



Accelerating success.



# For Lease

±6,700 SF  
Freestanding  
Showroom/Warehouse

±1,600 SF  
Flex Space

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## 1311 N. Blackstone Avenue Fresno, California

### Property Features

- Showroom/Warehouse space
- Large roll-up door
- High traffic and great pad visibility
- Anchored by Harbor Freight
- Easy access, ample parking
- Flexible zoning
- Monument sign
- Close proximity to Highway 41 & 180
- Ready for immediate occupancy



Blackstone Avenue Signage

# Property Profile

Location: SWC Blackstone and Floradora Avenue  
1311 N. Blackstone, Fresno, CA

Size: ±6,700 SF

Co-Tenants: Harbor Freight Tools

## Customer

Demographics:	Population	Avg. HH Income
1 Mile:	19,702	\$ 66,539
3 Miles:	170,147	\$ 66,024
5 Miles:	347,512	\$ 72,766
10 Miles:	569,791	\$103,422
20 Miles:	705,354	\$104,612

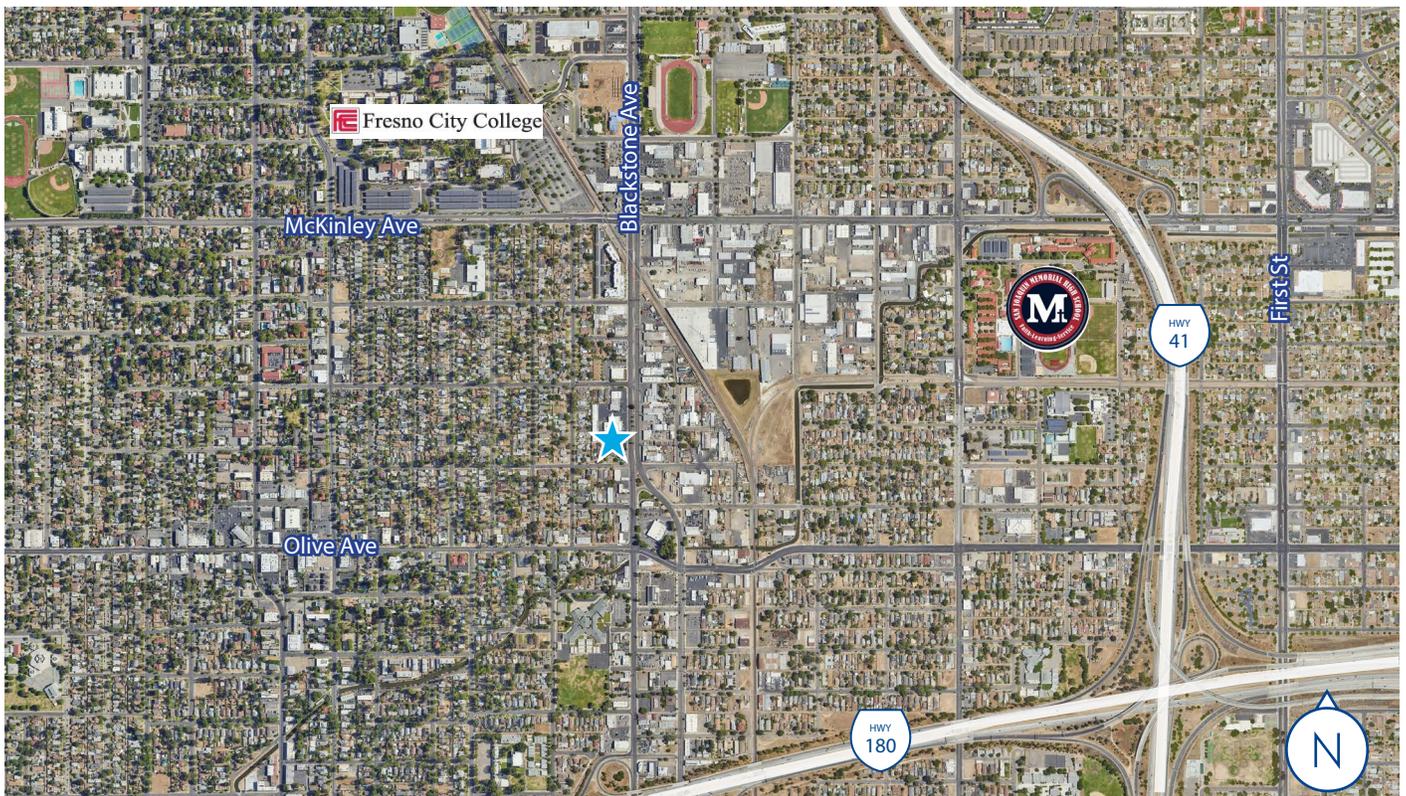
## Customer

Traffic: Approximately 70,000 cars per day

Zoning: C6, City of Fresno

Asking Rent: ±6,700 SF - \$4,500 per month, plus NNN  
(approx. \$0.30 PSF)

±1,600 SF - \$1,200 per month, Modified Gross



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