

## High Exposure Prime Retail Shop Spaces Near River Park

Retail For Lease | 28-40 E Minarets Ave Fresno, CA 93650



**CENTRAL CA  
COMMERCIAL**



Lease Rate

**\$1.50  
SF/MONTH**

### OFFERING SUMMARY

|                |                                 |
|----------------|---------------------------------|
| Building Size: | ±7,850 SF                       |
| Available SF:  | ±1,000 - ±1,250 SF              |
| Lot Size:      | ±19,166 SF                      |
| Year Built:    | 1959                            |
| Renovated:     | 2026                            |
| Zoning:        | CMX - Corridor/Center Mixed Use |
| Market:        | NE Fresno                       |
| Submarket:     | River Park                      |
| Traffic Count: | ±102,676                        |
| APN            | 303-062-22                      |

### PROPERTY HIGHLIGHTS

- Pristine Condition | New Interiors | Blackstone Ave Exposure
- Low-Cost Fiber Internet | LED Lighting | Move-In Ready
- High Foot & Vehicle Traffic | On-Site Parking @ Front & Rear
- Front Lit Signage | ±102,676 Avg Daily Traffic Count
- ±1,000 – 1,410 SF | Private Offices & Restrooms
- Plumbing/Sink Connections In Each Room | New A/C's
- Close Proximity to Major Retailers, Restaurants, & Residential Areas
- Strategically Positioned for Maximum Visibility, Signage, & Access
- Huge Daytime Population Base (±176,645 within 3 Miles)
- Prominent Location w/ High Exposure & Recent Renovations
- Close Proximity to Major Traffic Generators & CA-41 Ramps
- Densely Populated Trade Area | Excellent River Park Exposure
- Energy Efficient Improvements - Separately Metered Utilities
- @ The Epicenter Of Main Fresno's North/South Retail Corridor
- Blackstone: ±53,187 VPD; ±Minarets: ±15,178 VPD; El Paso: ±34,311 VPD

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Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

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### PROPERTY DESCRIPTION

High exposure building located at one of Fresno's busiest retail destination corridors - Blackstone Ave - historically, serving the vast majority of Fresno, Madera, & Clovis residents. Fresh interior & exterior remodel w/ private units w/ large offices, dedicated front waiting/reception, private ADA restroom, both front & rear private entrances, & plumbing connections within the rooms. Front parking plus oversized rear access parking lot! High-traffic intersection near CA-41 and Herndon Ave and River Park Shopping Center, with many national and local retailers in close proximity. Each unit has it's very own unique address, private front & rear entrance/exits, private restrooms, and rear storage rooms. The recent remodel includes brand-new hard-surface flooring, tiled ADA restroom w/ stainless fixtures, modern baseboards, ample decora electrical outlets, Fiber Internet, new HVAC's, LED lighting, fresh interior/exterior paint, rod iron fencing, security cameras, fresh asphalt parking lot (24 spaces), 20+ outdoor LED lights during the night hours, security cameras, lush landscaping, steel entrance doors, and updated energy efficient features. Easy access, abundant parking, spacious new restrooms, and direct exposure to Blackstone Ave.

### LOCATION DESCRIPTION

Prime retail space located at the NEQ of Blackstone and Minarets avenues in North Fresno, CA. The center is positioned kitty corner to national retail traffic magnets Costco and Home Depot as well as Kohl's, Living Spaces, Ashley Furniture, Best Buy, Dick's Sporting Goods, & Target within River Park. Easy access equidistant to CA-41 ramps at Herndon Ave and Friant Rd. Ideal location on Blackstone Ave, north of E Nees Ave, west of N Blackstone Ave, and east of CA-41. Provides easy access to the Riverpark Shopping Center and various Blackstone Ave retail amenities with a high daily traffic count of  $\pm 102,676$  vehicles per day. Professional manicured grounds and surrounded by lush landscaping with ample private front & rear parking. Close access to FAX bus stop: preferred Route 1 - Q Rapid Transit with 31 drops every 14 minutes.



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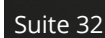
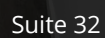
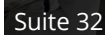
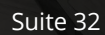
**Unit 101**  
1,000 sq. ft. studio unit

**Room Dimensions:**

- Living Area: 24' x 14'
- Kitchen: 10'6" x 10'6"
- Bathroom: 5' x 7'
- Bedroom: 10' x 10'
- Patio: 14' x 14'
- Exterior Closet: 10' x 10'

**Unit Features:**

- Hardwood floors
- Central air conditioning
- Stainless steel appliances
- Walk-in closet
- Storage unit
- Pet-friendly



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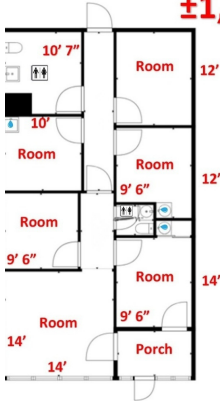
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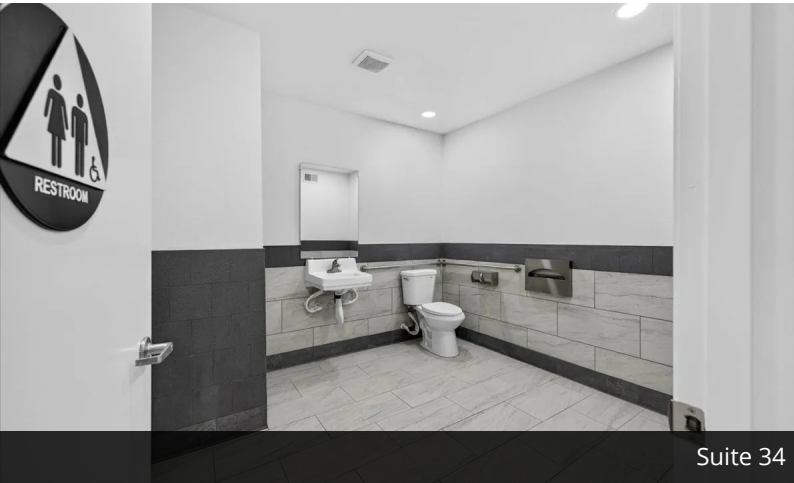


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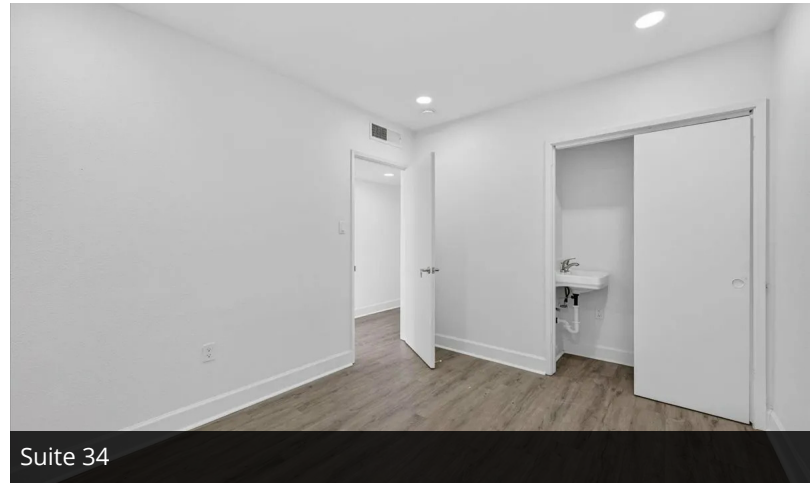
### 34 E MINARETS ±1,040 SF



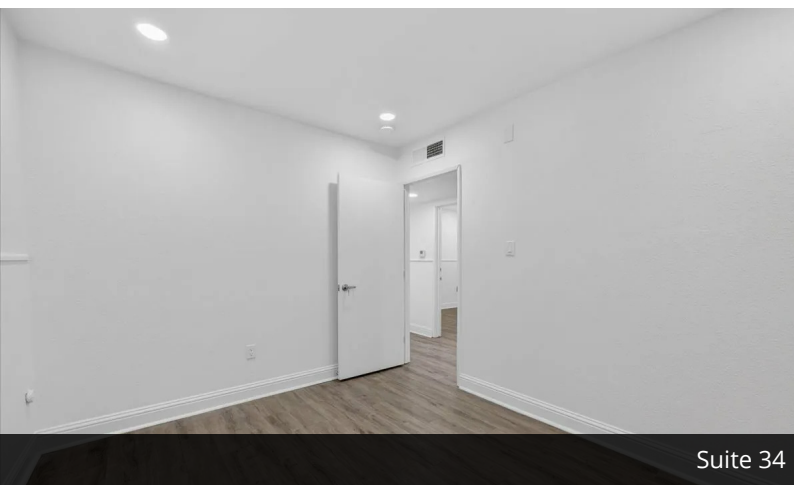
Suite 34



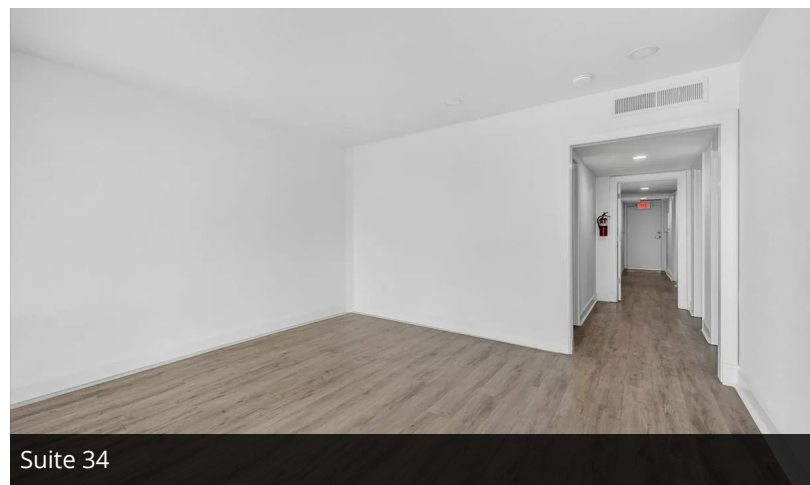
Suite 34



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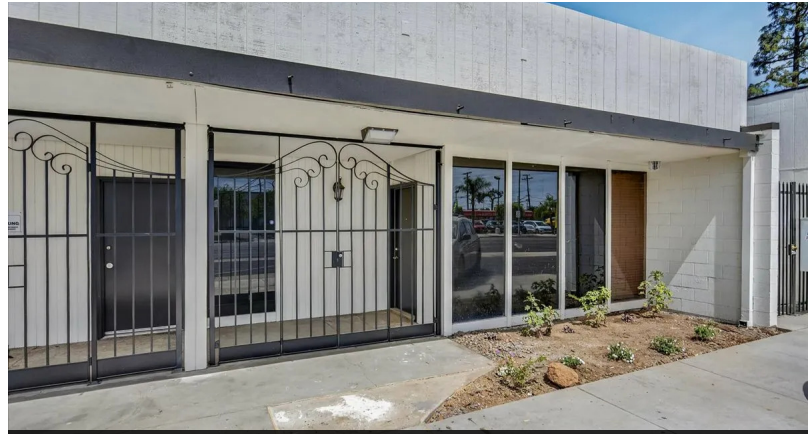
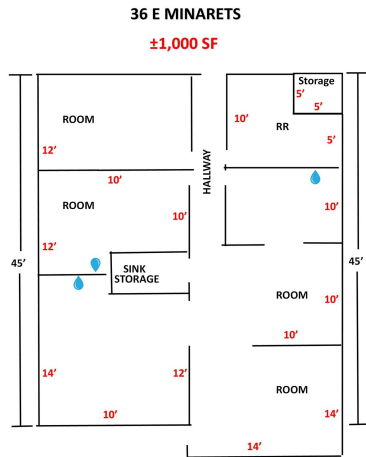
Multifamily | Retail | Land | Specialty

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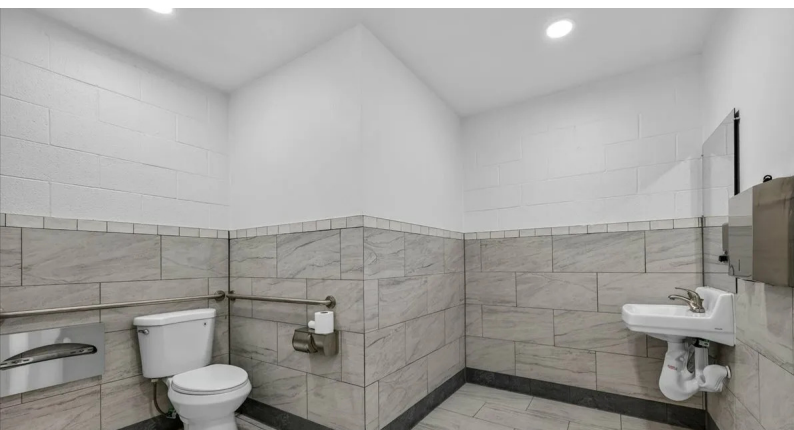
Suite 36



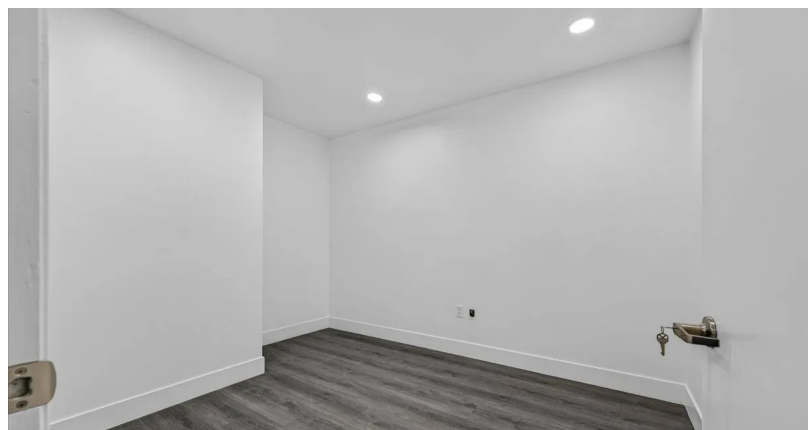
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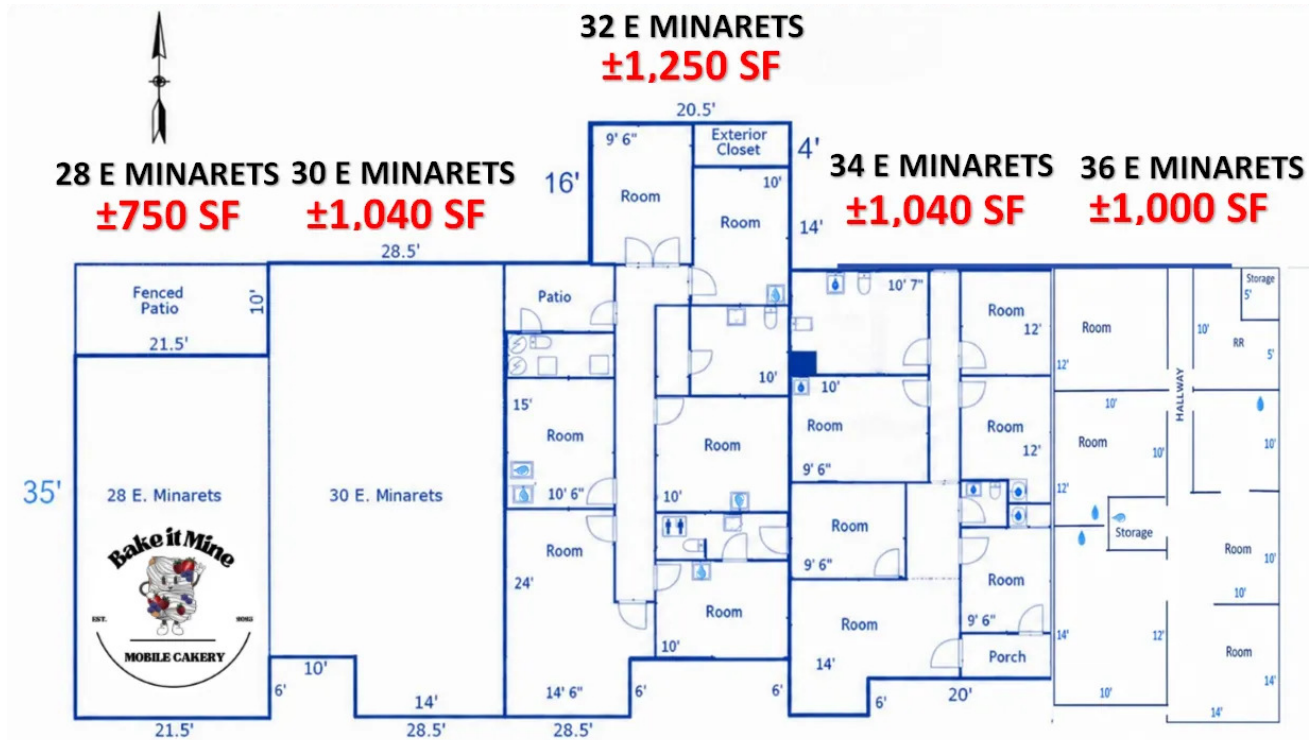
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### LEASE INFORMATION

|              |                  |
|--------------|------------------|
| Lease Type:  | CAM's: \$0.21/SF |
| Total Space: | 1,000 - 1,410 SF |

|             |                 |
|-------------|-----------------|
| Lease Term: | Negotiable      |
| Lease Rate: | \$1.50 SF/month |

### AVAILABLE SPACES

| SUITE             | TENANT    | SIZE (SF) | LEASE TYPE       | LEASE RATE      | DESCRIPTION                                                                             |
|-------------------|-----------|-----------|------------------|-----------------|-----------------------------------------------------------------------------------------|
| 32 E Minarets Ave | Available | 1,410 SF  | CAM's: \$0.21/SF | \$1.50 SF/month | 6 large rooms (5 sink connections in 4 rooms) and a 2 private restrooms.                |
| 34 E Minarets Ave | Available | 1,080 SF  | CAM's: \$0.21/SF | \$1.50 SF/month | 5 large rooms (3 w/sink connections) and a rear private restroom.                       |
| 36 E Minarets Ave | Available | 1,000 SF  | CAM's: \$0.21/SF | \$1.50 SF/month | 6 large rooms (3 w/sink connections), middle storage room, and a rear private restroom. |

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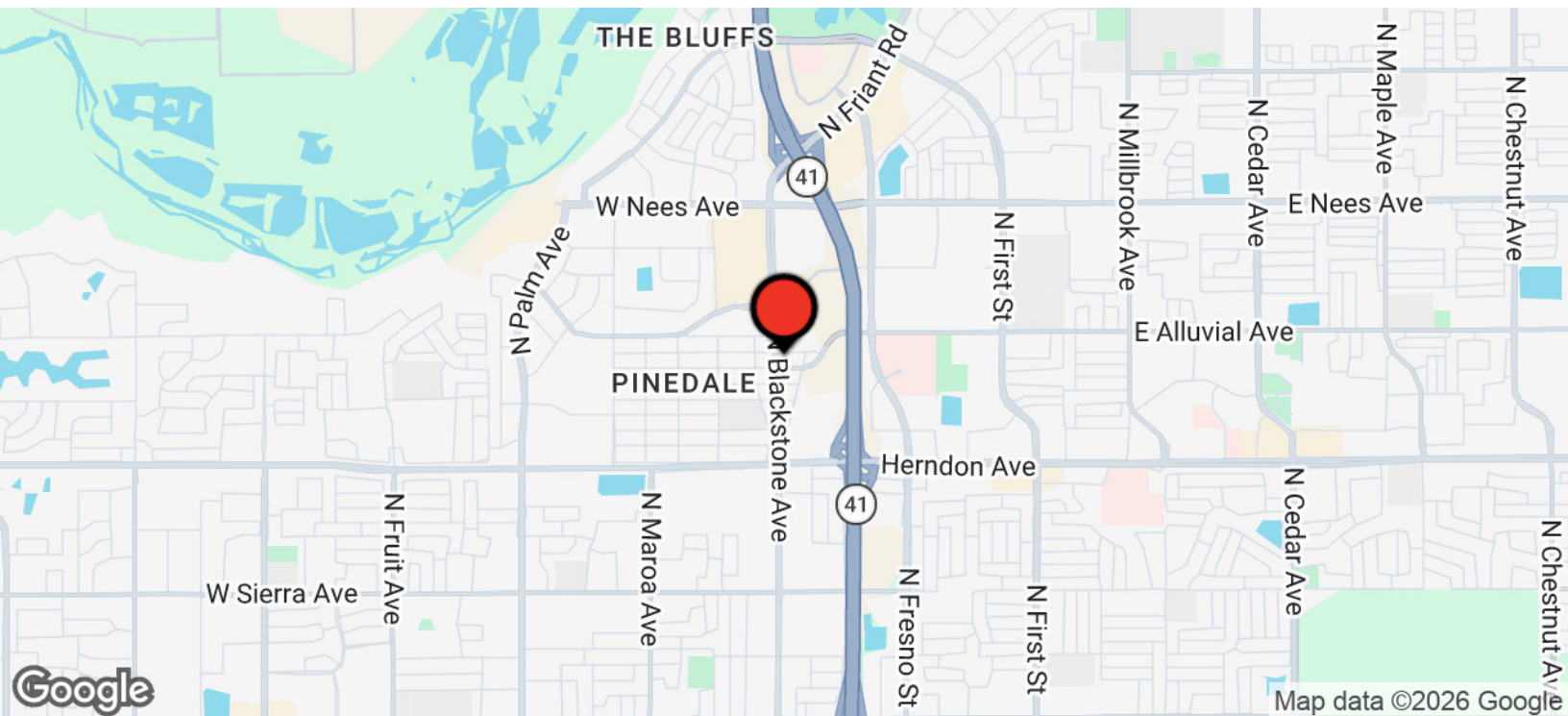
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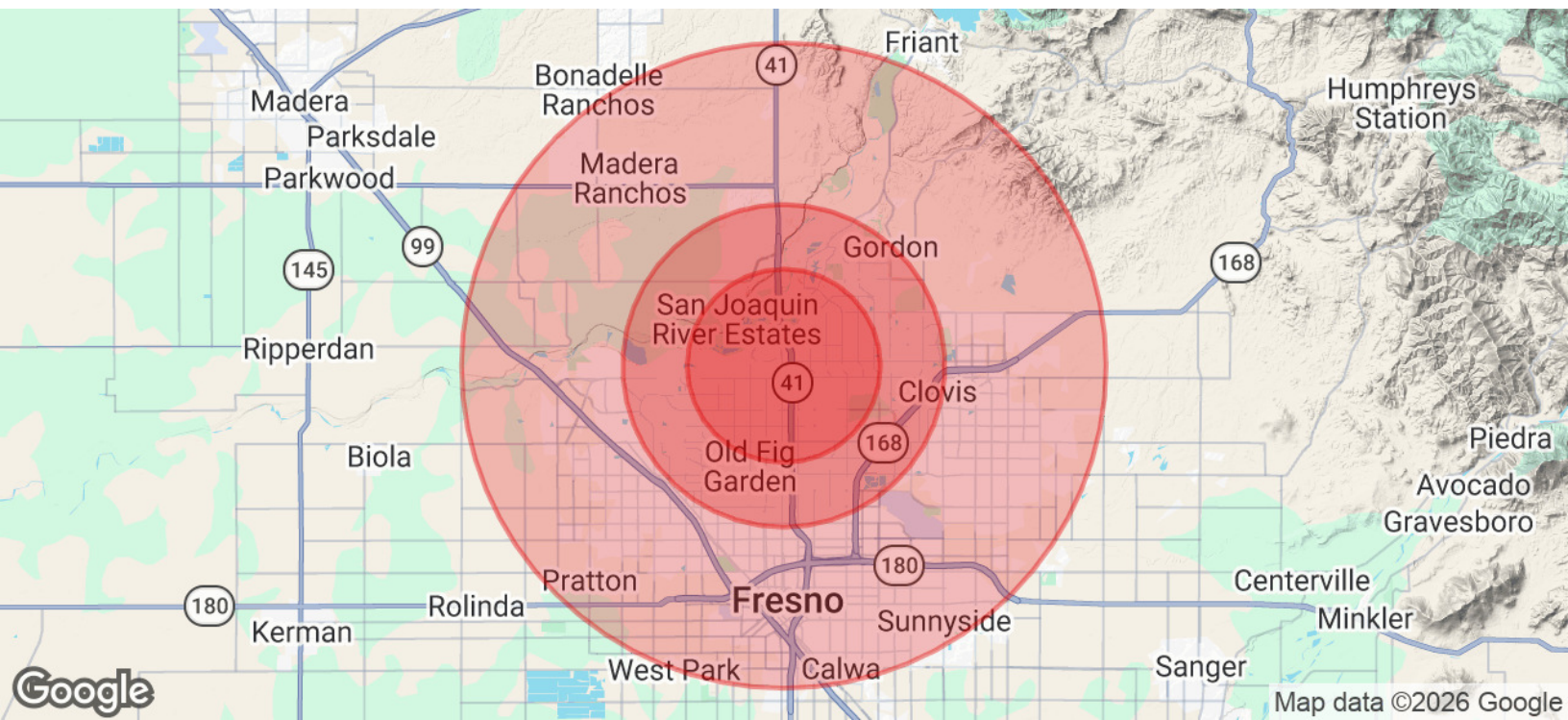
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### POPULATION

|                      | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population     | 106,839 | 292,291 | 716,735  |
| Average Age          | 37.8    | 36.3    | 34.2     |
| Average Age (Male)   | 36.2    | 35.3    | 33.2     |
| Average Age (Female) | 39.5    | 37.5    | 35.5     |

### HOUSEHOLDS & INCOME

|                     | 3 MILES   | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 41,316    | 107,496   | 237,720   |
| # of Persons per HH | 2.6       | 2.7       | 3.0       |
| Average HH Income   | \$114,946 | \$105,388 | \$100,379 |
| Average House Value | \$473,741 | \$440,753 | \$415,309 |

2023 American Community Survey (ACS)

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