAINING	±12 Yrs. Remaining
OWNERSHIP	Fee Simple (Land & Building)
BUILDING SF	±2,959 SF
LAND AREA	±22,333 SF (.51 Acres)
YEAR BUILT	Completed December 2021 (D.O.B. 3/2022)
OCCUPANCY	100%
APN	452-224-20
PARKING	9 Stalls
TRAFFIC COUNTS	State Route 180 (±123,000 VPD) Blackstone Ave & Bremer Ave (±25,000 VPD)





PROPERTY HIGHLIGHTS


- 

Best in Class
Tenant Investment
Grade Credit
- 

±12 Yrs. Lease with
Zero Landlord
Responsibilities
- 

Newer Construction (12/21)
Prototype 7-Eleven
C-Store + Gas
(D.O.B. 3/2022)
- 

Fee Simple
Ownership = Tax
Depreciation Benefits
- 

Freeway Visibility +
Immediate On/Off
Ramp Access Location
- 

Ideal 7-Eleven Trade
Area Demographics



For More Information, Please Contact:

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