

**Owner User/Investment Opportunity: High Exposure Retail Building in Fresno**



### OFFERING SUMMARY

Sale Price:	\$550,000
Lot Size:	9,800 SF
Building Size:	5,910 SF
Year Built:	1967
Zoning:	CMX
Market:	Fresno
Submarket:	Downtown Fresno
Cross Streets:	Blackstone Ave & Belmont Ave
APN:	459-071-27

### PROPERTY HIGHLIGHTS

- Owner User Opportunity: (1) Large Space Totaling ±5,910 SF
- Densely Populated Trade Area w/ ±162,424 People in 3-Miles
- Quality Roof, Working HVAC's, & Functional Floorplans
- Well-Known Freestanding Building w/ Blackstone Ave Exposure
- Private Lit Parking Lot + Street Parking | Great Visibility
- Convenient Location Between CA-99 and CA-180
- Busy & Established Corridor w/ Quick Access to Downtown
- Close Proximity to Major Traffic Generators (CA-180)
- Great Access & Visibility w/ Easy Highway Access
- Against Newly Upgraded Belmont Avenue w/ Bus Stop Access
- Quality Construction | Well Maintained | Economical Spaces
- Close Proximity to Fresno City College & CSU Fresno
- Regional Bus System Provides Easy Access Within Fresno & Clovis
- Ample Parking, Quality Tenants, & Great Exposure

#### Jared Ennis

CalDRE #01945284

Executive Vice President

jared@centralcacommercial.com

559.705.1000

#### Kevin Land

CalDRE #01516541

Executive Managing Director

kevin@centralcacommercial.com

559.705.1000

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**PROPERTY DESCRIPTION**

Owner/User or Value add investment opportunity: Freestanding building totaling ±5,910 SF on ±0.22 AC of commercial retail space off Blackstone Ave & CA-180. Offers (1) 50' x 118' open space featuring hard-surface flooring, LED Lighting, quality roof (zero leaks), (2) restrooms, (1) 10' x 12' roll up door, ample storage, alley access, & private entrances. Building offers a full exterior lit private parking lot with 15 parking stalls, excellent existing signage, great visibility, & easy access to CA-180 ramps.

**LOCATION DESCRIPTION**

Retail building strategically located off CA-41 and N Blackstone Ave. Location is at the intersection of Belmont Ave & N Blackstone Ave. Just North of E Grant Ave, West of N Abby Street and South of E Belmont Ave. Centrally located to all major freeways and surrounded by many national retailers including Richard's Prime Rib & Seafood, Harley-Davidson, McDonalds, Carl's Jr, Community Regional Medical Center, Starbucks and many more!

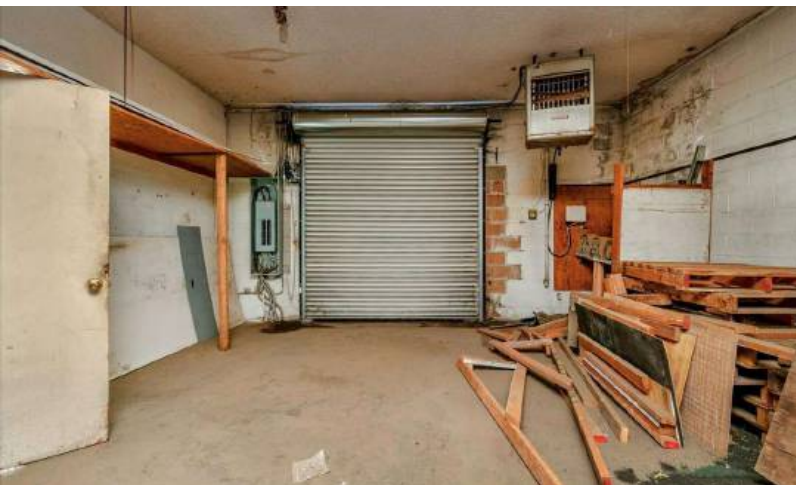


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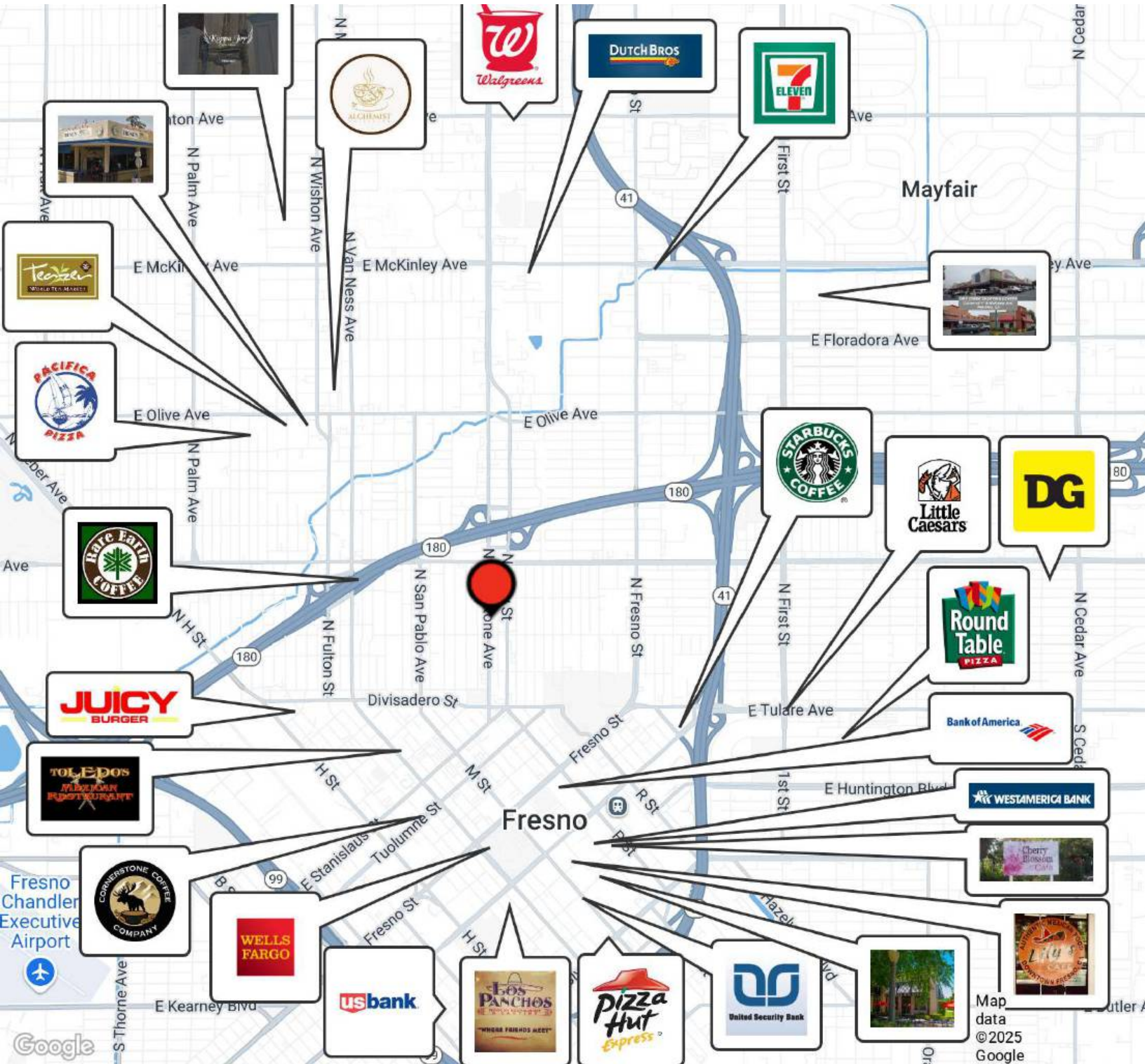


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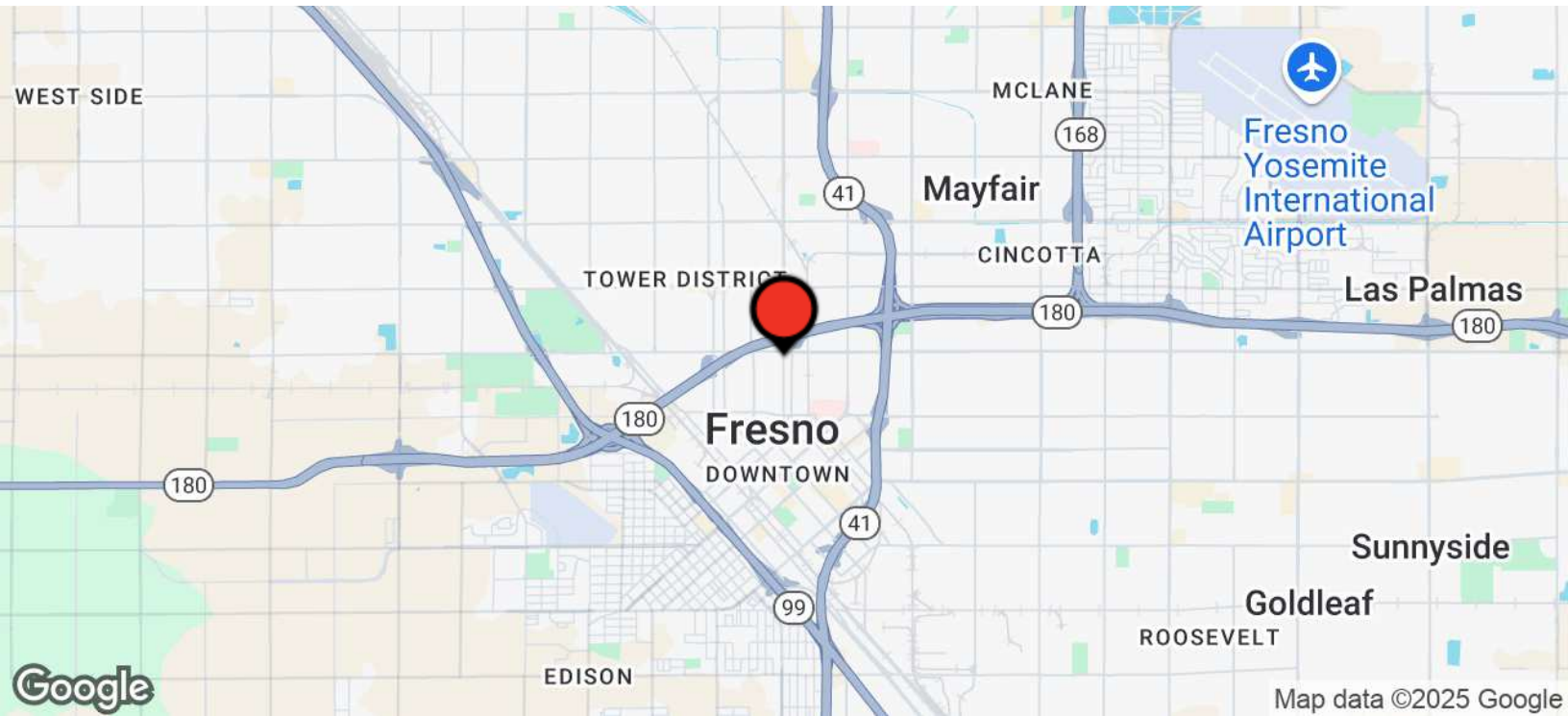
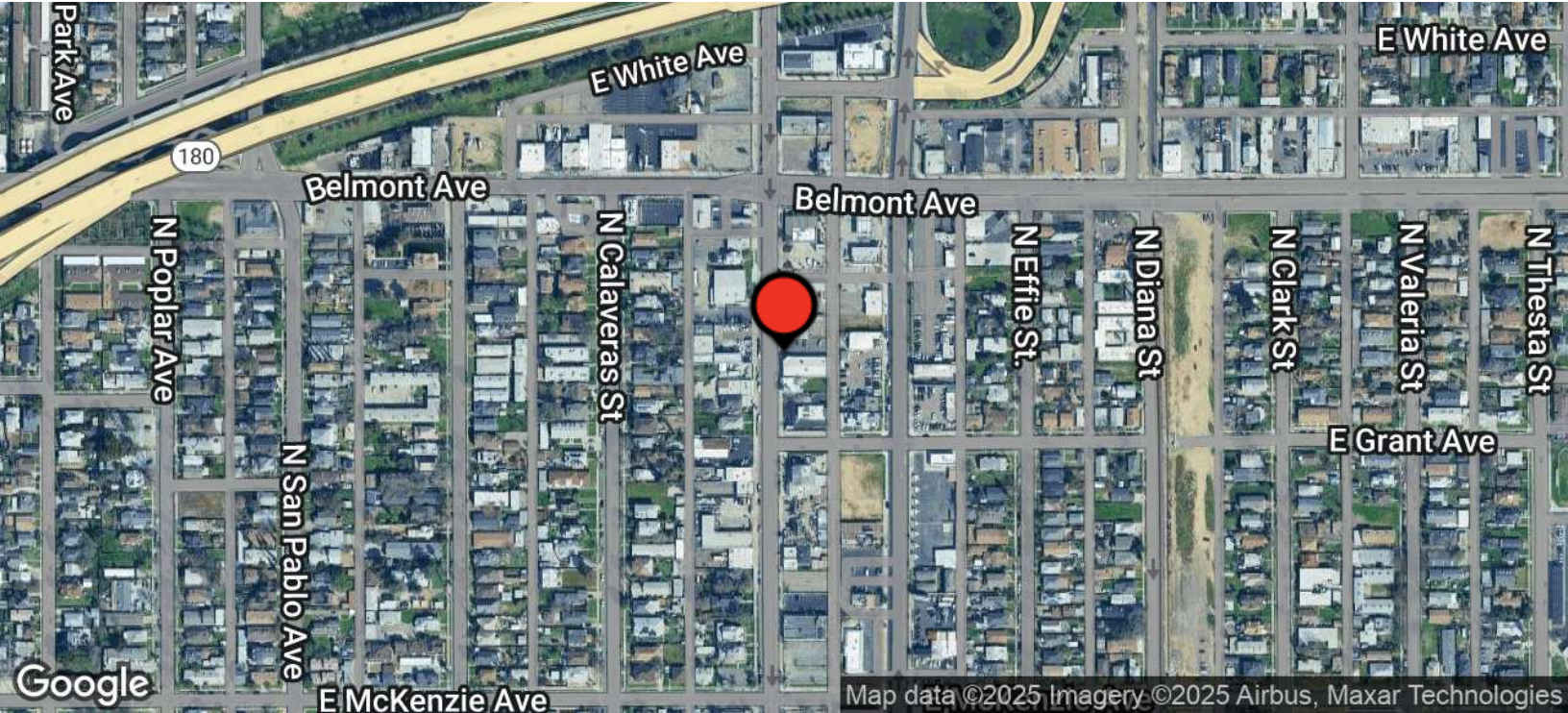
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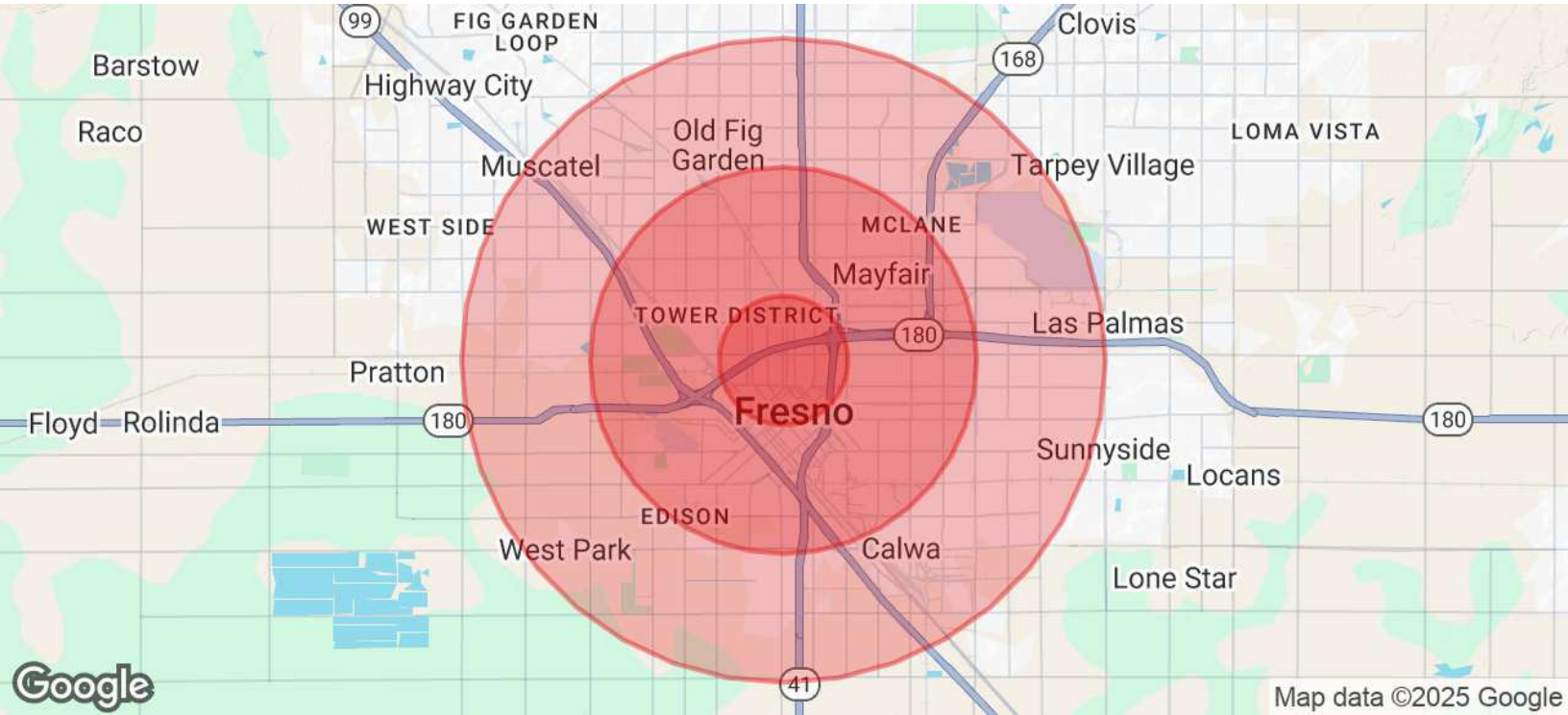
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	23,484	162,470	351,999
Average Age	35	35	35
Average Age (Male)	35	34	34
Average Age (Female)	36	35	36
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	7,592	49,343	110,244
# of Persons per HH	3.1	3.3	3.2
Average HH Income	\$52,212	\$58,921	\$66,528
Average House Value	\$285,125	\$284,187	\$301,071
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	66.3%	69.3%	63.1%

Demographics data derived from AlphaMap

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