

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 ± 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: ± 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
Direct Line: 559/650.1307
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7502 North Colonial Avenue, Suite 101

Fresno, California 93711

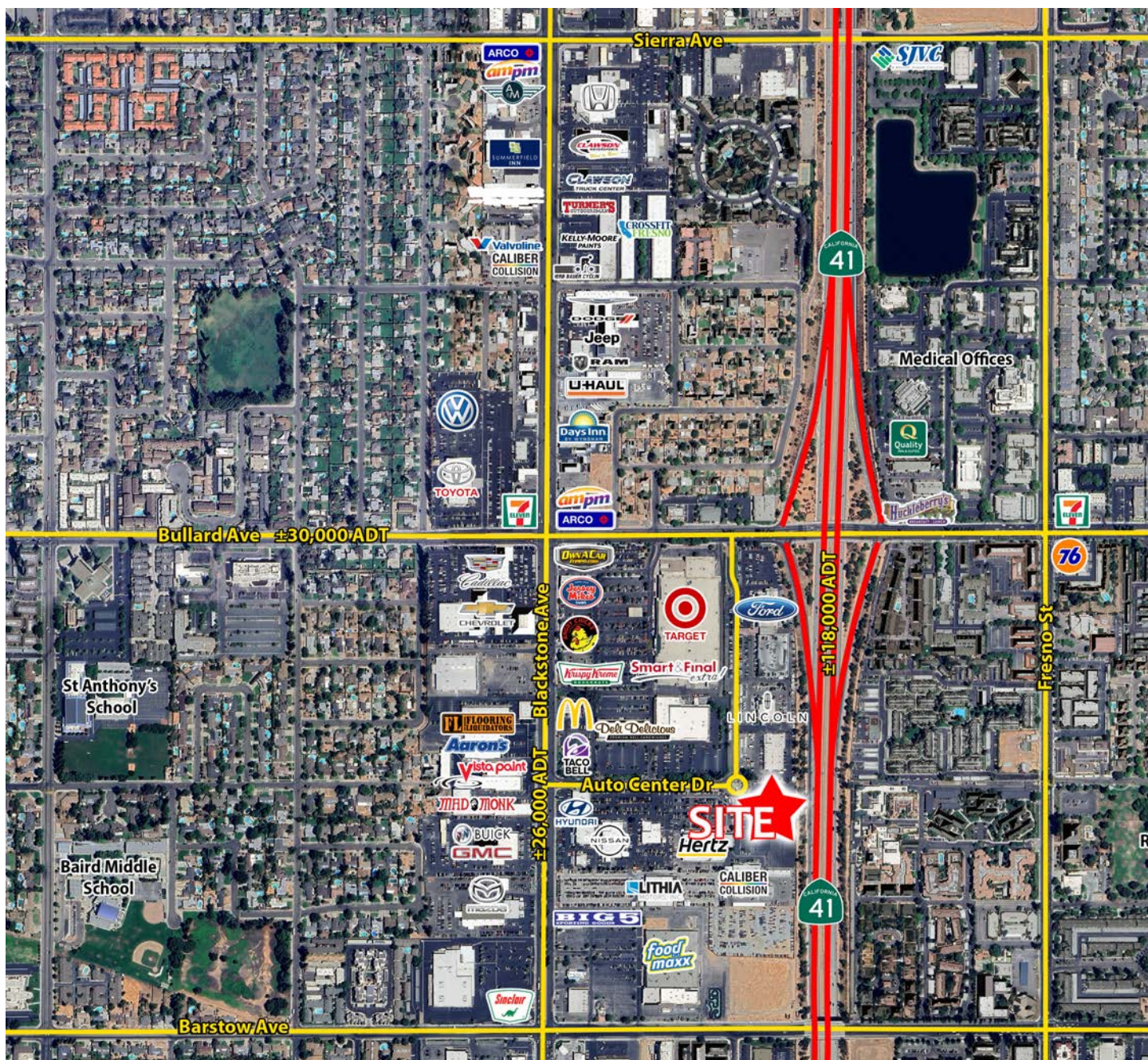
www.RetailAssociates.com

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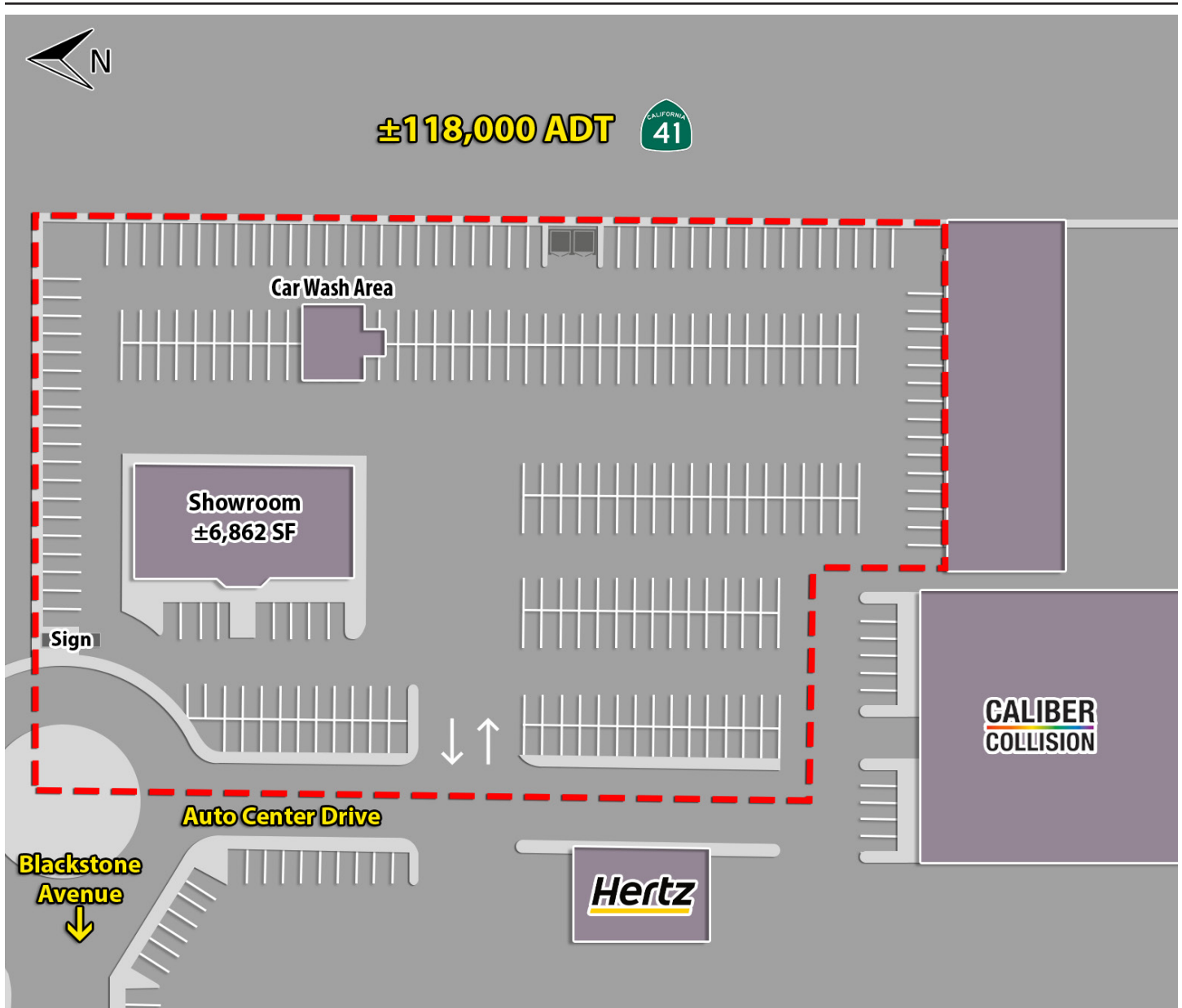
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Site Plan



* 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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