

AVAILABLE FOR SUBLEASE
RETAIL PAD

6770 N. BLACKSTONE AVENUE
FRESNO, CA

YOUR SIGN HERE

For information, please contact:

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PROPERTY INFORMATION

Availability: <i>Warehouse Space:</i> <i>Office/Showroom Space:</i>	4,900± SF 2,000± SF 2,900± SF
Tenancy:	Single
Property Subtype:	Retail Pad
Year Built:	2004
APN:	408-021-23
Zoning:	CMX <i>(Corridor/Center Mixed-Use)</i>

SUBLEASE INFORMATION

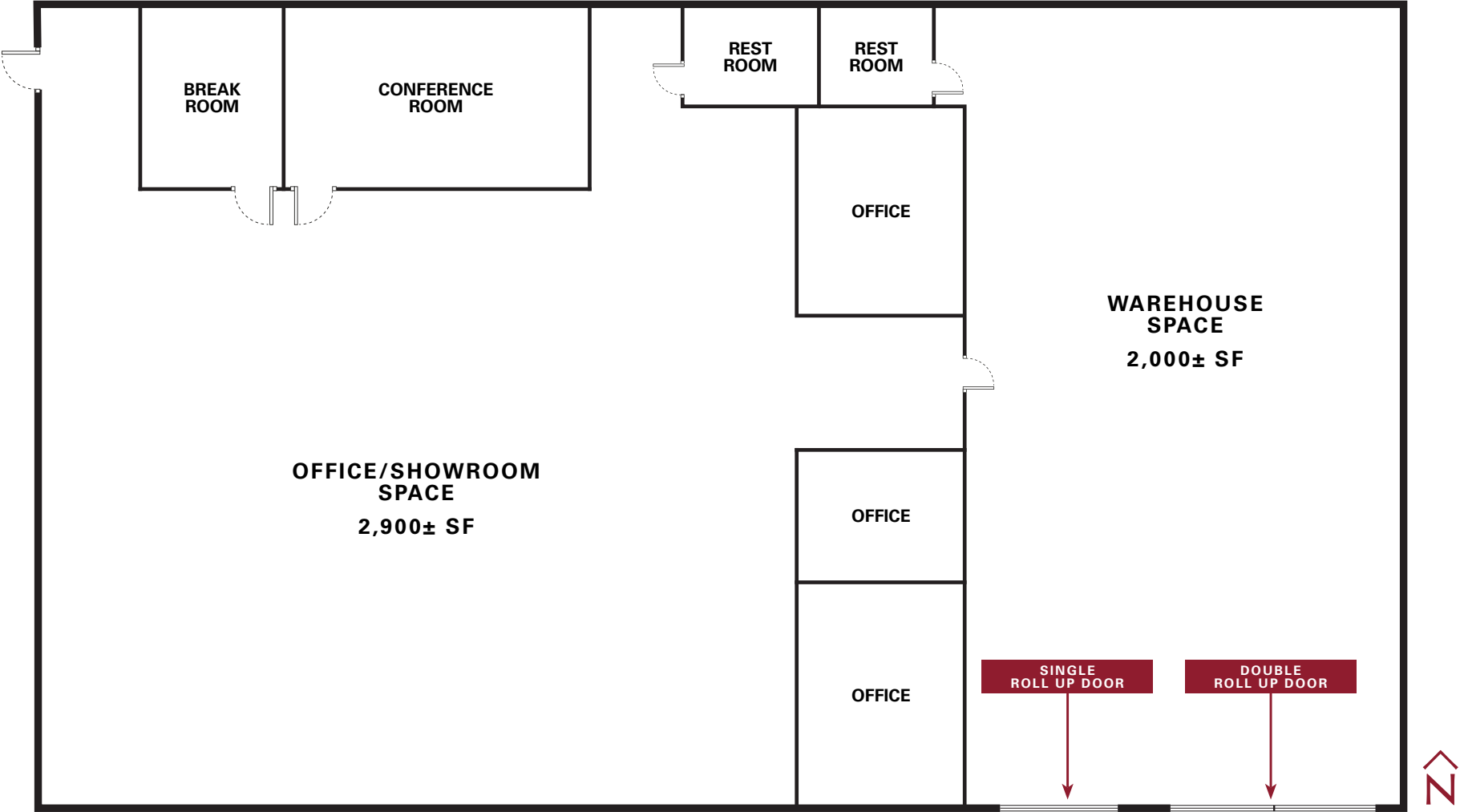
Please Contact
FOR SUBLEASE RATE

Landlord Motivated
BRING ALL OFFERS



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FLOOR PLAN *(Not to Scale)*



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DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2030 Projection	12,520	110,002	314,502
2025 Estimate	12,695	110,340	314,983
Growth 2025-2030	-1.38%	-0.31%	-0.15%
Growth 2020-2025	-17.22%	-0.39%	1.71%
Growth 2010-2020	23.68%	3.51%	3.41%
2030 Projection	4,971	43,513	117,576
2025 Estimate	5,029	43,532	117,305
Growth 2025-2030	-1.16%	-0.04%	0.23%
Growth 2020-2025	-16.01%	-0.23%	2.41%
Growth 2010-2020	16.15%	3.23%	3.33%
2025 Est. Average HH Income	\$87,160	\$110,249	\$103,248

Source: Claritas 2025

POPULATION

HOUSEHOLDS



TRAFFIC COUNTS

(Within a One Mile Radius)

81,902± ADT*

Blackstone Ave. at Herndon Ave.
(North & Southbound)

90,775± ADT

Herndon Ave. at Highway 41
(Northwestbound)

*Northbound based off a 1996 traffic count
**Southbound based off a 2002 traffic count

Source: Kalibrate TrafficMetrix 2025



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PROPERTY PHOTO



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OFFICE/SHOWROOM SPACE



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WAREHOUSE SPACE



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