

AVAILABLE FOR SALE OR LEASE  
4,950± SF RETAIL/WAREHOUSE OR AUTOMOTIVE BUILDING

# 6508 N. BLACKSTONE AVENUE

FRESNO, CA

PRICE REDUCTION!



HOBBY LOBBY



Firestone  
COMPLETE AUTO CARE



GREASE MONKEY

← SITE

DOLLAR GENERAL

Chubby's  
DINER



For Sale information, please contact:

**Troy McKenney**

Newmark Pearson Commercial

t 559-447-6277

tmckenney@pearsonrealty.com

CA RE Lic. #00952671

**Craig Holdener, CCIM**

Newmark Pearson Commercial

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For Lease information, please contact:

**Kelsey McKenney**

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t 559-447-6218

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CA RE Lic. #02217573

Independently Owned and Operated | Corporate License #00020875

[newmarkpearson.com](http://newmarkpearson.com) | [retailcalifornia.com](http://retailcalifornia.com) | [mckenneyinvestmentproperties.com](http://mckenneyinvestmentproperties.com)

FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200

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**6508 N. BLACKSTONE AVENUE**  
FRESNO, CA

**PROPERTY**  
INFORMATION



<b>Cross Streets:</b>	Blackstone & Sierra Avenues
<b>Building Size:</b>	4,950± SF
<b>Lot Size:</b>	0.18± Acres
<b>Property Subtype:</b>	Flex Space
<b>Year Built:</b>	1994
<b>Zoning:</b>	CMX ( <i>Corridor/Center Mixed-Use</i> )
<b>APN:</b>	408-041-11

#### **PROPERTY DESCRIPTION**

4,950± square foot stand-alone retail/warehouse or automotive building located in an automotive complex fronting Blackstone Avenue in Fresno, CA. Firestone and Grease Monkey Oil Changers are additional tenants in the center and are not part of the offering. The building features a retail showroom and five bays each with a roll-up door fronting the property.

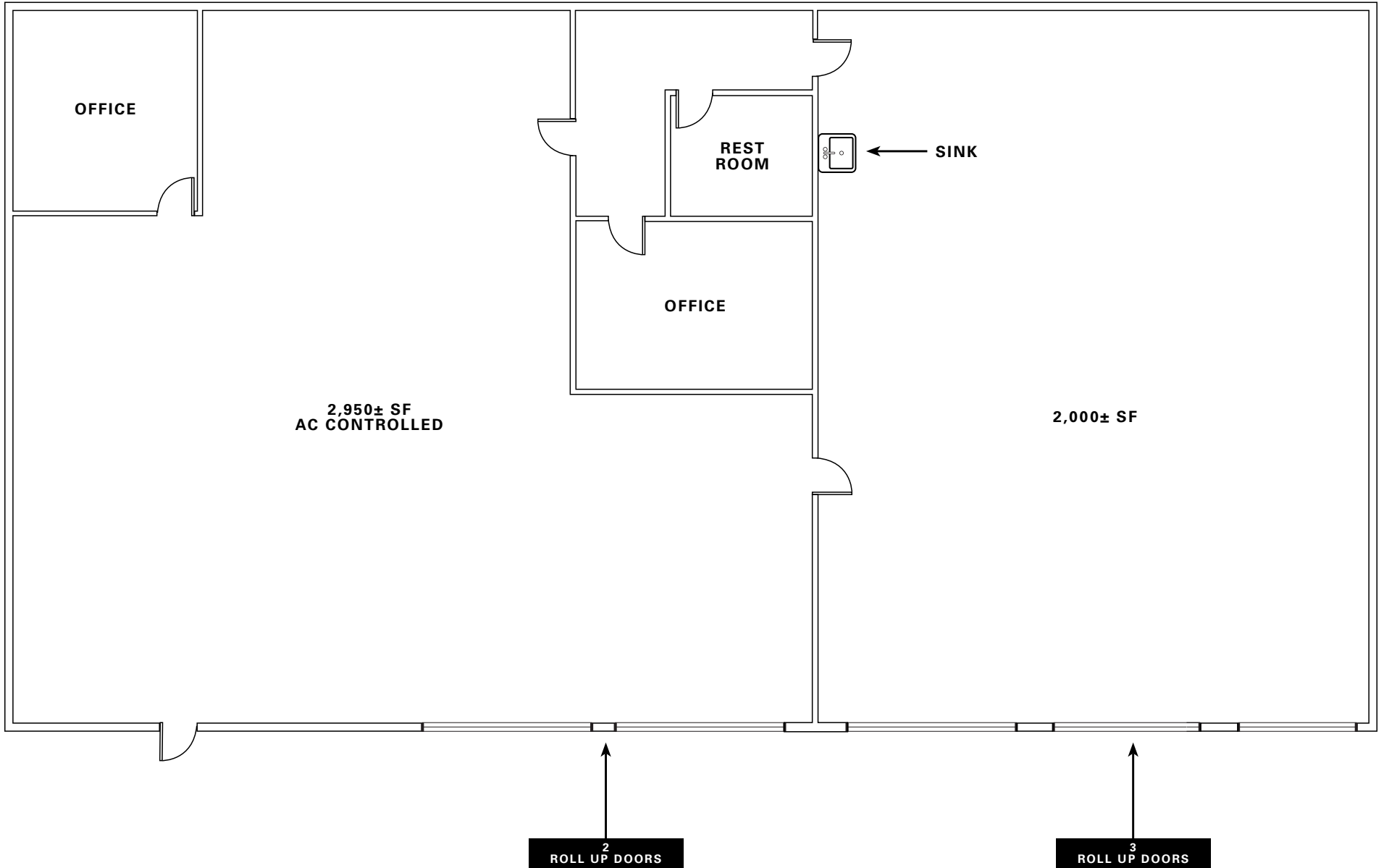
#### **LOCATION DESCRIPTION**

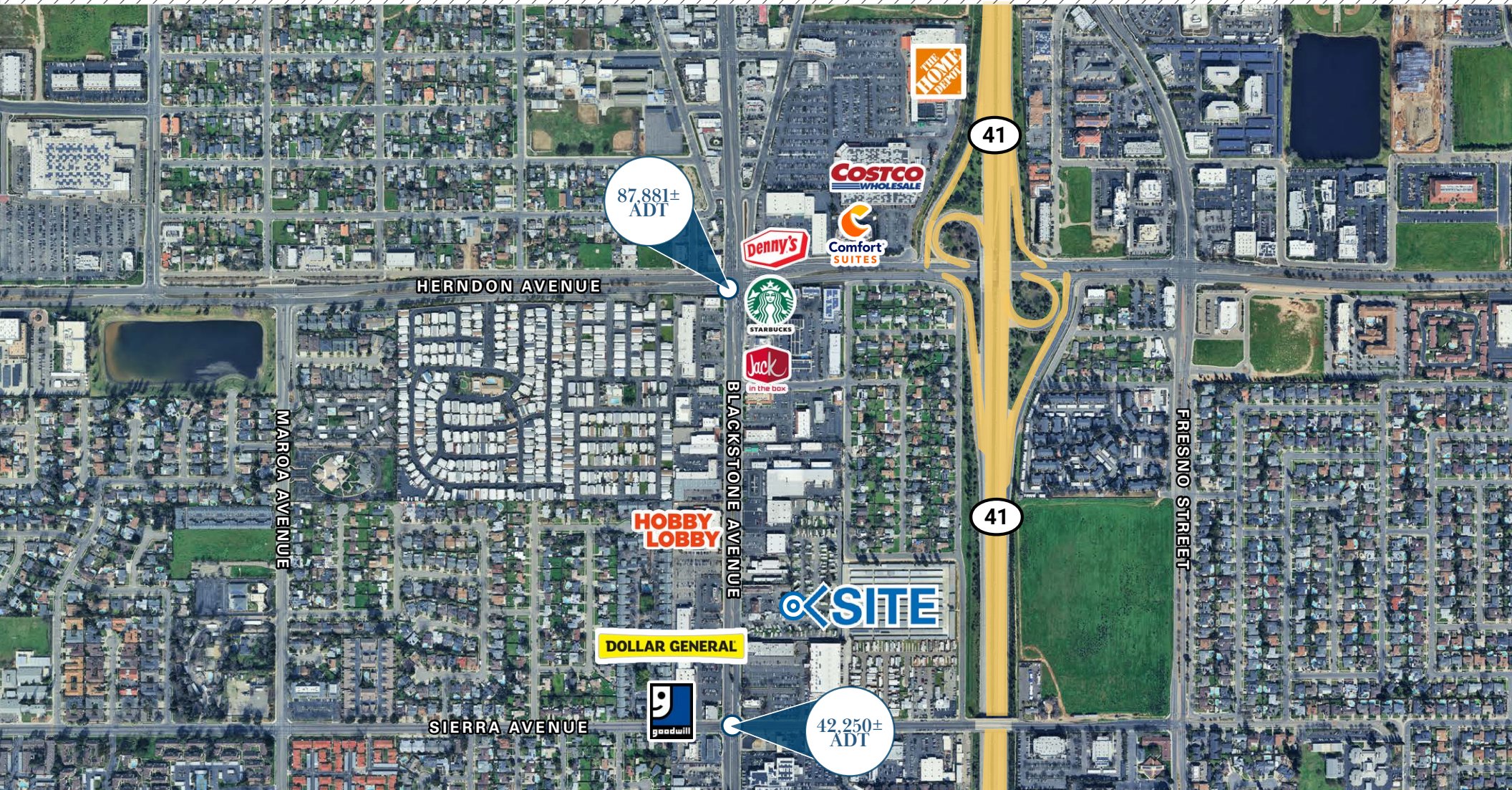
The property is conveniently located on N. Blackstone Avenue, Fresno's primary retail artery. Nearby retailers include Home Depot, Costco, O'Reilly, Dollar General, Starbucks and more. 6508 N. Blackstone Avenue rests mid-block between Herndon and Sierra Avenues. Over 130,000± vehicles travel the two intersections daily. Highway 41 is nearby and accessed via Herndon Avenue.

~~\$850,000~~ **\$795,000**  
ASKING PRICE

**Please Contact**  
LEASE RATE

**NNN**  
LEASE TYPE





**TRAFFIC COUNTS**  
Source: Kalibrate TrafficMetrix 2025

**87,881± ADT**  
Herndon Ave. at Blackstone Ave.  
(All Directions)

**42,250± ADT**  
Blackstone Ave. at Sierra Ave.  
(All Directions)

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