

# AVAILABLE FOR LEASE

## FORMER AUTO DEALERSHIP ON AUTO CENTER DRIVE | FRESNO, CA



### Property Features:

- Centrally located in the Fresno MSA with convenient access via Freeway 41, Blackstone Avenue and Bullard Avenue
- Building includes sales floor, customer waiting area, offices, break room, conference room, and storage areas
- Large 3.02 acre parcel can potentially accommodate up to  $\pm 275$  cars
- Dealerships located within 1 mile of site include Chevrolet, Cadillac, Toyota, Ford, Lincoln, Hyundai, Nissan, Subaru, Mitsubishi, GMC, Volkswagen, Chrysler, Dodge, Jeep, Honda, Fiat
- Large monument sign available

### Demographics:

	1 Mile	3 Mile	5 Mile	10 Mile
Population	15,542	140,607	373,363	750,891
Avg HH Income	\$89,452	\$99,111	\$100,001	\$108,952

### Location:

145 East Auto Center Drive  
Fresno, California

### Lease Rate:

Call Agent for Details

### Building Size:

$\pm 6,862$  Sq. Ft.

### Lot Size:

$\pm 3.02$  Acres

### Traffic Counts:

State Route 41:  $\pm 118,000$  ADT  
Bullard Ave:  $\pm 30,000$  ADT  
Blackstone Ave:  $\pm 26,000$  ADT

### Zoning:

RMX (Regional Mixed Use)

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

For further information, please contact:

**Bryan Cifranic**  
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**Doug Cords**  
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dcords@retailassociates.com  
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7502 North Colonial Avenue, Suite 101

Fresno, California 93711

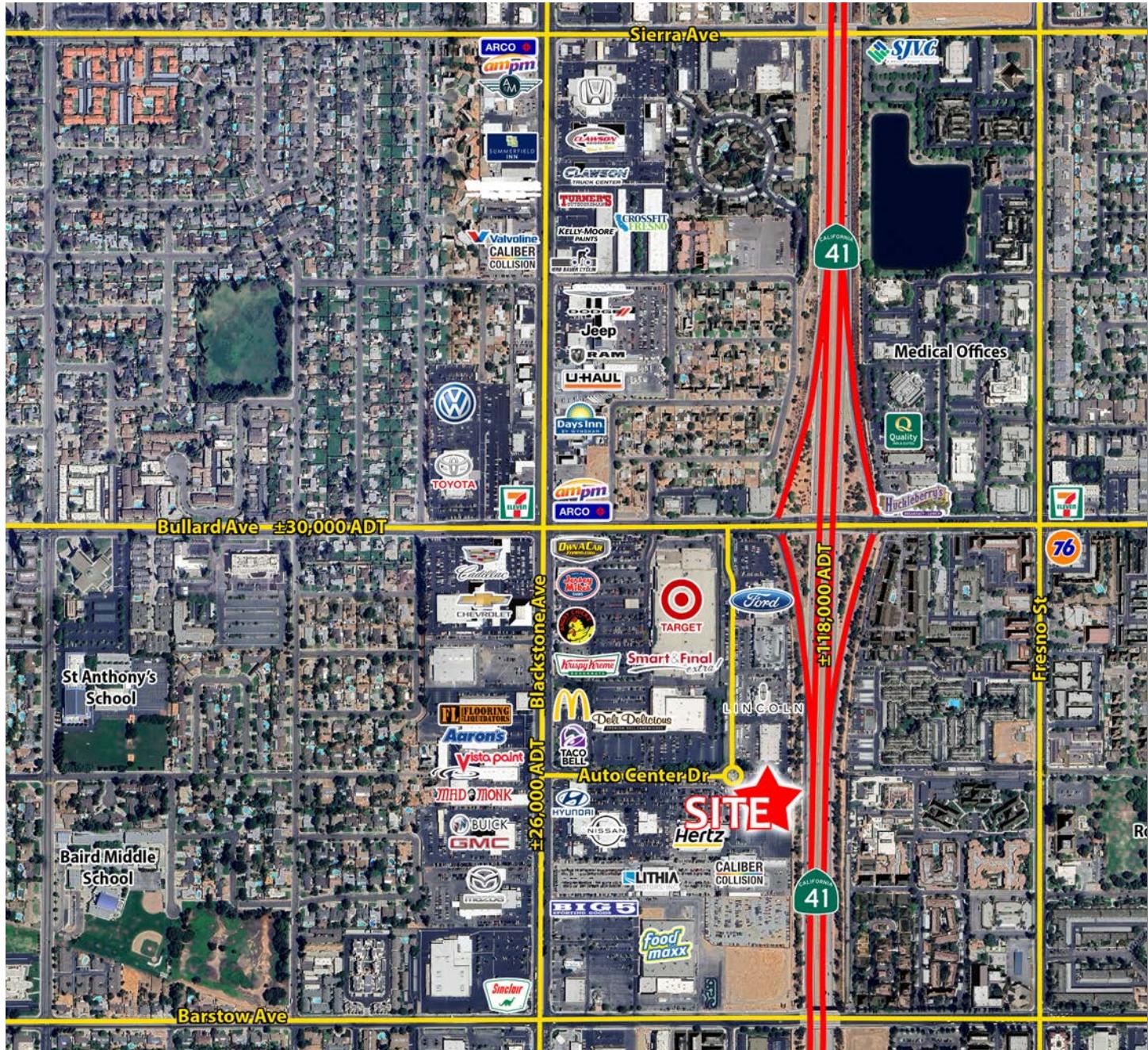
[www.RetailAssociates.com](http://www.RetailAssociates.com)

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COMMERCIAL RETAIL  
ASSOCIATES

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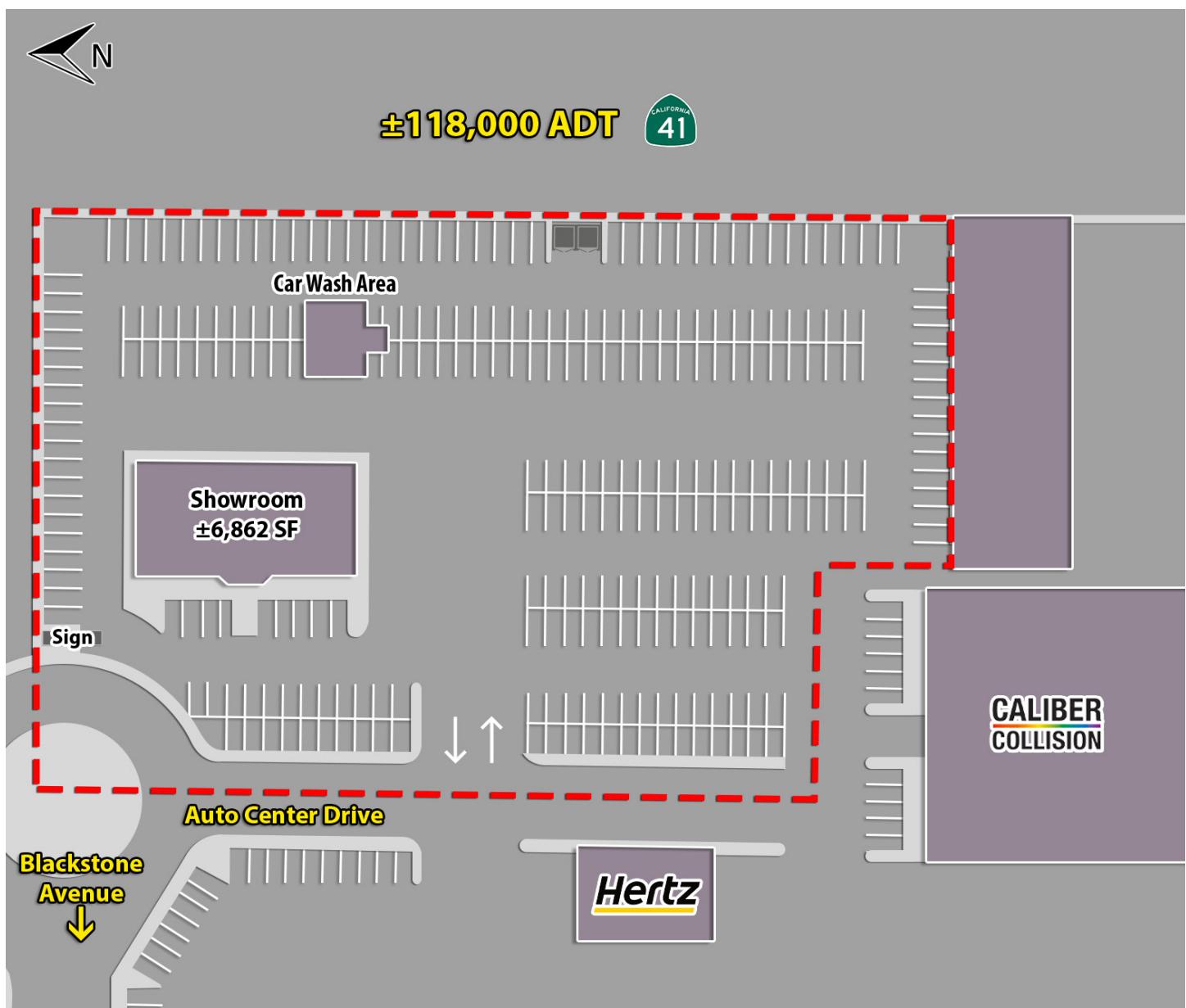
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### Site Plan



\* Configuration of parking area and parcel outline are estimated



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### Property Photos



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### Aerial Photos



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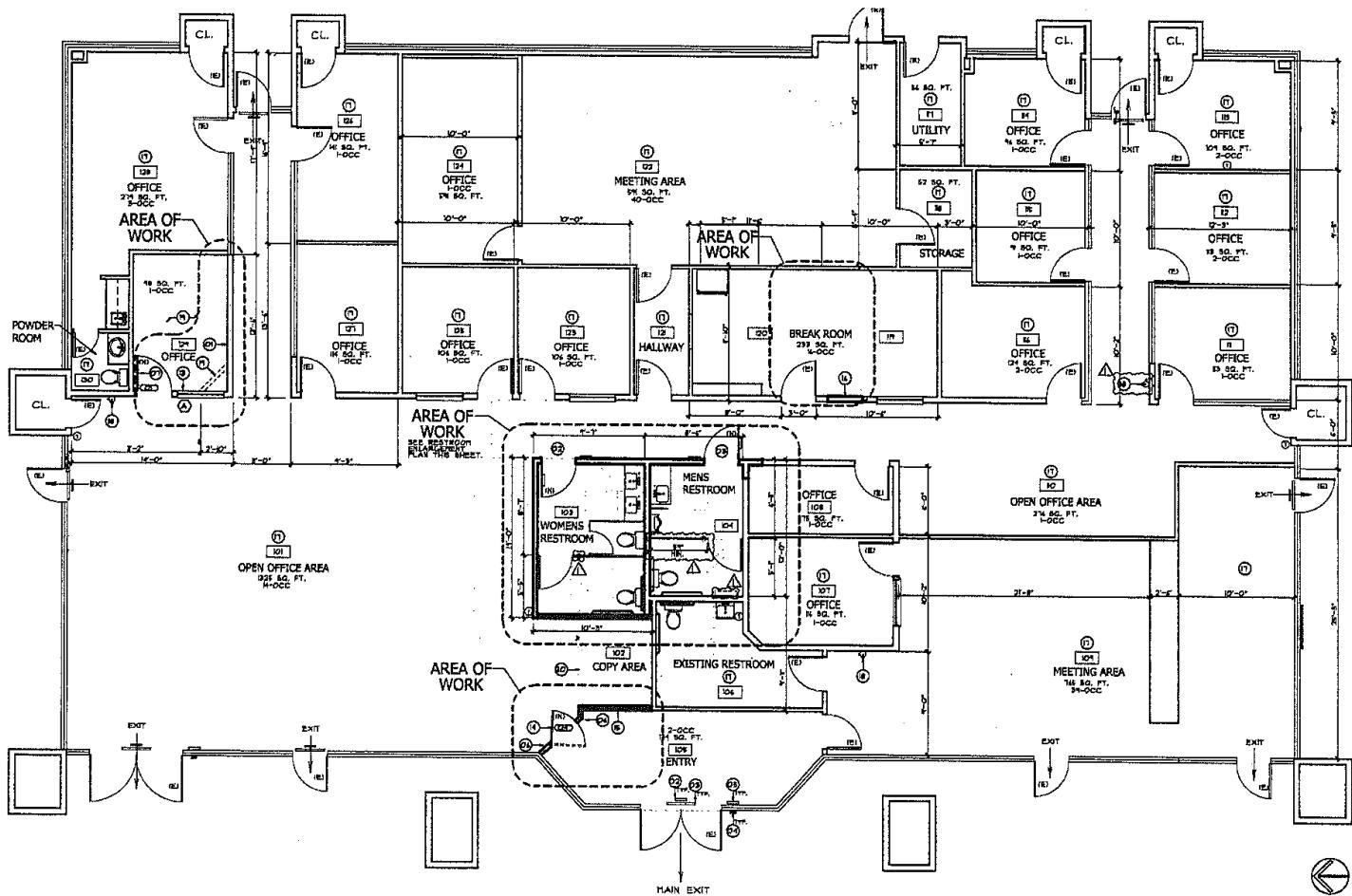
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### Floor Plan



\* Current configuration may vary



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