

# SAITO COMPANY

OFFERING MEMORANDUM

4936 N. Blackstone Avenue

Freestanding Retail I Office Space  
7,100± Sq. Ft.



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NEC Blackstone & Shaw  
Fresno, CA 93726

**For Lease**

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# PROPERTY OVERVIEW

4936 N. Blackstone Ave.

Located on the prime NEC of Blackstone and Shaw Avenues, this freestanding 7,100± SF building offers a highly flexible floor plan. This layout allows for easy configuration and can serve as showroom, classroom, or entertainment, etc. A roll-up door adds convenience for deliveries or operational needs, and the large parking lot to support accessibility and business exposure. In addition, new paint, improvements, office, restroom, and monument signage on Blackstone Ave.

This location benefits from strong regional draw—situated just minutes from CA-41 on/off ramps with easy access to Fresno, Clovis, and Madera. Daily traffic counts exceed 80,000± VPD, ensuring continuous exposure at one of the city's busiest intersections.

Surrounded by Fresno's largest concentration of retail square footage, the property thrives from exceptional co-tenancy with a dynamic mix of national and local services, dining options, and entertainment around. Minutes from Fashion Fair Mall and Riverpark Shopping Center.

## Property Details

- Open layout
- Office space
- Restroom
- New Paint and Improvements
- Spacious loading area
- Public and Private parking stalls
- Monument street signage options

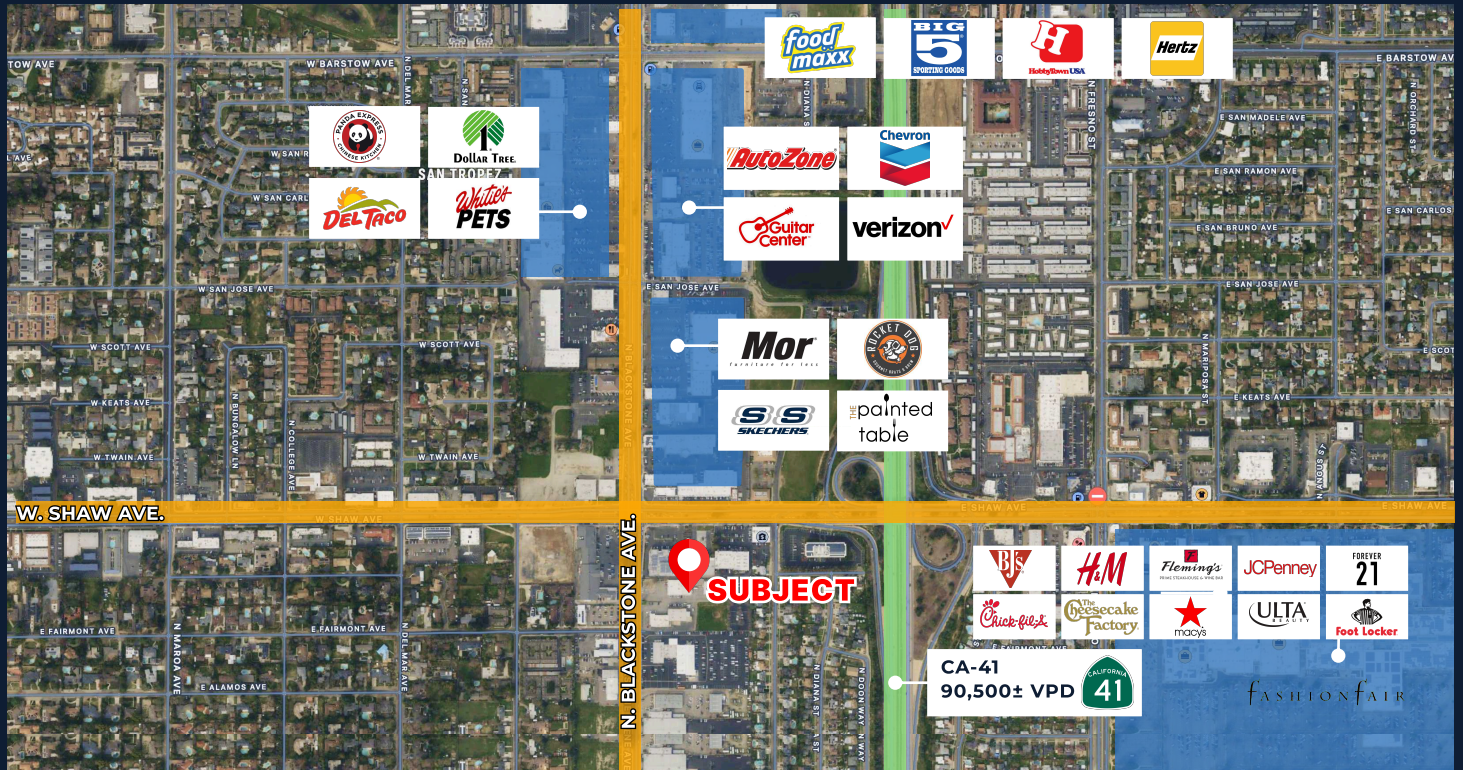
[Schedule a Tour Now](#)

## Lease Offering

LEASE TYPE:	For Lease
RATE:	Contact for Details
SIZE:	7,100± sq. ft.
PARKING:	Shared parking stalls
TYPE:	Retail
ZONING:	CMX
COUNTY:	Fresno



Vicinity Map



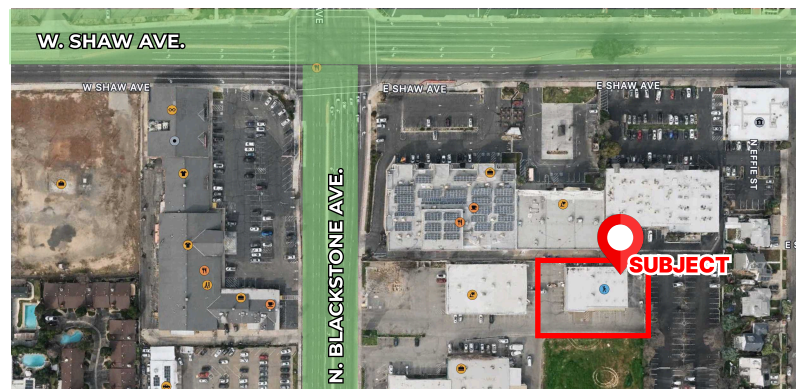
Blackstone Avenue stands out with its vibrant mix of shopping centers, dining options, and entertainment - making it an everyday destination for all consumer types. Its convenient access to CA-41 and key routes connecting North Fresno to Downtown Fresno further enhance its appeal, driving consistent and robust customer traffic.

TRAFFIC COUNTS:

Blackstone Ave Northbound	34,940± VPD
Shaw Ave Westbound	50,521± VPD
<b>Total Traffic Counts</b>	<b>85,452± VPD</b>

SURROUNDING MAJOR RETAILERS:

Fig Garden Village	1.4MI
Fashion Fair Mall	1.2MI
River Park Shopping Center	3.7MI
California State University, Fresno	3.5MI
Kaiser Permanente Medical	3.3MI



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# LOCATION OVERVIEW

Fresno, CA.

## Location Overview

## Population

### Fresno, CA.

#### A Thriving Retail Hub

As the 6th largest city in California, Fresno is a major player in the commercial sector. Its central location ensures connectivity to major cities like Los Angeles and San Francisco, making it an ideal hub for businesses targeting the Central Valley market.

Fresno's growing population and economic activity drive a thriving market. The attraction to notable intersections like Blackstone and Shaw Avenues, coupled with the sheer pull of shopping centers such as River Park and Villaggio, highlights the city's retail appeal. These hotspots draw significant foot traffic, underscoring Fresno's reputation as a retail destination.

The city's economy, supported by sectors such as agriculture, healthcare, and education, provides a foundation for sustained retail growth.

Successful business ventures in the area highlight this statement: Fresno is well-positioned for retail success now and in the future.

*Prominent Blackstone and Shaw Avenue \* serves as a thoroughfare for Fresno, Madera, and Clovis, California. With over 70,000 vehicles per day, these routes are easily one of the most essential streets for students and daily commuters alike. \**

### Population of Fresno, CA.

2023 POPULATION	1,032,114
2022 POPULATION	1,015,190
2021 POPULATION	1,014,000



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