

INVESTMENT OPPORTUNITY | AVAILABLE FOR SALE

7090 NORTH BLACKSTONE AVENUE, FRESNO, CA 93650

PURCHASE PRICE: \$3,995,000



7090 NORTH BLACKSTONE AVENUE

PROPERTY DESCRIPTION

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Situated along Blackstone Avenue, one of Fresno's most heavily trafficked and commercially vibrant corridors, this property offers unparalleled visibility and accessibility. With high vehicle counts and close proximity to major national retailers, popular eateries, and essential services, this location serves as a magnet for both consumer traffic and long-term business viability.

The property is anchored by T-Mobile, a globally recognized leader in telecommunications and a Fortune 500 company. T-Mobile has maintained a strong presence at this location since 2008, reflecting a deep-rooted commitment to this strategic site. Their longstanding occupancy is a testament to the stability and desirability of the property.

The property is secured by a newly executed Triple Net (NNN) lease, which the tenant has signed to commence on July 1, 2026, and run for a full six-year term, providing strong income stability for the investor. In addition, the lease includes two additional renewal options, offering further long-term security and predictable future cash flow.

This is a rare opportunity to acquire a turnkey investment with a nationally recognized tenant in a high-visibility, high-traffic location, making it a compelling asset for any investor seeking long-term income and strong market fundamentals.





INVESTMENT SUMMARY

7090 North Blackstone Avenue, Fresno

PRICE: \$3,995,000

OVERVIEW

PRICE	\$3,995,000
GROSS LEASABLE AREA (GLA)	3,400± SF
LOT SIZE	13,320± RSF
NET OPERATING INCOME	\$202,462
YEAR BUILT	2008
ZONING	CMX

LEASE ABSTRACT

LEASE TYPE	NNN
LEASE TERM	5 Years 5 Months
LEASE COMMENCEMENT	July 1, 2026
RENEWAL OPTIONS	2x5
LEASE EXPIRATION	June 30, 2032
INCREASES	10% Every 5 Years
LANDLORD OBLIGATION	None at all

T MOBILE LEASE

LEASE TERM	MONTHLY RENT	ANNUAL RENT
Current- June 30, 2032	\$15,143.33 (\$4.58/sf)	\$181,720.00 (\$55.00/sf)
FIRST OPTION TERM	MONTHLY RENT	ANNUAL RENT
July 1, 2032- June 30, 2037	\$16,657.67 (\$5.04/sf)	\$199,892.00 (\$60.50/sf)
SECOND OPTION TERM	MONTHLY RENT	ANNUAL RENT
July 1, 2037- June 30, 2042	\$18,323.43 (\$5.55/sf)	\$219,881.20 (\$66.55/sf)

NOBLE CREDIT UNION LEASE

LEASE TERM	MONTHLY RENT	ANNUAL RENT
Current- November 30, 2026	\$1,393.22	\$16,718.64

7090 NORTH BLACKSTONE AVENUE
TENANT OVERVIEW | T-MOBILE



6,095
NATIONAL RETAIL STORE LOCATIONS

7.2-7.4 M
POST-PAID CUSTOMERS IN 2025

\$33.7 B
IN SALES FOR 2025

#1
IN CUSTOMER SATISFACTION
(according to J.D. Power)

T Mobile

EXPERIENCE STORE CONCEPT

OVERVIEW

T-Mobile is one of the nation's largest wireless carriers, serving over 100 Million customers across the United States. Known for strong network performance, aggressive growth, and long-term operational stability, the company maintains a significant brick-and-mortar footprint in major commercial corridors nationwide.

This location operates under T-Mobile's newer Experience Store format—an upgraded, immersive retail concept designed to showcase devices, interactive technology, hands-on product testing, and personalized support. The modern layout encourages deeper customer engagement and longer dwell time, distinguishing it from traditional transactional stores.

INVESTMENT CASE HIGHLIGHT

- National Fortune-level credit with long-term operational stability
- Premium Experience Store format signals high commitment to the location
- Interactive design drives higher foot traffic and brand visibility
- Enhanced build-out quality correlates with long-term occupancy
- Forward-looking layout adapts easily to future technology shifts

TENANT OVERVIEW | NOBLE CREDIT UNION



NOBLE
CREDIT UNION

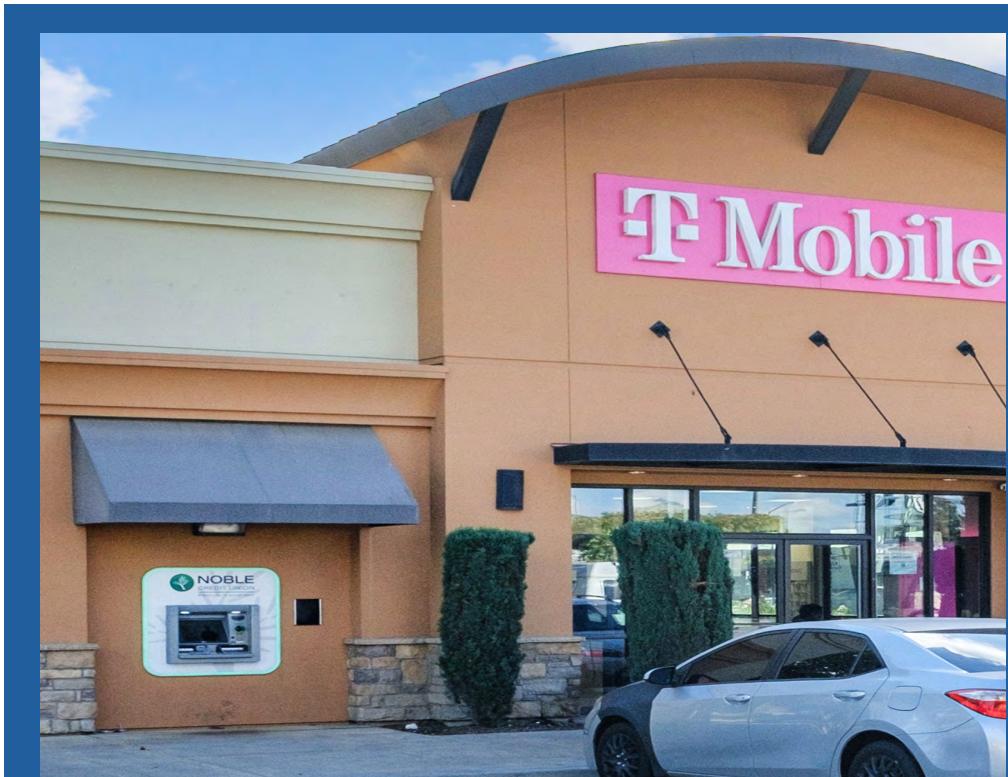
OVERVIEW

Noble Credit Union is a long-established, member-owned financial institution headquartered in Fresno, California, serving the region since 1941. With more than 115,000 members and over \$1 billion in assets under management, Noble provides comprehensive financial services including consumer banking, mortgage lending, mobile/online banking, and personal financial assistance.

Members also benefit from access to 30,000± fee-free ATMs nationwide through the Co-Op network, significantly extending the institution's reach and convenience. Noble's strong community presence and consistent branch investment underscore its credibility and operational stability.

INVESTMENT CASE HIGHLIGHT

- Over 80 years of stable operation with strong local brand loyalty
- \$1B± in assets reflects financial strength and long-term solvency
- Access to 30,000± ATMs enhances customer reach and brand resilience
- Financial institutions typically invest heavily in branch build-outs, supporting longer tenancy
- Banks and credit unions generate steady, predictable foot traffic
- Strong regional presence reduces turnover risk and strengthens center credibility



9 BRANCH
LOCATIONS ACROSS CENTRAL VALLEY

30,000+
FEE-FREE ATM'S NATIONWIDE

\$1.2 B
IN ASSETS

115,000
MEMBERS

7090 NORTH BLACKSTONE AVENUE
INVESTMENT SUMMARY

CURRENT		
Price		\$3,995,000
Capitalization Rate		5.10%
Price Per Square Foot		\$1,142.73
Total Leased (SF):	100%	3,496 SF
Total Vacant (SF):	0.00%	0
Total Rentable Area (SF):	100%	3,496 SF
INCOME	\$/SF	
Scheduled Rent		\$203,579.52
Scheduled Recoveries		Absolute NNN
EFFECTIVE GROSS INCOME	\$203,579.52	
ADJUSTED GROSS INCOME	\$203,579.52	
EXPENSE	\$/SF	
Property Taxes	\$0.00	Absolute NNN
Insurance	\$0.00	Absolute NNN
CAM	\$0.00	Absolute NNN
Utilities	\$0.00	Absolute NNN
Total Operating Expenses	\$0.00	Absolute NNN
NET OPERATING INCOME	\$203,579.52	



FINANCING

Financing is available on the subject property. Please contact agent for details.

LEASE NOTES

Buyer must verify all information and bears all risk for inaccuracies.



7090 NORTH BLACKSTONE AVENUE PROPERTY LOCATION

NEES AVENUE

VILLAGGIO
SHOPPING CENTER

RIVER PARK
SHOPPING CENTER

CALIFORNIA
41

BLACKSTONE AVENUE

ABBY STREET

HERNDON AVENUE

Home Depot

Costco



TRAFFIC COUNTS

Herndon Avenue- 75,216 CPD
Blackstone Avenue- 34,921 CPD

*Approximate Traffic Counts Provided by Esri



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All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729

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