



TRE COMMERCIAL

TUTELIAN REAL ESTATE

AVAILABLE FOR LEASE

20,000 SF AUTOMOTIVE REPAIR SHOP ON FRESNO'S PREMIER COMMERCIAL CORRIDOR



PROPERTY FEATURES:

- LOCATION:** 1744 N. Blackstone Ave, Fresno, CA 93703
- LEASE RATE:** Negotiable based on term, tenant credit, and tenant improvement allowance
- BUILDING SIZE:** +/- 20,000 sf
- LOT SIZE:** +/- 1.24 acres (+/- 54,014 sf)
- TRAFFIC COUNTS:** State Route 41 @ McKinley: +/- 154,972 ADT
Blackstone Ave: +/- 28,792 ADT
McKinley: +/- 21,956 ADT
- ZONING:** NMX: Neighborhood Mixed Use: Currently Entitled for Automotive Repair, Major, including Body and Paint. Many Uses Available per NMX Zoning
- DEMOGRAPHICS:**

	1 Mile	3 Mile	5 Mile
<u>Population:</u>	19,772	177,647	390,238
<u>Avg HH Income:</u>	\$50,492	\$53,901	\$56,803



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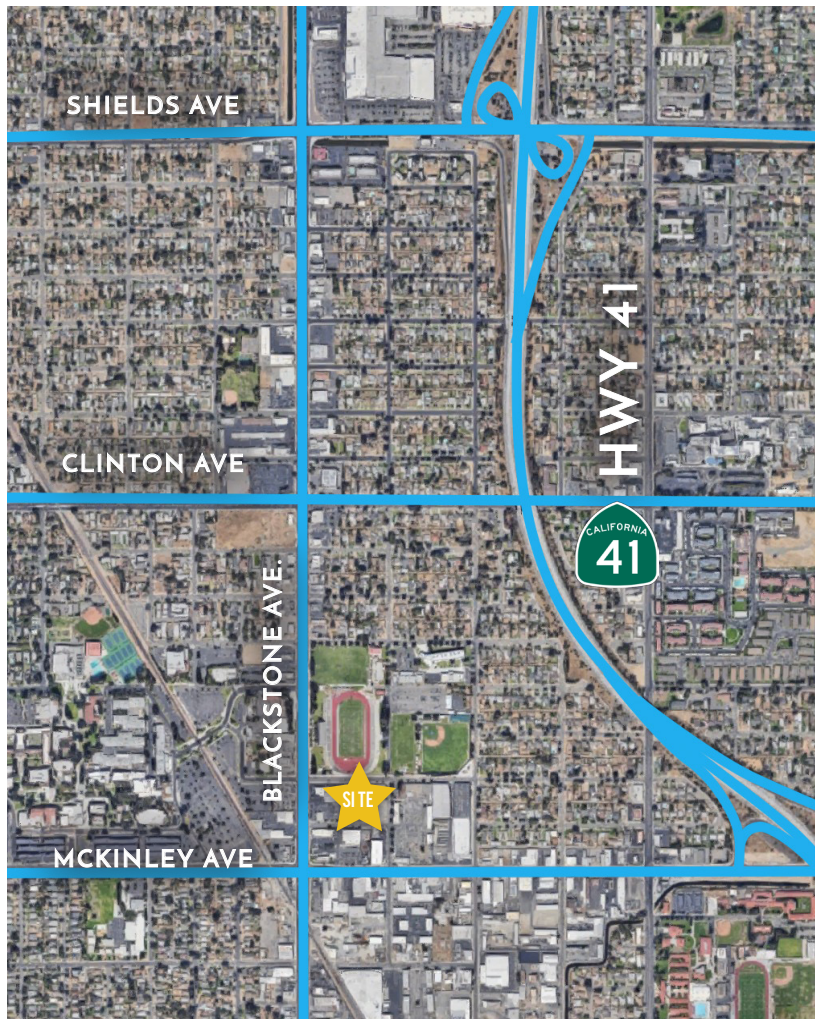
20,000 SF AUTOMOTIVE REPAIR SHOP ON FRESNO'S PREMIER COMMERCIAL CORRIDOR

LOCATION:

Rare Opportunity to Lease 20,000 SF Meticulously Maintained Auto Repair Facility On the Busiest Street in Fresno

Freeway 41 interchange at McKinley Ave less than 1 mile from Site

Centrally located in Fresno with excellent visibility from Blackstone Ave



TRAFFIC COUNTS:

State Route 41 @

McKinley:

+/- 154,972 ADT

Blackstone Ave:

+/- 28,792 ADT

McKinley:

+/- 21,956 ADT

Excellent access to Property from Blackstone in both Northbound and Southbound directions



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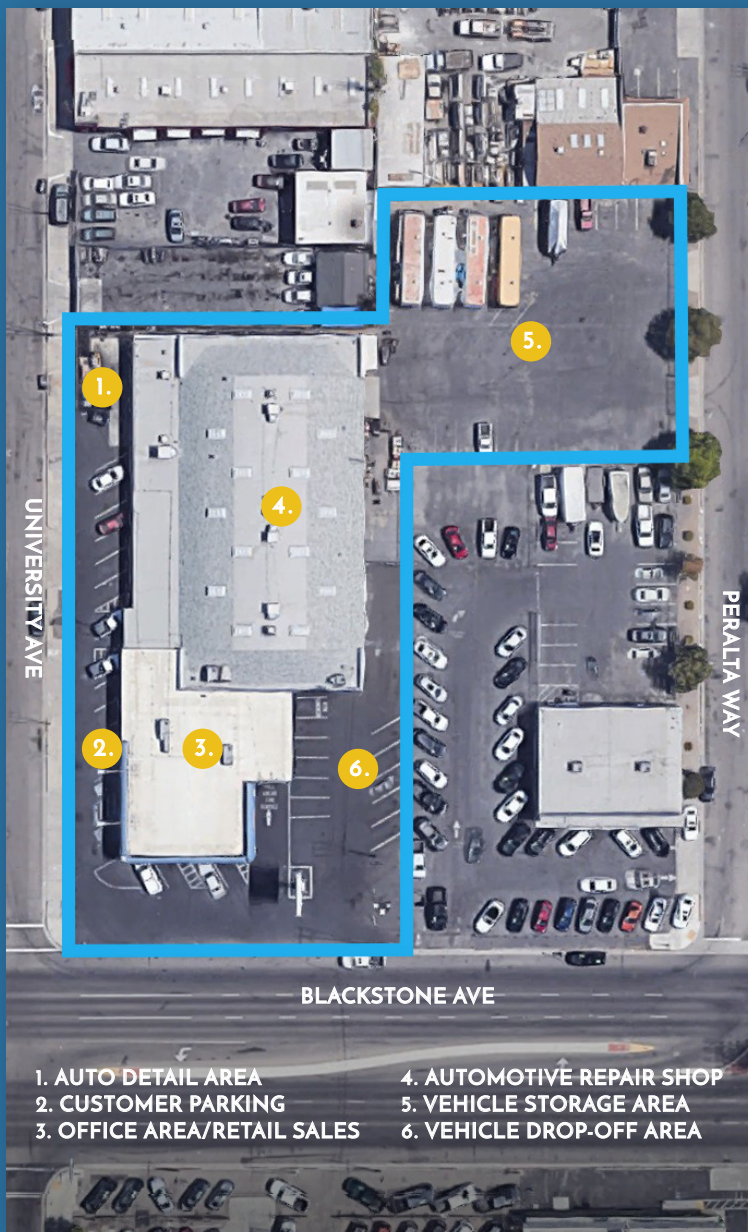


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+/-20,000 SF METICULOUSLY MAINTAINED AUTOMOTIVE REPAIR SHOP ON BLACKSTONE AVE:

- Oversized Lot of 1.24 Acres
- Freeway 41 interchange at McKinley Ave less than 1 mile from Site
- North and Southbound Access From Blackstone Ave
- Some of the Best Demographics Fresno has to Offer (Traffic, Population, and Income)
- Existing Oversized Illuminated Pylon Sign Fronting Blackstone Ave
- Ample Customer Parking (+/-30 stalls)
- Fully Gated and Secured Yard Area of +/-16,000 sf, striped for +/-40 cars
- Auto Detail Bay with Drainage
- Retail Showroom/Office Area
- +/-20,000 sf Building with Highly Efficient Floor Plan including:
 - Clear Span Auto Repair Area with 14' clear height
 - Can accommodate 20+ vehicles at one time
 - Large Break Room
 - Shop Offices
 - Shop Restroom with Employee Locker Room
 - Large Parts Area/Storage (can be used for auto repair)
 - Retail Showroom with Sales Offices
 - Customer Restrooms
 - New HVAC in Retail Showroom/Office Area
 - Auto Service Area Equipped with Evaporative Coolers and Heaters
 - Electrical Service includes: 400 AMPS/240V/3Phase
 - Entire Building Fully Sprinklered



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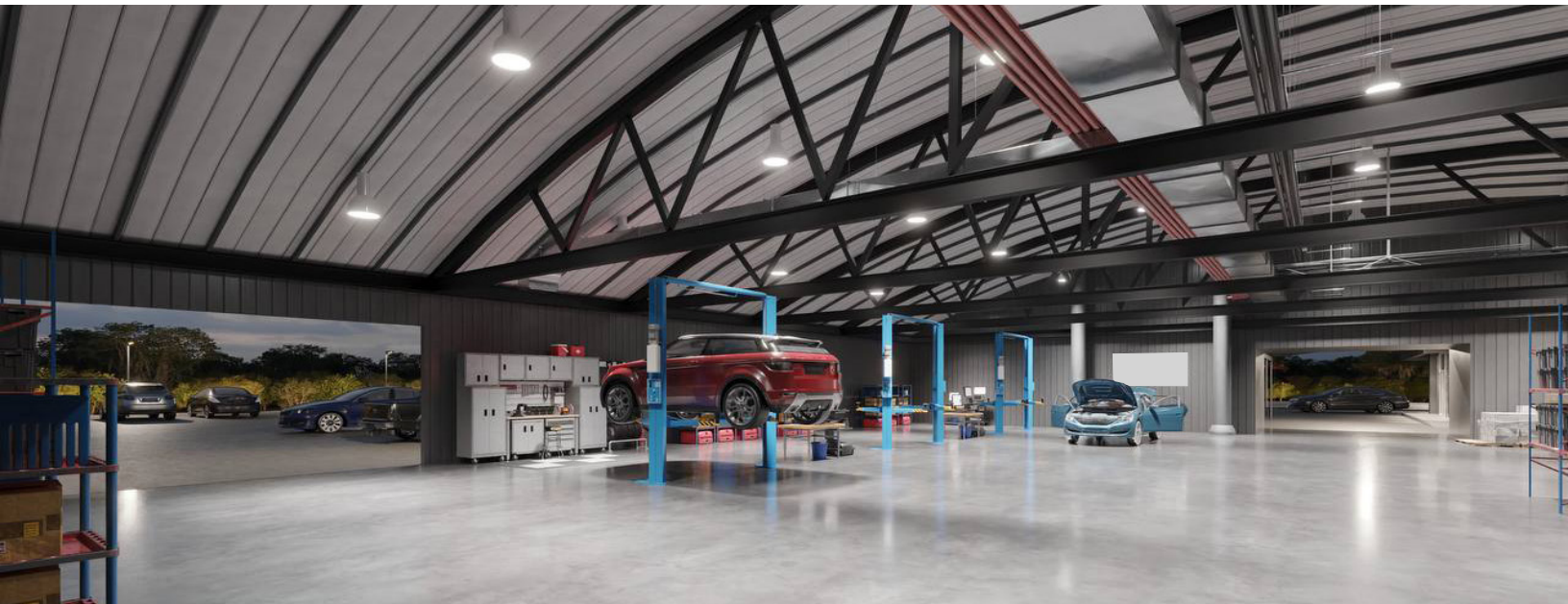
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PROPERTY RENDERINGS



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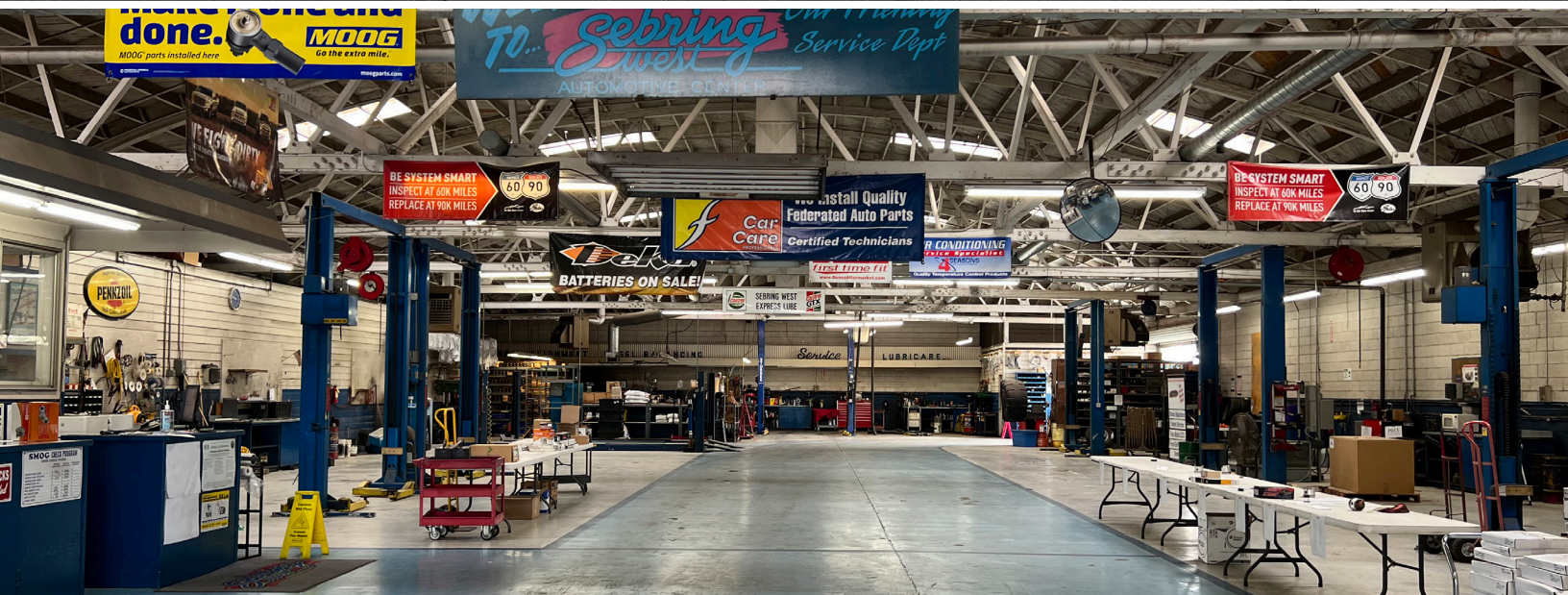
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PROPERTY PHOTOS



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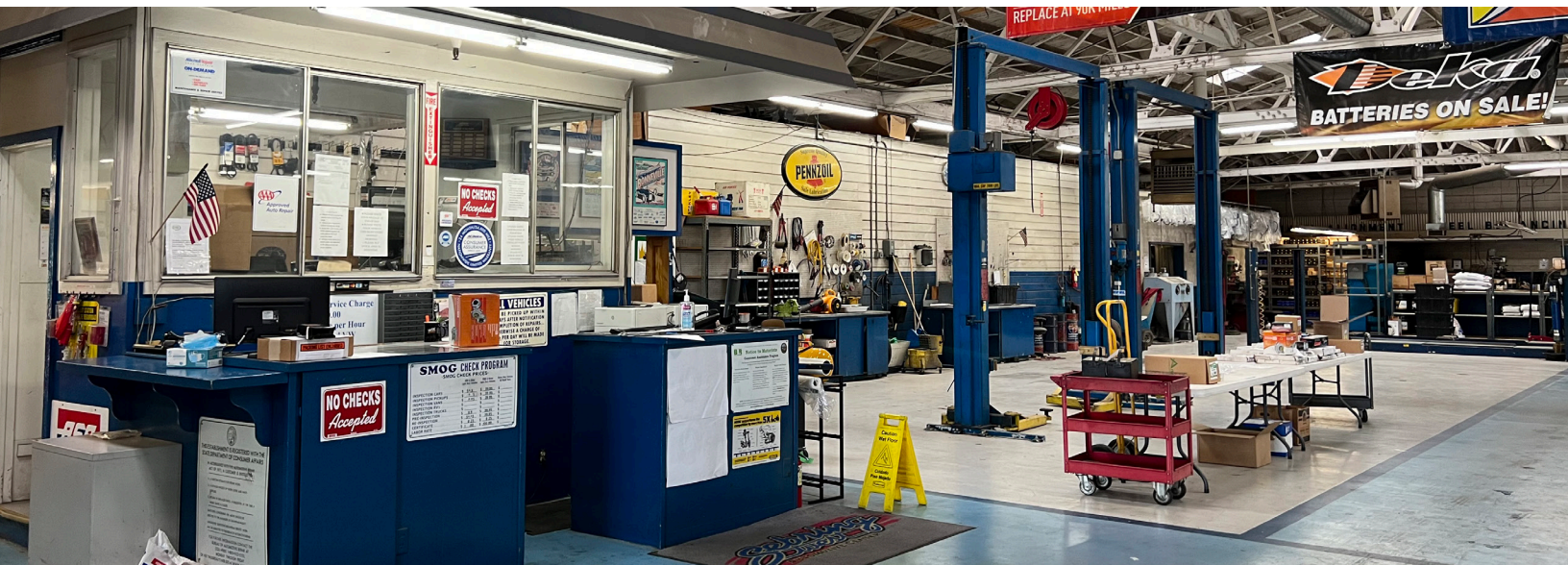
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