

# NEQ of Blackstone & Barstow at Hwy 41

## Land Parcel for Sale or Lease



**Location:** NEQ of Blackstone & Barstow at Hwy 41  
Fresno, California

**Property Size:** ±6.44 Acres (±280,526)

**Zoning:** RMX (Regional Mixed Use), City of Fresno\*

**Price:** \$1,965,000 (\$7.00 per square foot)

Demographics:	1 Mile	3 Mile	5 Mile	10 Mile
Population	15,228	145,176	383,390	750,682
Avg HH Income	\$93,784	\$96,662	\$97,351	\$108,864

<b>Traffic Counts:</b>	Blackstone Avenue:	28,300 ADT
	Barstow Avenue:	24,700 ADT
	CA Hwy 41:	128,000 ADT
	<b>Total</b>	<b>181,000 ADT</b>

Source: City of Fresno, CalTrans

### Property Features:

- Land has off-site improvements completed
- Adjacent to Foodmaxx and Big 5 anchored shopping center
- Centrally located along Fresno's North Blackstone corridor, one of the primary commercial arterials serving the Fresno/Clovis area
- Site is characterized by high traffic counts, excellent population and office density
- Visible to CA Highway 41
- Property is well located for automotive, hotel, retail, or office uses\*

\* Interested parties should contact the City of Fresno to verify their intended use on the property

For further information, please contact:

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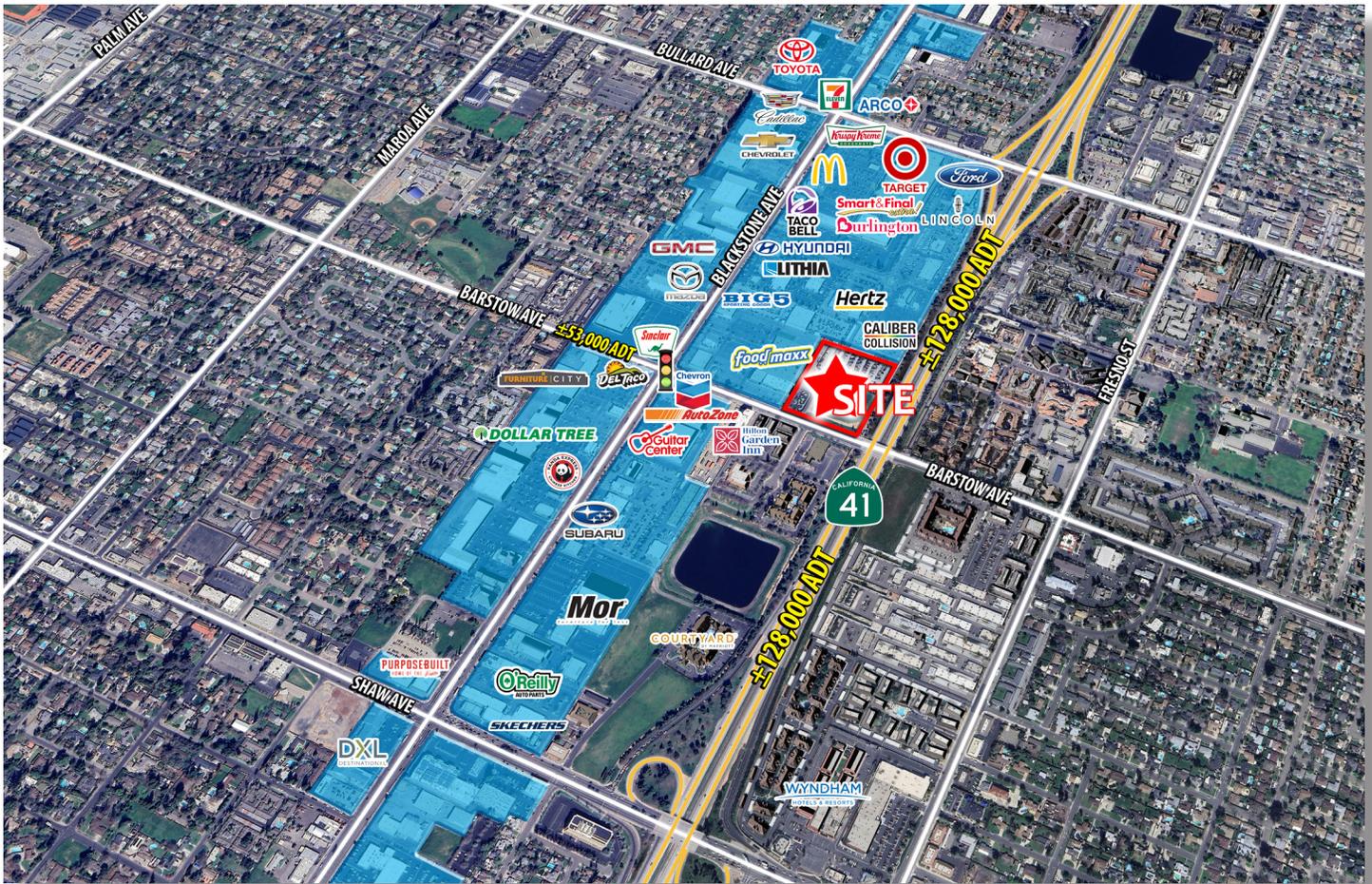
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