

FOR SALE | FREE-STANDING SINGLE TENANT LEASED PROPERTY | FRESNO, CALIFORNIA



Price: \$735,000

CAP Rate: 7.0%

Property Features:

- Passive Single-Tenant Net Leased Investment Property
- Unobstructed High Visibility Blackstone Location
- 2% Annual Rent Increases
- High Traffic Location – Over 62,000 ADT @ Blackstone and Bullard Avenues



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EXECUTIVE SUMMARY

Commercial Retail Associates, Inc. is pleased to have been selected as the exclusive listing agent for the sale of this ±1,116 square foot free-standing restaurant building leased to experienced restaurant operators. Located in Fresno, California near the intersection of Blackstone Avenue and Bullard Avenue with over 62,000 ADT, the subject property is well positioned only 0.35 miles from the Highway 41 (128,000 ADT) interchange. The subject parcel is adjacent to 7-Eleven and Toyota, with other neighboring businesses including Target, Burlington, Smart & Final, Cadillac, Chevrolet, Ford, Lincoln, McDonald's, Krispy Kreme, Taco Bell, and Arco AM/PM. This offering presents an investor with an opportunity to acquire a small price point single tenant commercial property that has built-in rent increases.

**INVESTMENT SUMMARY**

Address: 6031 N. Blackstone Avenue, Fresno, California
Price: \$735,000
CAP Rate: 7.0%
Net Rent:¹ \$51,425
Building Size: ±1,116 Square Feet
Parcel Size: ±10,454 Square Feet

¹ Tenant currently pays \$61,200 annual rent and all expenses except for property taxes, which are estimated to be \$9,775 after sale (\$735,000 x 1.33%).

LEASE SUMMARY:

TENANT: Vachik Hovhannisyan and Arutyun Mkhitarian, dba Yard Burgers (2 locations)
LEASE TERM: 10-Years (5 years + tenant exercised 5-year option)
OPTION TERMS: None remaining
RENT COMMENCEMENT DATE: December 15, 2020
LEASE EXPIRATION DATE: December 14, 2030
LEASE TYPE: Tenant pays all expenses except for property taxes

RENT SCHEDULE:

12/15/25 - 12/14/26: \$61,200.00 Annually
12/15/26 - 12/14/27: \$62,424.00 Annually (2% Increase)
12/15/27 - 12/14/28: \$63,672.48 Annually (2% Increase)
12/15/28 - 12/14/29: \$64,945.92 Annually (2% Increase)
12/15/29 - 12/14/30: \$66,244.80 Annually (2% Increase)

* Rent schedule lists full rent paid by tenant, not net of property taxes.



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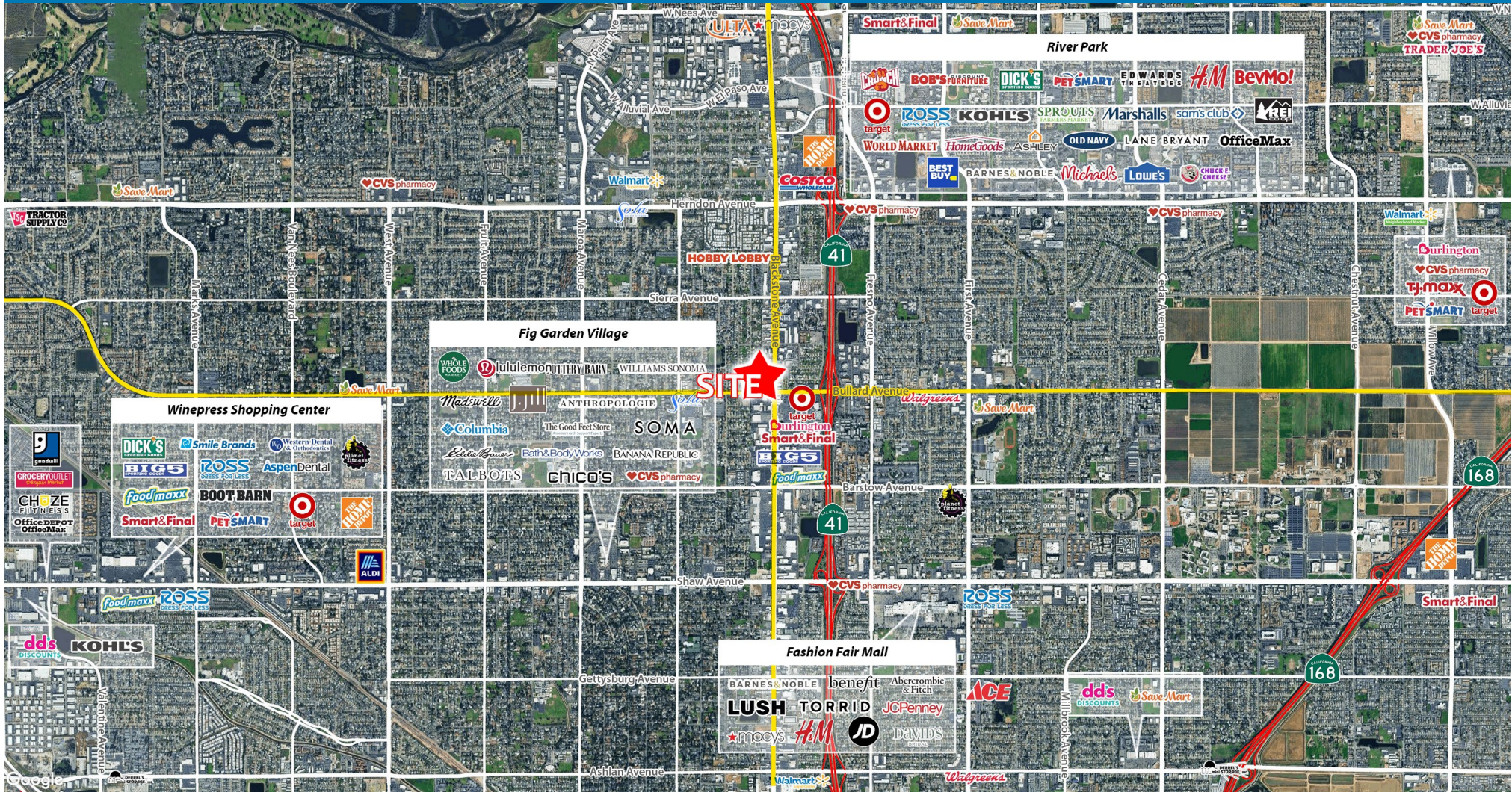
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FRESNO, CALIFORNIA



Fresno is located in the central San Joaquin Valley 175 miles south of the San Francisco/Bay Area, 215 miles north of Los Angeles, and 110 miles east of the Central Coast. Fresno County has a diverse population of over 1 million people. Covering an area of more than 6,000 square miles, Fresno County is the state's sixth largest county. Fresno County's economy is based in agriculture and produces more crops in terms of gross value than any other area in the United States. Fresno County is home to a wide variety of manufacturing operations, many with ties to agriculture in the food processing, meat and dairy industries. Due to its central location within the state of California, Fresno County has become a thriving distribution and logistics hub. Distributors can reach nearly all parts of California, a market of over 30 million people, overnight by truck.

Five major highways and freeways pass through Fresno County, including State Highways 99, 41, 180, 168 and Interstate 5, as well as rail service from Burlington Northern Santa Fe and Union Pacific. Fresno County is known as the "Gateway to the Sierras" and offers a wide variety of outdoor recreational opportunities including Yosemite and Sequoia National Parks, numerous lakes and rivers, snow skiing, water sports and easy access to the Central Coast popular for surfing, fishing, whale watching and wine. Residents of Fresno County also enjoy a very low cost of living relative to California (Median home price \$435,000), boast an uncongested freeway system, have access to great shopping and entertainment, top ranked schools and opportunities for higher education including California State University Fresno.



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6031 N Blackstone Ave

Fresno, CA 93710

1 mi radius 3 mi radius 5 mi radius

Population

2026 Estimated Population	18,731	132,643	356,397
2020 Census Population	17,953	132,072	357,503
2010 Census Population	17,167	127,605	342,415

Households

2026 Estimated Households	7,720	51,784	133,144
2020 Census Households	7,626	51,313	131,242
2010 Census Households	7,155	48,930	123,902

Age

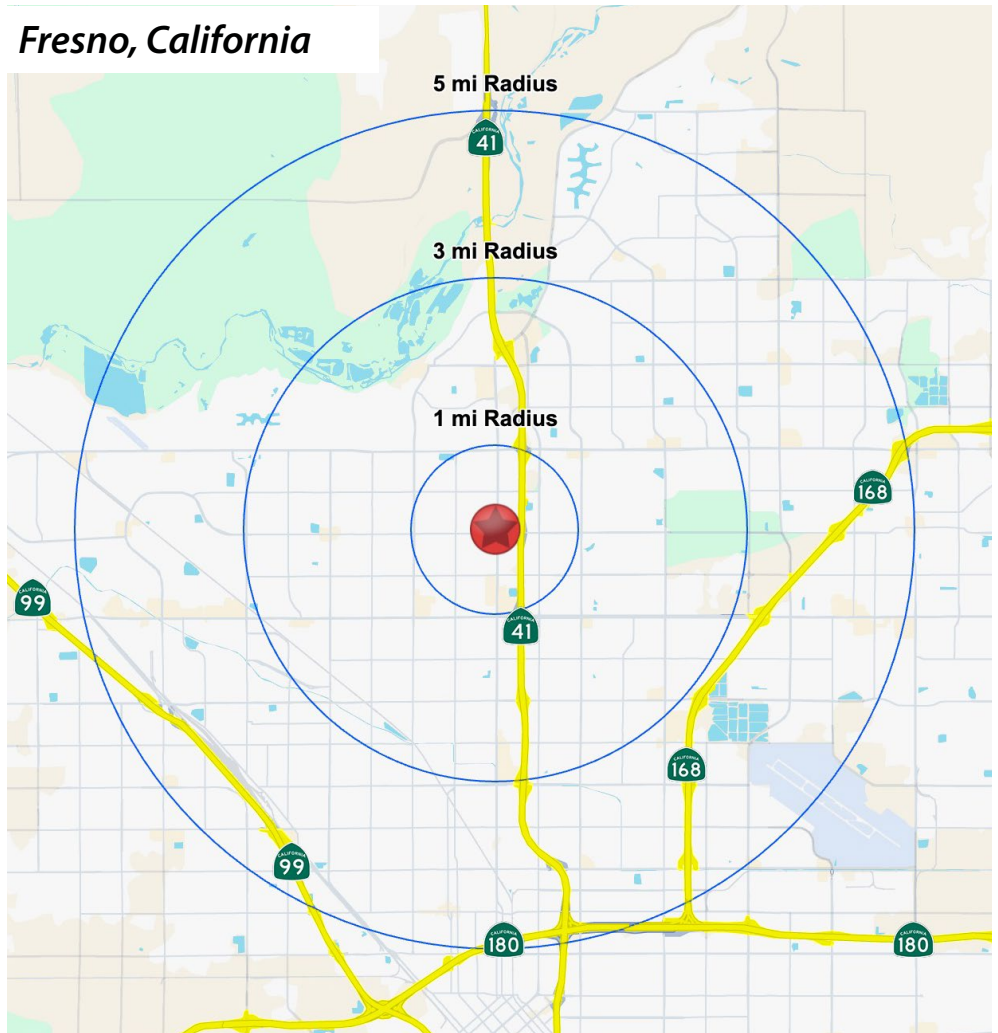
2026 Est. Population Under 10 Years	14.4%	13.4%	13.8%
2026 Est. Population 10 to 19 Years	13.8%	14.1%	14.7%
2026 Est. Population 20 to 29 Years	14.5%	14.9%	14.7%
2026 Est. Population 30 to 44 Years	19.0%	19.7%	20.6%
2026 Est. Population 45 to 59 Years	14.6%	14.8%	15.6%
2026 Est. Population 60 to 74 Years	13.9%	14.8%	13.8%
2026 Est. Population 75 Years or Over	9.6%	8.1%	6.7%
2026 Est. Median Age	35.3	35.6	34.6

Marital Status & Gender

2026 Est. Male Population	47.6%	48.7%	49.1%
2026 Est. Female Population	52.4%	51.3%	50.9%
2026 Est. Never Married	40.1%	42.9%	42.3%
2026 Est. Now Married	32.2%	35.9%	37.1%
2026 Est. Separated or Divorced	19.8%	15.3%	15.4%
2026 Est. Widowed	7.9%	6.0%	5.2%

Income

2026 Est. HH Income \$200,000 or More	6.5%	11.9%	10.9%
2026 Est. HH Income \$150,000 to \$199,999	7.6%	8.1%	8.1%
2026 Est. HH Income \$100,000 to \$149,999	16.6%	17.7%	18.3%
2026 Est. HH Income \$75,000 to \$99,999	11.8%	12.4%	12.0%
2026 Est. HH Income \$50,000 to \$74,999	22.9%	16.6%	16.3%
2026 Est. HH Income \$35,000 to \$49,999	10.2%	10.5%	10.4%
2026 Est. HH Income \$25,000 to \$34,999	8.2%	7.0%	7.0%
2026 Est. HH Income \$15,000 to \$24,999	6.2%	6.5%	7.1%
2026 Est. HH Income Under \$15,000	9.9%	9.2%	9.9%
2026 Est. Average Household Income	\$89,817	\$109,467	\$105,694
2026 Est. Total Businesses	925	7,904	15,088
2026 Est. Total Employees	10,257	83,191	138,382

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All property showing are by appointment only. Please consult your agent or a Commercial Retail Associates agent for more details.

By accepting this Marketing Brochure you agree to release Commercial Retail Associates, Inc., its respective officers, agents or principals and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the subject property.



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