

AVAILABLE FOR SALE OR LEASE
4,950± SF RETAIL/WAREHOUSE OR AUTOMOTIVE BUILDING

6508 N. BLACKSTONE AVENUE

FRESNO, CA

HOBBY
LOBBY

SHERWIN-WILLIAMS

THE
SALVATION
ARMY

Firestone
COMPLETE AUTO CARE

Pollo
Loco

GREASE
MONKEY

◀ SITE

DOLLAR GENERAL

Chubby's
DINER

Bowlero

For Sale information, please contact:

Troy McKenney

Newmark Pearson Commercial

t 559-447-6277

tmckenney@pearsonrealty.com

CA RE Lic. #00952671

Craig Holdener, CCIM

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For Lease information, please contact:

Kelsey McKenney

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NEWMARK
PEARSON COMMERCIAL

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MCKENNEY
Investment Properties

Independently Owned and Operated | Corporate License #00020875

newmarkpearson.com | retailcalifornia.com | mckenneyinvestmentproperties.com

FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200

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6508 N. BLACKSTONE AVENUE
FRESNO, CA

PROPERTY INFORMATION



Cross Streets:	Blackstone & Sierra Avenues
Building Size:	4,950± SF
Lot Size:	0.18± Acres
Property Subtype:	Flex Space
Year Built:	1994
Zoning:	CMX (<i>Corridor/Center Mixed-Use</i>)
APN:	408-041-11

PROPERTY DESCRIPTION

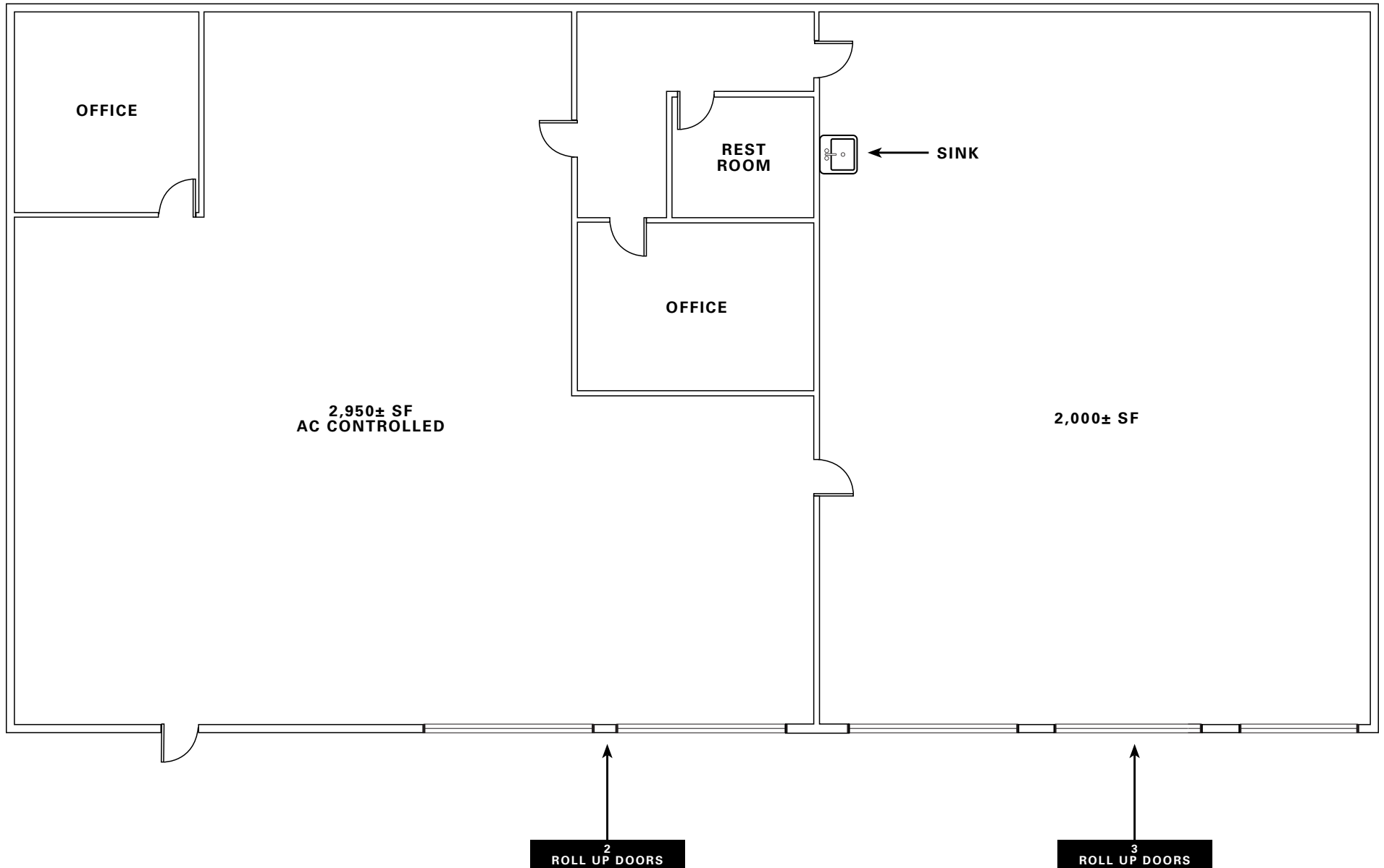
4,950± square foot stand-alone retail/warehouse or automotive building located in an automotive complex fronting Blackstone Avenue in Fresno, CA. Firestone and Grease Monkey Oil Changers are additional tenants in the center and are not part of the offering. The building features a retail showroom and five bays each with a roll-up door fronting the property.

LOCATION DESCRIPTION

The property is conveniently located on N. Blackstone Avenue, Fresno's primary retail artery. Nearby retailers include Home Depot, Costco, O'Reilly, Dollar General, Starbucks and more. 6508 N. Blackstone Avenue rests mid-block between Herndon and Sierra Avenues. Over 130,000± vehicles travel the two intersections daily. Highway 41 is nearby and accessed via Herndon Avenue.

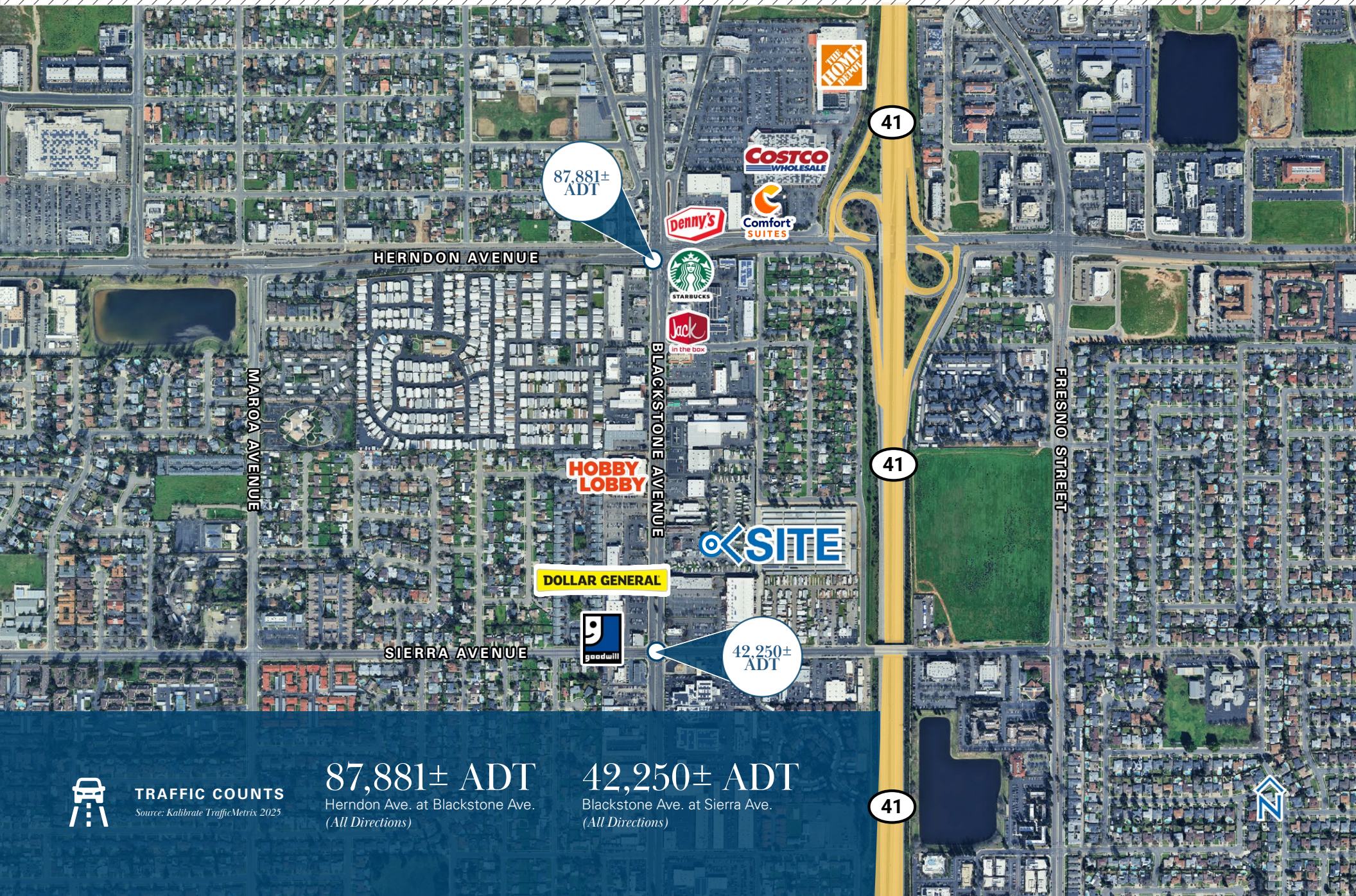
Contact for Pricing
ASKING PRICE / LEASE RATE

NNN
LEASE TYPE



6508 N. BLACKSTONE AVENUE
FRESNO, CA

AERIAL
MAP



87,881±
ADT

42,250±
ADT

SITE



TRAFFIC COUNTS
Source: Kalibrate TrafficMetrix 2025

87,881± ADT
Herndon Ave. at Blackstone Ave.
(All Directions)

42,250± ADT
Blackstone Ave. at Sierra Ave.
(All Directions)



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