

OFFICE FOR SALE & LEASE

HIGH EXPOSURE RETAIL/OFFICE SPACE LOCATED ON BLACKSTONE AVE

444 N Blackstone Ave, Fresno, CA 93701



Sale Price **\$529,900**

Lease Rate **\$1.25 SF/MONTH**

PROPERTY HIGHLIGHTS

- ±900 SF of Retail Space With Direct Blackstone Ave Exposure
- Well-Known Freestanding Office Building @ Entrance
- Private Offices, Open Rooms, Multiple Entrance Points
- Blackstone Ave Exposure + Signage Available
- Ample Parking and Mature Landscaping
- Functional Hard To Find Small Spaces | Easy To Rent
- Ethernet/Phone Connections & High Speed Internet Ready
- Easy Access | Separate Offices | Multiple Configurations
- SBA Loan Candidate (10% Down) w/ Built In Passive Income
- Secure, Private, Established Location w/ Quality Tenant Mix
- Rear Private Parking Spaces/Fenced Yard Area
- Requires Little Management or Maintenance
- Convenient Location Off CA-41, CA-180 & CA-99
- Prime Cannabis Retail Zoning, Outside Exclusion, 800'+ Away
- Excellent Blackstone Presence Surrounded with Quality Tenants

OFFERING SUMMARY

Building Size: 3,480 SF
Available SF: ±900 - 1,800 SF
Lot Size: 0.165 Acres
Year Built: 1949
Zoning: CG
Market: Downtown Fresno
Submarket: Central Fresno
APN: 459-071-19
Cross Streets: Blackstone & Belmont Ave

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS
Executive Vice President
O: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

OFFICE FOR SALE & LEASE

HIGH EXPOSURE RETAIL/OFFICE SPACE LOCATED ON BLACKSTONE AVE



444 N Blackstone Ave, Fresno, CA 93701

PROPERTY DESCRIPTION

±3,480 SF office/retail building located in Central Fresno offering an excellent SBA owner/user opportunity. Unit #444 of ±900 SF consists of (3) open rooms & private restroom with direct access to the rear fenced yard & parking lot. The unit offers direct access to nice restrooms, high speed internet, signage & abundant parking. The building offers ample parking in the back as well as street parking. This address IS zoned for cannabis retail (CMX), outside the Exclusion Area, and IS more than 800 feet from a sensitive use located in District 7. This property features direct access to Shaw & Blackstone Avenues bringing a total of ±49,261 Cars Per Day within .5 miles of the subject property with an additional ±225,112 Cars Per Day from nearby CA-180. Value-add investor or owner-user opportunity with easy-to-rent small office spaces within an under-built market offering a strong need for these types of spaces. Convenient location, visibility, and access located on along Blackstone Ave. Offering (4) separately metered offices with various configurations/sizes. #444 of ±900 SF & #446 of ±900 SF are currently the sellers printing company consisting of multiple offices and a reception area, currently combined but can be separated. #448 was formally a church & #450 is currently a barber shop, each of ±900 SF. Owner currently occupies #444 & #446 and is willing to do a lease back or vacate (buyers choice). #450 barber shop has a 1-year lease.

LOCATION DESCRIPTION

Office building strategically located off CA-41 and N Blackstone Ave. Location is at the intersection of Belmont Ave & N Blackstone Ave. Just North of E McKenzie Ave, East of N Fulton Street, West of N Fresno Street and South of E Olive Ave. Centrally located to all major freeways and surrounded by many national retailers including Richard's Prime Rib & Seafood, Harley-Davidson, McDonalds, Carl's Jr, Community Regional Medical Center, Starbucks and many more!



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS
Executive Vice President
O: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated CentralCaCommercial.com

OFFICE FOR SALE & LEASE

HIGH EXPOSURE RETAIL/OFFICE SPACE LOCATED ON BLACKSTONE AVE

444 N Blackstone Ave, Fresno, CA 93701



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
446 N Blackstone	Available	900 SF	Modified Gross	\$1.25 SF/month
448 N Blackstone	Available	900 SF	Modified Gross	\$1.25 SF/month

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS
Executive Vice President
O: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

OFFICE FOR SALE & LEASE

HIGH EXPOSURE RETAIL/OFFICE SPACE LOCATED ON BLACKSTONE AVE

444 N Blackstone Ave, Fresno, CA 93701



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS
Executive Vice President
O: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated CentralCaCommercial.com

OFFICE FOR SALE & LEASE

HIGH EXPOSURE RETAIL/OFFICE SPACE LOCATED ON BLACKSTONE AVE



444 N Blackstone Ave, Fresno, CA 93701



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS
 Executive Vice President
 O: 559.705.1000
 jared@centralcacommercial.com
 CA #01945284

KEVIN LAND
 Executive Managing Director
 O: 559.705.1000
 kevin@centralcacommercial.com
 CA #01516541

KW COMMERCIAL
 7520 N. Palm Ave #102
 Fresno, CA 93711

Each Office Independently Owned and Operated CentralCaCommercial.com

OFFICE FOR SALE & LEASE

HIGH EXPOSURE RETAIL/OFFICE SPACE LOCATED ON BLACKSTONE AVE



444 N Blackstone Ave, Fresno, CA 93701



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS
Executive Vice President
O: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

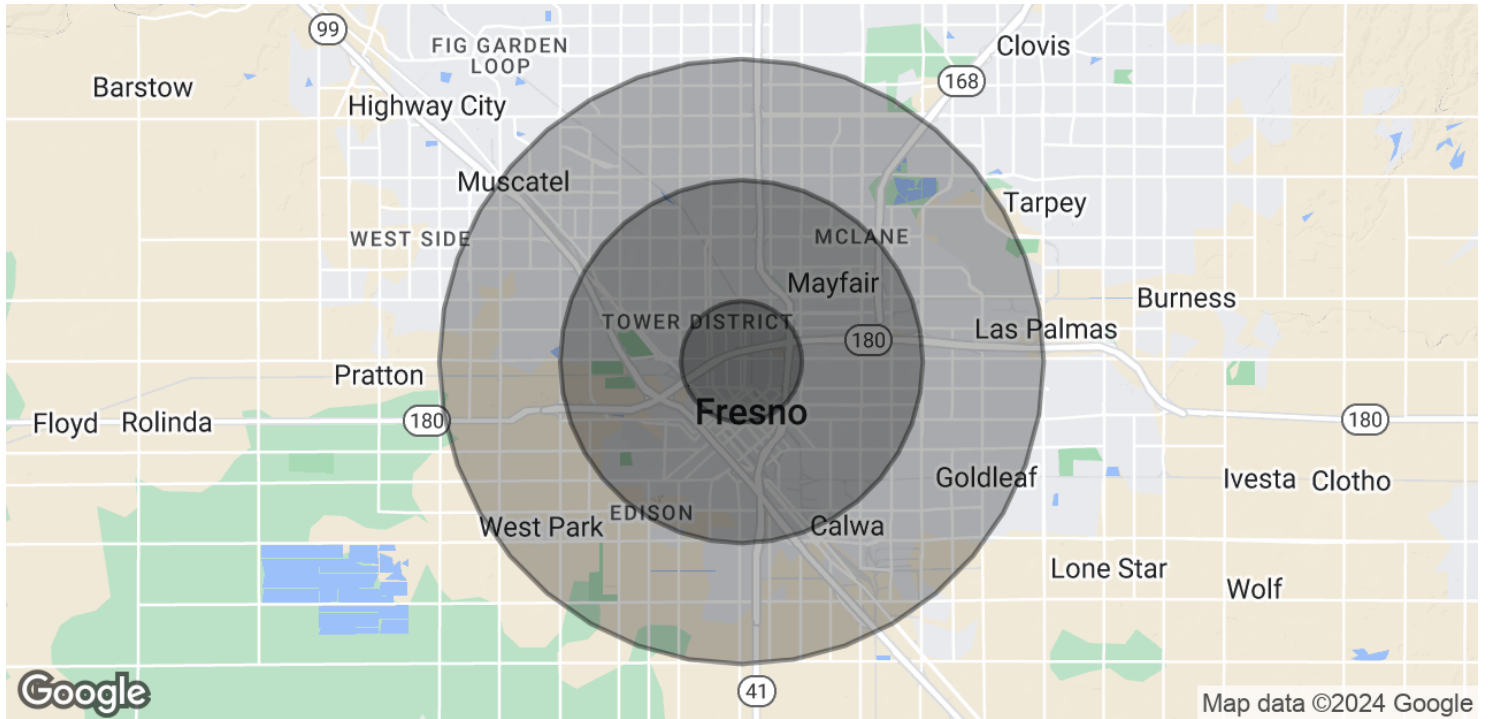
Each Office Independently Owned and Operated **CentralCaCommercial.com**

OFFICE FOR SALE & LEASE

HIGH EXPOSURE RETAIL/OFFICE SPACE LOCATED ON BLACKSTONE AVE



444 N Blackstone Ave, Fresno, CA 93701



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,647	157,958	341,822
Average Age	31.2	30.9	30.9
Average Age (Male)	31.2	30.7	30.4
Average Age (Female)	32.8	31.5	32.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,850	53,788	115,022
# of Persons per HH	2.6	2.9	3.0
Average HH Income	\$36,400	\$45,079	\$51,398
Average House Value	\$107,197	\$146,361	\$166,747
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	67.6%	66.0%	59.5%

* Demographic data derived from 2020 ACS - US Census

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS
Executive Vice President
O: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711