

Value Add Investment Building w/ Blackstone Exposure
Office/ Retail For Sale | 2811 N Blackstone Ave Fresno, CA 93703



**CENTRAL CA
COMMERCIAL**



| | |
|------------|------------------|
| Sale Price | \$730,000 |
|------------|------------------|

OFFERING SUMMARY

| | |
|----------------|------------------------------|
| Building Size: | ±6,866 SF |
| Lot Size: | ±1,742 SF/ ±0.4 Acres |
| NOI: | \$27,416 |
| Pro-Forma NOI: | \$68,202 |
| Pro-Forma Cap: | 9.34% |
| Year Built: | 1957 |
| Renovated: | 2021 |
| Zoning: | NMX - Neighborhood Mixed Use |
| APN: | 443-184-20 |

PROPERTY HIGHLIGHTS

- ±6,866 SF Move-In Ready Building with (3) Available Units
- Well-Known Freestanding Office Building | Easy Access to CA-41, CA-99
- Excellent Existing Corner Signage/Visibility | Private Parking Lot | Street Parking
- Busy & Established Corridor w/ Retail Growth | Close to Traffic Generators
- Blackstone Ave Exposure & Pylon Signage Near Manchester Center
- Newer Quality Roof | 2021 New HVAC's
- Easy Access | Separate Suites | Multiple Configurations
- Move-In Ready: Fresh Paint & Carpet | Private Restrooms | Private Entrances
- Quality Tenants | Great Exposure | Low Turnover | Low Maintenance
- Busy & Established Retail Corridor w/ Access to Manchester Center
- Quality Construction | Well Maintained | Economical Spaces
- Against Newly Upgraded Shields Avenue w/ Bus Stop Access

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Multifamily | Retail | Land | Specialty
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PROPERTY DESCRIPTION

Owner user/ value add investment opportunity: Freestanding building totaling $\pm 6,866$ SF on ± 0.4 Acres ($\pm 17,424$ SF) of office or retail space off Blackstone Ave. Cash cow with in-place rents collected plus upside potential. All tenants pay the scheduled base rent plus the actual cost of all customary "pass-through" expenses such as Trash, Water, and Electrical to eliminate these items from the Landlords ledger.

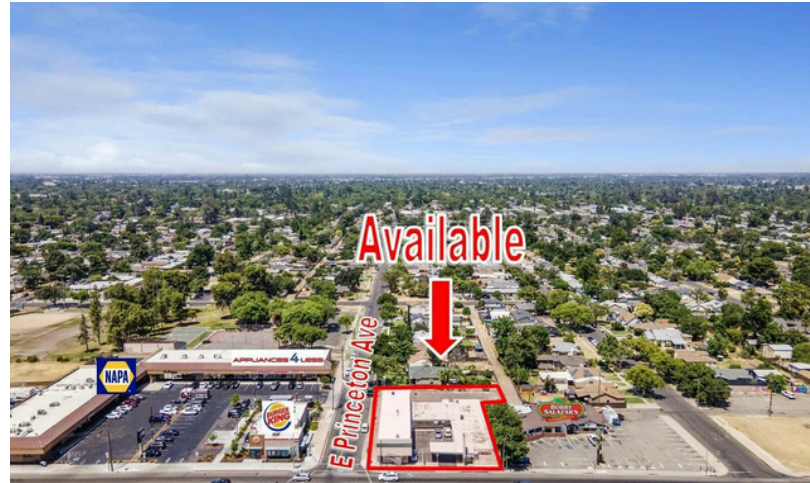
After realizing the scheduled annual increases (3%/ year) and extending leases to the market rate of \$1.40/SF/month for the smaller units, the realistic 6-12 month gross annual income is scheduled to be \$97,824. Unique investment offering easy-to-rent small office spaces in a under-built market offering a strong need for these type of spaces.

Unique flexibility offering configurations ranging from ± 375 -1,200 SF with the ability to combine spaces to create larger units via existing connecting doors between the units. Access to high speed Internet, separate meters, private ADA restrooms, full exterior lit private parking lot, excellent existing signage, great visibility & easy access to CA-41 ramps.

LOCATION DESCRIPTION

Well known freestanding building offering strong demographics and traffic generators. Nearby CA-41 Freeway, State Highway 99, 168 and 180 connect to all parts of central CA. On Blackstone Ave, just north of E Princeton Ave, west of CA-41, & south of E Shields Ave in Fresno, CA. Provides easy access to the newly renovated 1.1 million SF Manchester Center and various Blackstone Ave retail amenities. Professional manicured grounds and surrounded by lush landscaping with ample private parking. Close access to FAX bus stop (preferred Route 1 - Q Rapid Transit BRT with 31 drops every 14 minutes).

3/4 mile from (2) CA-41 on/off-ramps: Shields/41 to the north, and McKinley/41 to the south. Surrounding national tenants are: In-n-Out, McDonalds, Regal Cinemas 16, Footlocker, El Pollo Loco, T-Mobile, Cricket, Panda Express, Starbucks, Grocery Outlet, Von's, Pep Boys, O'Reilly Auto Parts, Hometown Buffet, Denny's, Quizno's, Dollar Tree, Planet Fitness, Subway, & Grifols.



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| INCOME SUMMARY | 2026 FINANCIALS | 2027 PROFORMA |
|--|------------------------|----------------------|
| Gross Annual Rents | \$55,440 | \$97,824 |
| Vacancy Cost | \$0 | \$0 |
| GROSS INCOME | \$55,440 | \$97,824 |
| EXPENSES SUMMARY | 2026 FINANCIALS | 2027 PROFORMA |
| Vacancy + Capital Reserve (10%) | \$5,544 | \$9,782 |
| Property Taxes (1.2%) - Based Off Asking Price | \$8,760 | \$8,760 |
| Property Insurance - Markel | \$10,000 | \$10,000 |
| Trash | \$1,080 | \$1,080 |
| OPERATING EXPENSES | \$25,384 | \$29,622 |
| NET OPERATING INCOME | \$27,416 | \$68,202 |

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| SUITE | TENANT NAME | SIZE SF | % OF BUILDING | MARKET RENT | ANNUAL RENT |
|----------------|---------------|-----------------|----------------|-----------------|-----------------|
| 2801-2nd Floor | Insurance | 500 SF | 7.28% | \$10,800 | \$10,800 |
| 2803-2nd Floor | Vacant | 340 SF | 4.95% | \$7,200 | - |
| 2805-2nd Floor | Vacant | 440 SF | 6.41% | \$7,200 | - |
| 2809-2nd Floor | Vacant | 700 SF | 10.20% | \$10,800 | - |
| 2811 | Seller's Unit | 650 SF | 9.47% | \$10,920 | - |
| 2813 | Massage | 600 SF | 8.74% | \$10,080 | \$9,600 |
| 2815 | El Milagro | 480 SF | 6.99% | \$8,064 | \$7,200 |
| 2817 | SPA | 750 SF | 10.92% | \$12,600 | \$12,000 |
| 2819 | Soccer Sam | 1,200 SF | 17.48% | \$20,160 | \$15,840 |
| Common RR's | - | 1,206 SF | 17.56% | - | - |
| TOTALS | | 6,866 SF | 100.00% | \$97,824 | \$55,440 |

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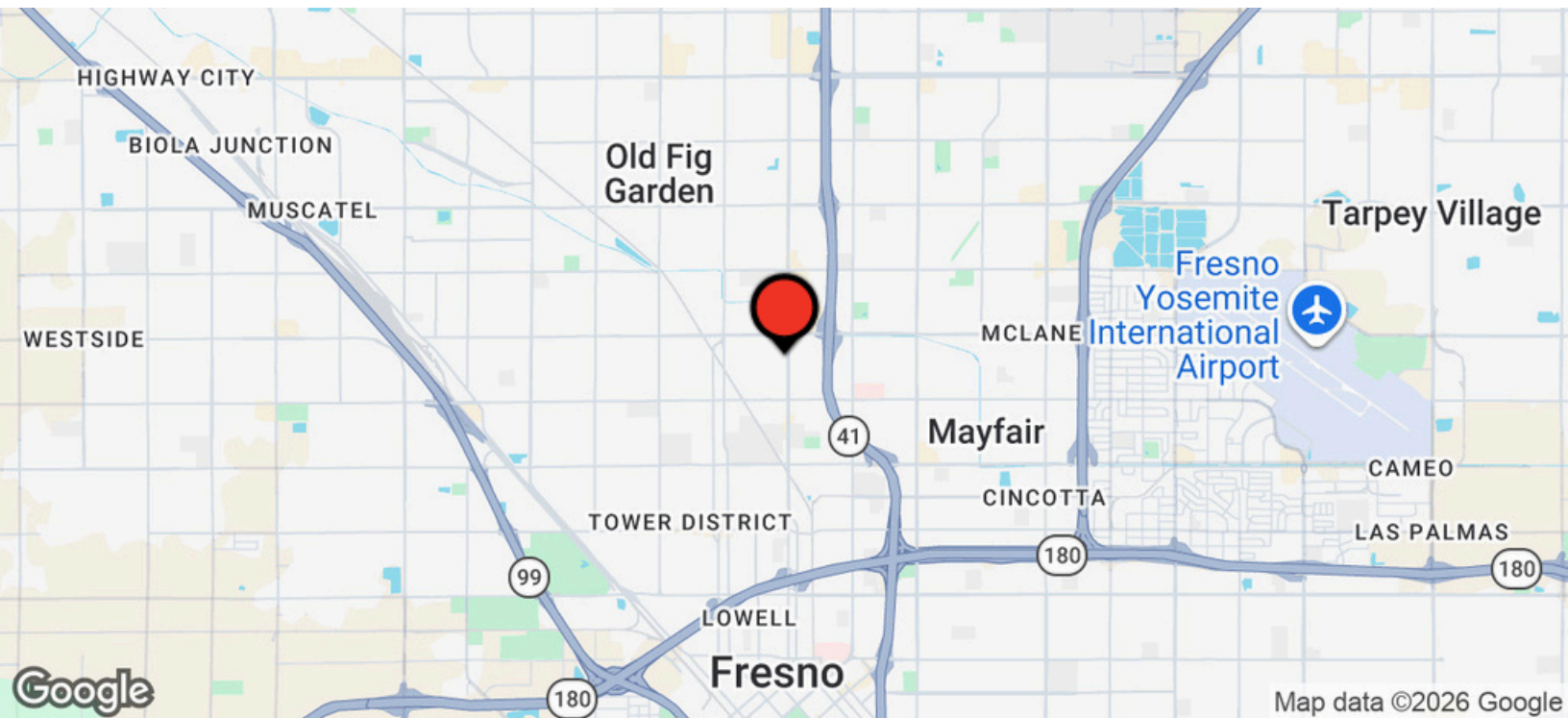
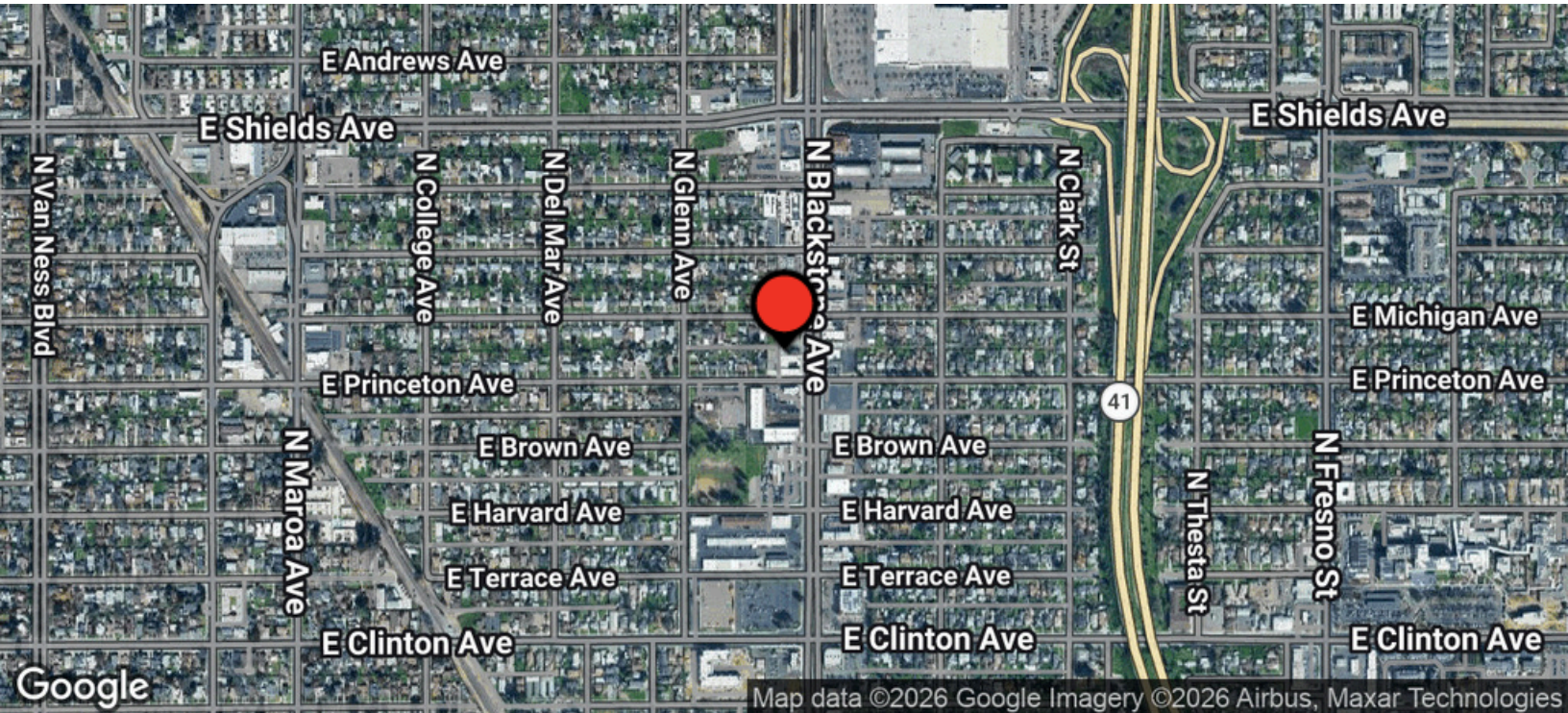
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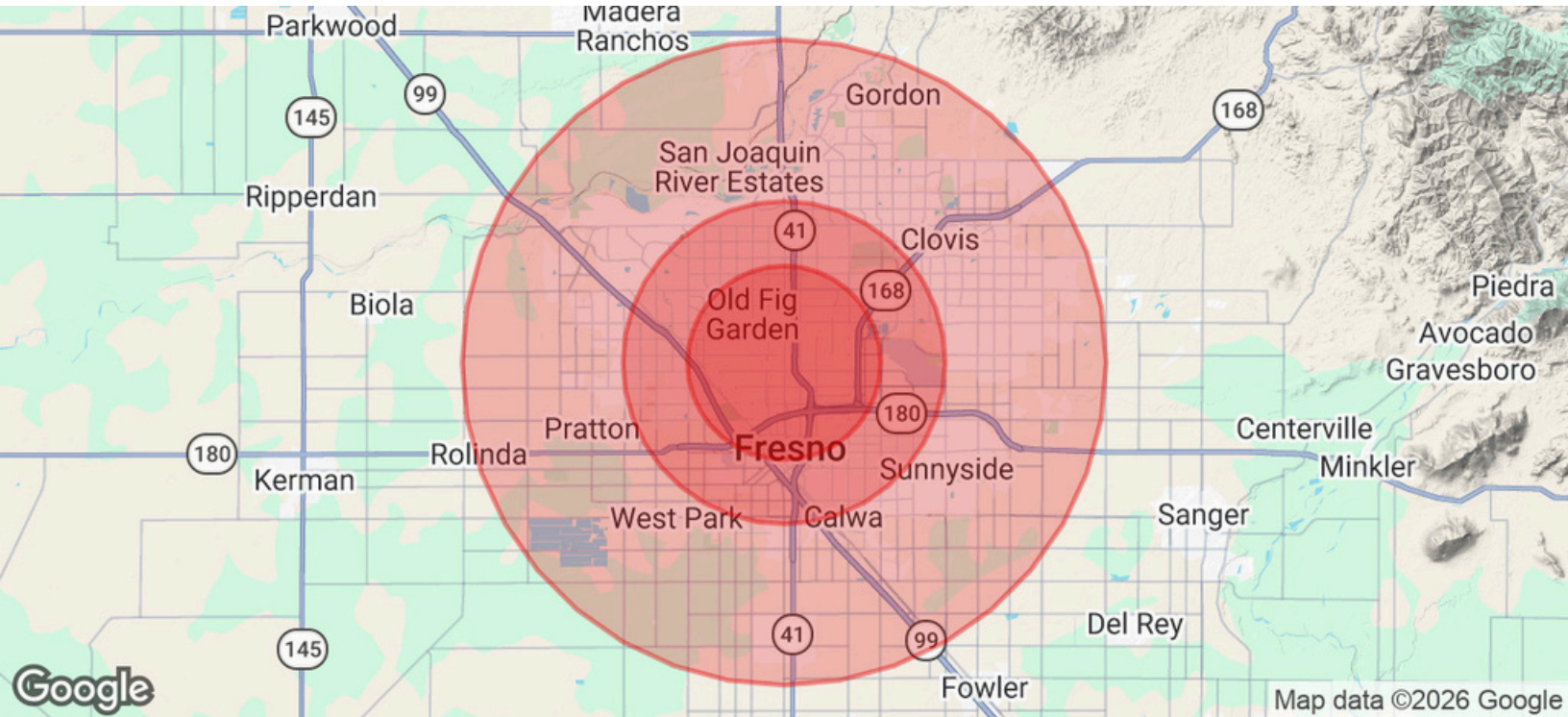
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| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|--------------------------------|----------------|----------------|-----------------|
| Total Population | 180,593 | 401,715 | 737,464 |
| Average Age | 32.4 | 32.5 | 34.1 |
| Average Age (Male) | 31.9 | 31.9 | 33.1 |
| Average Age (Female) | 33.2 | 33.5 | 35.3 |
| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 10 MILES |
| Total Households | 61,469 | 133,921 | 242,737 |
| # of Persons per HH | 2.9 | 3.0 | 3.0 |
| Average HH Income | \$70,242 | \$74,898 | \$100,248 |
| Average House Value | \$288,562 | \$302,443 | \$409,548 |

2023 American Community Survey (ACS)

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