

Anchor & Shop Space Available **NWC Blackstone & Griffith in Fresno, CA**



The Nursery Shopping Center

- Located Across from New Walmart Supercenter Under Development
- Signalized Intersection • High Traffic Volume • Pylon Signage Available

**Anchor & Shop Space
Available For Lease**
NWC Blackstone & Griffith Avenues
Fresno, CA 93726

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Property Summary

The Nursery Shopping Center

NWC Blackstone & Griffith Avenues, Fresno, CA 93726

Property Description

The Nursery Shopping Center is located at the northwest corner of East Griffith Way and Blackstone Avenue in Fresno, California. Blackstone Avenue is a main commercial corridor in Fresno and is home to many national retailers in the immediate area. The Nursery Shopping Center is also located across the street from the new Walmart Supercenter that is currently under construction at Blackstone and Ashlan avenues.

Highlights

The Nursery Shopping Center has availabilities for many types of retail uses. With its C-6 zoning, the property has very limited restrictions on the types of businesses the City of Fresno will allow. There is anchor and shop space currently available.

Available Spaces: 18,000± SF;
 2,400± SF;
 2,160± SF;
 1,800± SF;
 1,320± SF;
 1,200± SF

Lease Rate: Asking \$0.80 - \$1.20 psf plus NNN (\$0.39 psf)

2013 Demographics

	1 Mile	2 Mile	3 Mile
Total Population	17,217	75,564	179,415
Total Households	5,847	25,950	59,894
Avg HH Income	\$56,450	\$52,915	\$50,713
Total Daytime Pop	17,777	81,104	188,974

Source: Pitney Bowes Software, Inc.

2014 Traffic Counts

Blackstone @ Griffith Way: 33,997

Source: City of Fresno



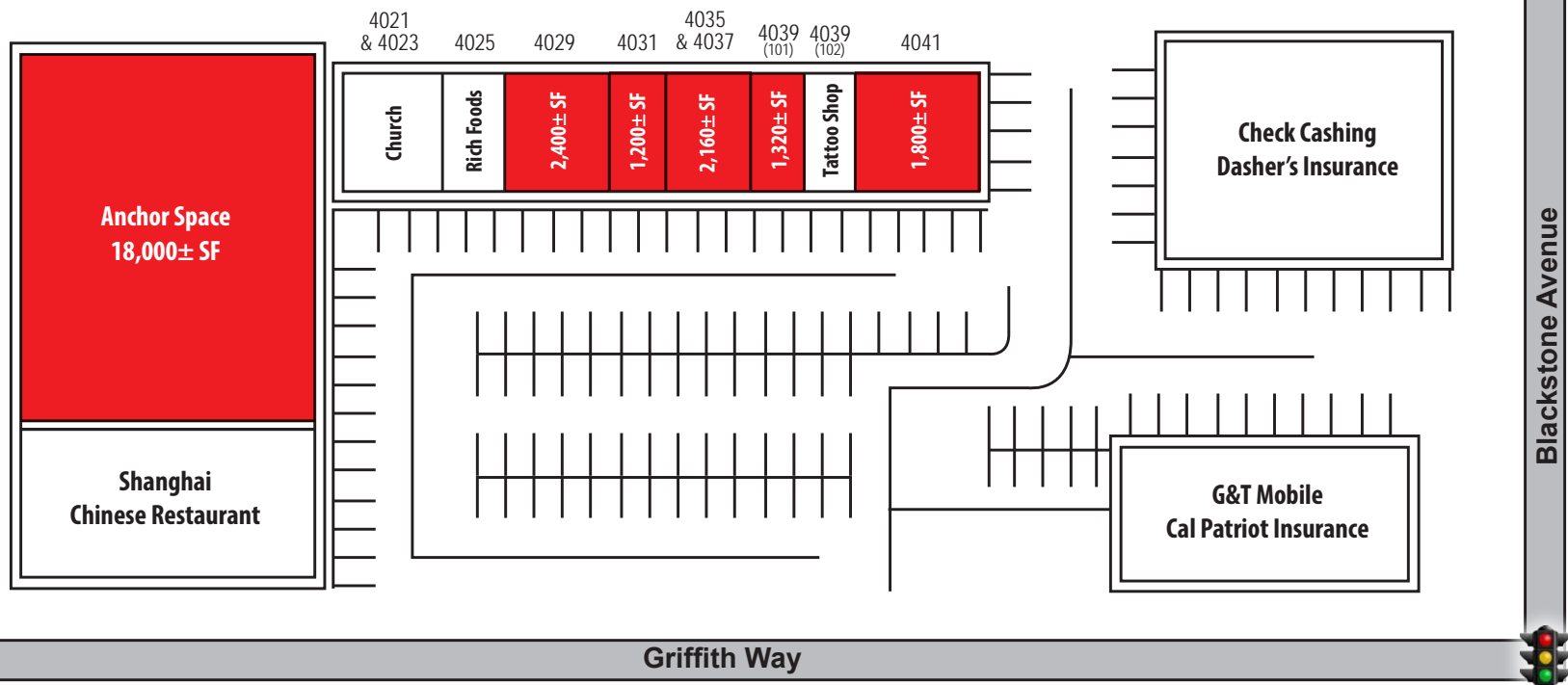
Site Plan

The Nursery Shopping Center

NWC Blackstone & Griffith Avenues, Fresno, CA 93726

Available For Lease:

Suite	Size
Anchor Space	18,000± SF
4029	2,400± SF
4031	1,200± SF
4035 & 4037	2,160± SF
4039 (101)	1,320± SF
4041	1,800± SF



*Site plan not to scale and subject to change

The Nursery Shopping Center Photos

NWC Blackstone & Griffith Avenues, Fresno, CA 93726



Retail California Demographic Study Updated Summary Report



N Blackstone Ave & E Griffith Way
N Blackstone Ave & E Griffith Way Fresno, CA 93726

11 July 2014

Coordinates Longitude: -119.790440
Latitude: 36.790450

	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
Population Trend			
2000 Total Population	16,221	70,478	171,968
2010 Total Population	16,732	73,726	176,223
2013 Total Population	17,217	75,564	179,415
2018 Total Population	17,473	76,627	181,472
Households Trend			
2000 Total Households	5,903	26,293	60,969
2010 Total Households	5,849	26,073	60,472
2013 Total Households	5,847	25,950	59,894
2018 Total Households	5,919	26,240	60,417
Population Change Trend			
2000 to 2010 Population Change	3.2%	4.6%	2.5%
2000 to 2013 Population Change	6.1%	7.2%	4.3%
2010 to 2018 Population Change	4.4%	3.9%	3.0%
2013 to 2018 Population Change	1.5%	1.4%	1.1%
Household Change Trend			
2000 to 2010 Household Change	-0.9%	-0.8%	-0.8%
2000 to 2013 Household Change	-0.9%	-1.3%	-1.8%
2010 to 2018 Household Change	1.2%	0.6%	-0.1%
2013 to 2018 Household Change	1.2%	1.1%	0.9%
2013 Race			
White alone	52.1%	52.8%	51.6%
Black or African American alone	7.3%	7.3%	7.5%
American Indian and Alaska Native alone	1.9%	1.9%	2.0%
Asian alone	8.9%	8.4%	9.2%
Native Hawaiian and OPI alone	0.2%	0.2%	0.2%
Some Other Race alone	24.5%	24.3%	24.4%
% 2013 Hispanic	47.2%	47.0%	48.9%
% 2013 Not Hispanic	52.8%	53.0%	51.1%
2013 Income			
Per Capita Income	\$19,275	\$18,366	\$17,187
Household Income: Median	\$35,590	\$38,475	\$36,624
Household Income: Average	\$56,450	\$52,915	\$50,713

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	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
2013 Income (cont.)			
Less than \$10,000	8.6%	8.4%	9.3%
\$10,000 to \$14,999	10.5%	9.6%	10.0%
\$15,000 to \$19,999	7.4%	8.7%	8.6%
\$20,000 to \$24,999	6.8%	6.2%	7.2%
\$25,000 to \$29,999	9.6%	6.9%	6.7%
\$30,000 to \$34,999	6.5%	6.4%	6.2%
\$35,000 to \$39,999	5.1%	5.5%	5.9%
\$40,000 to \$44,999	2.7%	4.8%	4.6%
\$45,000 to \$49,999	4.1%	5.0%	4.5%
\$50,000 to \$59,999	6.9%	7.8%	7.7%
\$60,000 to \$74,999	9.4%	8.5%	8.6%
\$75,000 to \$99,999	9.5%	10.1%	9.6%
\$100,000 to \$124,999	4.0%	6.0%	5.2%
\$125,000 to \$149,999	2.7%	2.8%	2.5%
\$150,000 to \$199,999	3.6%	1.8%	1.8%
\$200,000 or more	2.6%	1.5%	1.3%
Average household size	2.9	2.9	3.0
Total Daytime Population	17,777	81,104	188,974
Total Daytime at Home Population	10,708	46,969	115,186
Total Daytime at Home Population (% of Daytime Population)	60.2%	57.9%	61.0%