

SIERRA VIEW PLAZA SHOPPING CENTER

RETAIL SHOP SPACE AVAILABLE FOR LEASE

NWC BLACKSTONE & SIERRA • FRESNO, CA 93710



- Recently Constructed Hobby Lobby Anchor
- Located on Fresno's Primary North/South Retail Corridor
- Close to busy River Park Shopping Center Area
- Mature & Dense Residential Area Surrounding
- 85,400± Average Daily Traffic Signalized Intersection
- 2-Mile Radius Daytime Population Total is 95,700±
- \$96,270 3-Mile Radius Average Household Income
- Excellent Blackstone Avenue Visibility and Access



RETAIL CALIFORNIA CRE

A division of Pearson Realty

7480 North Palm Avenue, Suite 101

Fresno, CA 92711

www.retailcalifornia.com

FOR INFORMATION, CONTACT:

MICHAEL ARFSTEN, SR. V.P.

+1 (559) 447-6233

michael@retailcalifornia.com

DRE #01181635

This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2024 Retail California. All rights reserved.

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Property Description:

The subject property is located in the Sierra View Shopping Center on Blackstone Avenue, Fresno's primary north/south retail corridor. Major co-tenants include Hobby Lobby, O'Reilly Auto Parts, Dollar General, and Goodwill. Restaurant tenants include Best Donut House, El Pollo Loco and Chubby's Diner.

Property Highlights:

The center benefits from over 1,300± linear feet of Blackstone Avenue frontage and is located in within one mile to Freeway 41 ramps at Herndon Ave to the north, and Bullard Ave to the south.

Available Space: 1,244± SF; 4,690± SF

Lease Rate: Please contact agent for more information.

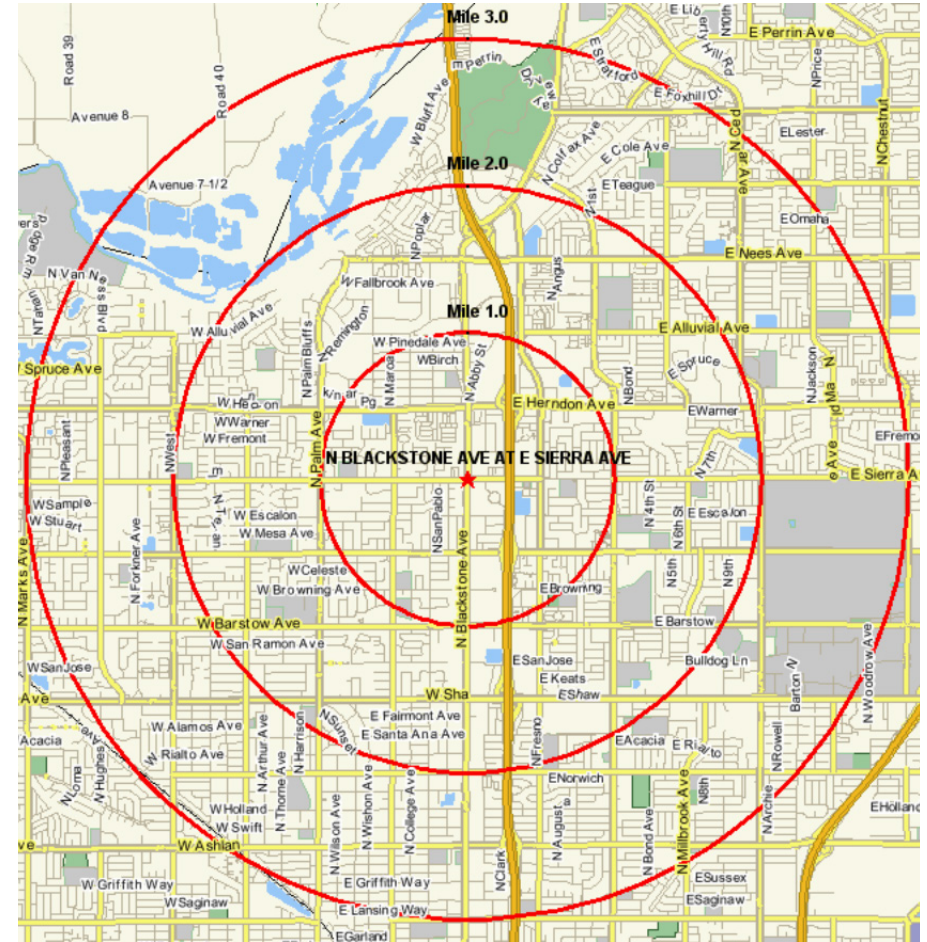
2023 Demographics:	1 Mile	2 Miles	3 Miles
Total Population:	15,657	58,315	116,209
Total Households:	6,275	22,864	44,564
Avg. HH Income:	\$74,928	\$87,675	\$96,270
Total Daytime Pop:	22,754	95,692	172,753

Data Source: AnySite

2023 Traffic Counts:

Blackstone Ave N/S:	63,117 ADT
Sierra Ave E/W:	22,302 ADT
Total:	85,419 Avg Daily Traffic

Data Source: Kalibrate TrafficMetrix



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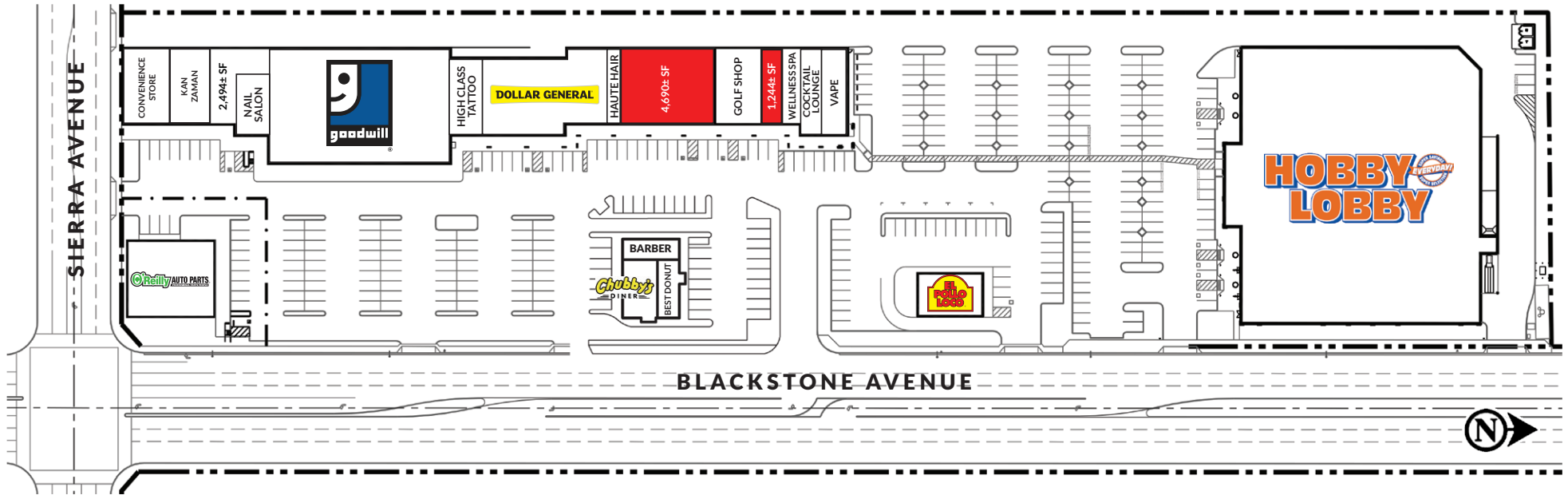
DR# 01181635

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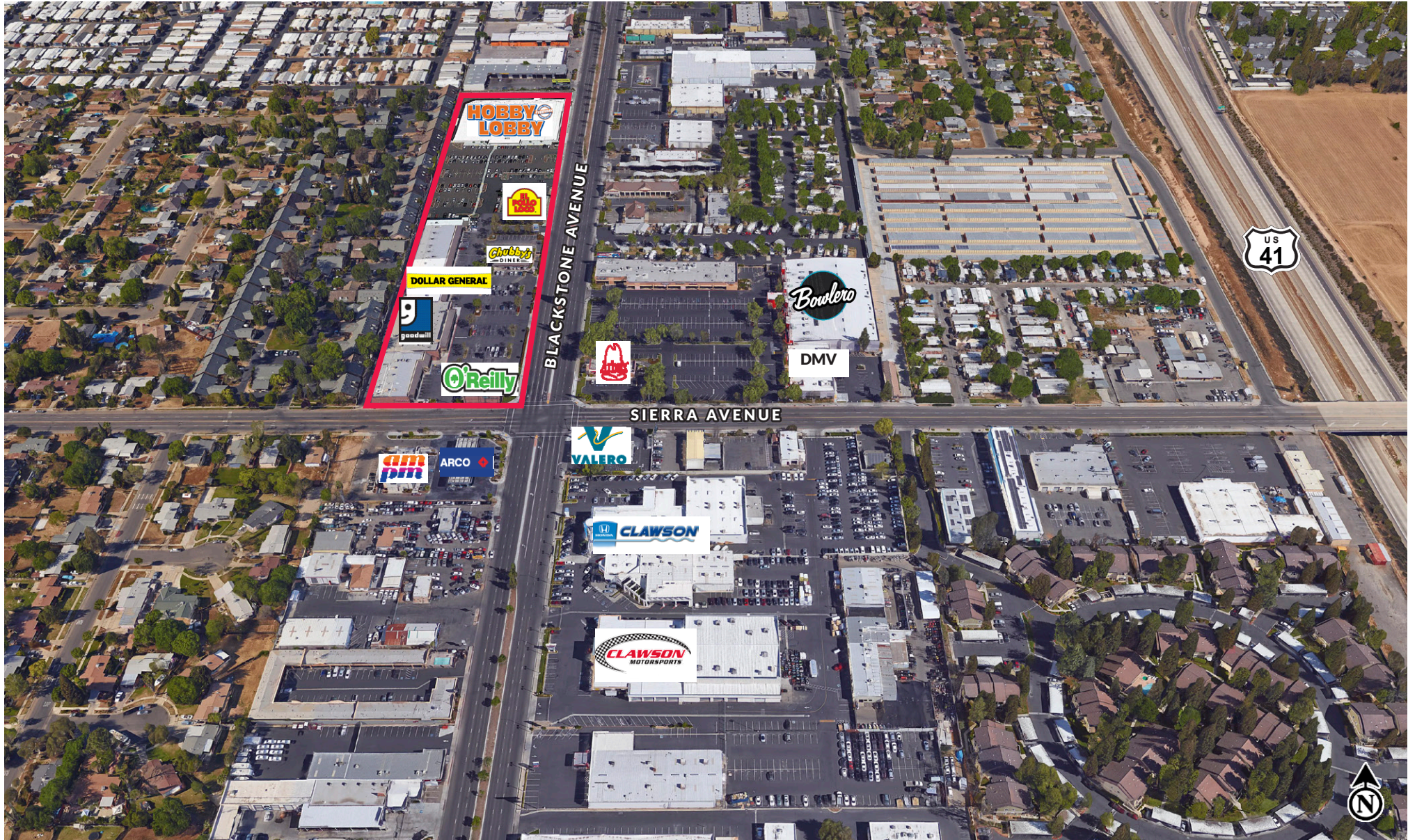


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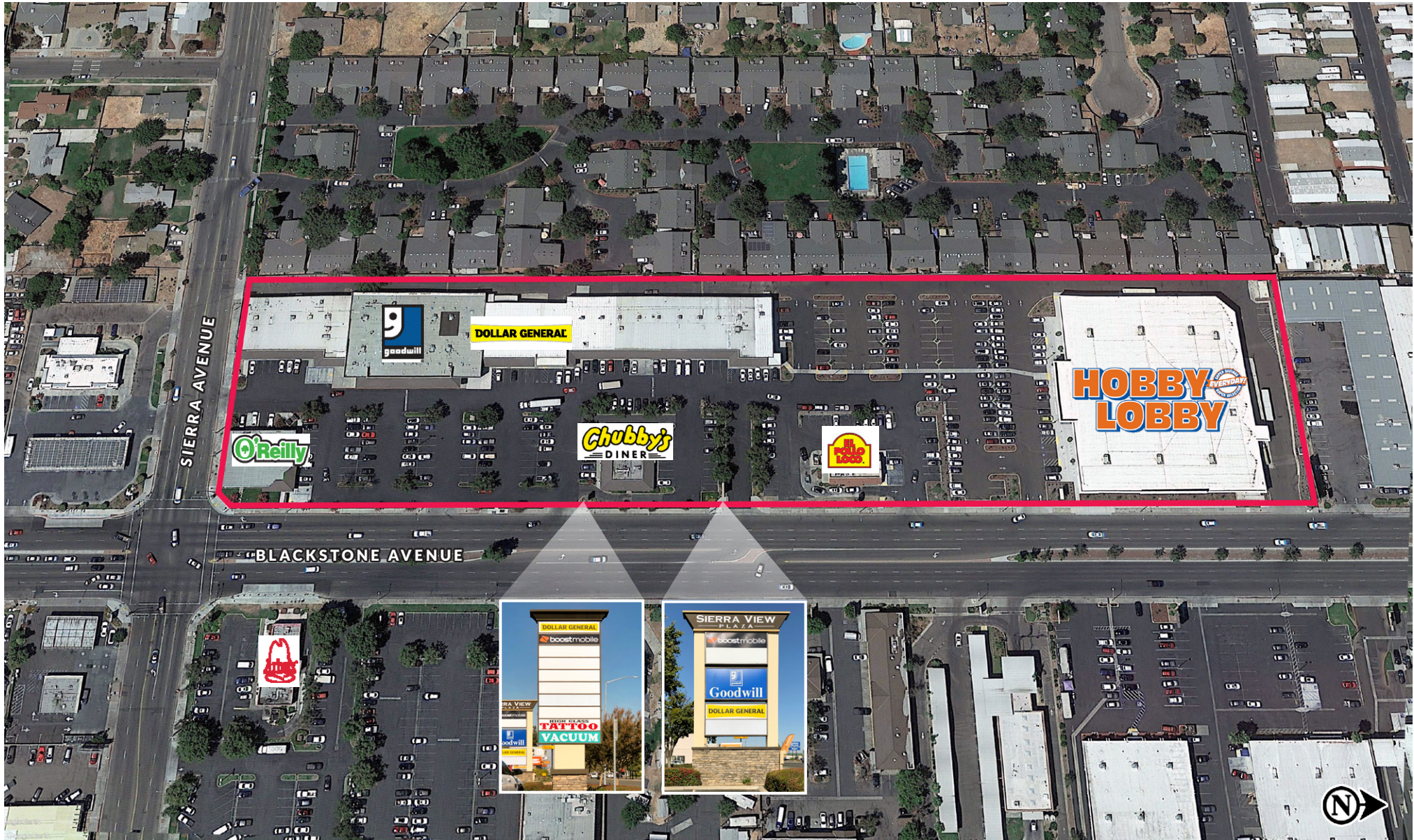


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