

LAND FOR LEASE

±0.17 ACRES OF VACANT MIXED-USE DEVELOPMENT LAND

75 N Blackstone Ave, Fresno, CA 93701



OFFERING SUMMARY

LEASE PRICE:	\$1,500 per month
AVAILABLE SF:	0.17 Acres
ZONING:	DTN - Downtown Neighborhood
APN:	466-071-01
CROSS STREETS:	Divisadero St & Blackstone Ave

PROPERTY OVERVIEW

±0.17 Acres Surrounded by Many National Tenants
High Identity Location | Shovel Ready | Utilities Present
Multiple Access Points w/ High Exposure/Signage
Unmatched Level of Consumer Traffic & High Volume Exposure
Situated Near Many Existing & Planned Developments
North & South Bound Traffic Generators Near CA 99 & CA 180
Optimal Visibility w/ ±125,201 Cars Per Day
Close to Transit and Public Transportation

KW COMMERCIAL
740 W Alluvial Ave #102
Fresno, CA 93711

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

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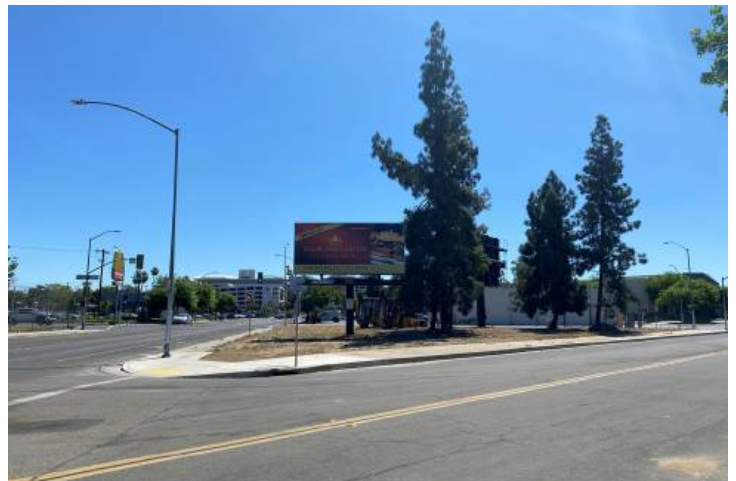
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PROPERTY OVERVIEW

±0.17 acres of prime retail land strategically off the CA-99 and CA-180 exit of Abby St. Prime location and is shovel-ready site with fully improved street approaches, sidewalks, curbs, gutters, street lights, and fire hydrants. As this parcel is located on the corner, it features a pronounced stance with maximum building exposure, and vehicular access via Blackstone Ave. Quick access to CA-99 and CA-180, which allows for convenient access to all the major Cities in the area absorbing from Madera, Tulare, Visalia, Bakersfield, and more. The property has a flexible DTN zoning offering a variety of uses. Located in Downtown Fresno surrounded by many national retailers including Carl's Jr, DiCicco's Italian Restaurant, Community Regional Medical Center, and many more!

The full interchange Highway 99 overpass, a natural resting spot for travelers and commuters to and from some of the California destinations such as Yosemite National Park, San Francisco, Sacramento, Santa Cruz, Monterey, Pismo Beach, Santa Barbara & Los Angeles. Excellent retail strip center, big-box site, fast food, fuel station, hotel, super market shopping center, lodging, restaurant, freeway-oriented hotel, Vehicle Sales. Parcels offered for sale, ground lease, lease w/ option, seller-carry, etc.



LOCATION OVERVIEW

Subject property is at the corner of Divisadero St & Blackstone Ave in Fresno, CA. The property is North of Stanislaus St, South of McKenzie Ave, East of M St and West of P St.

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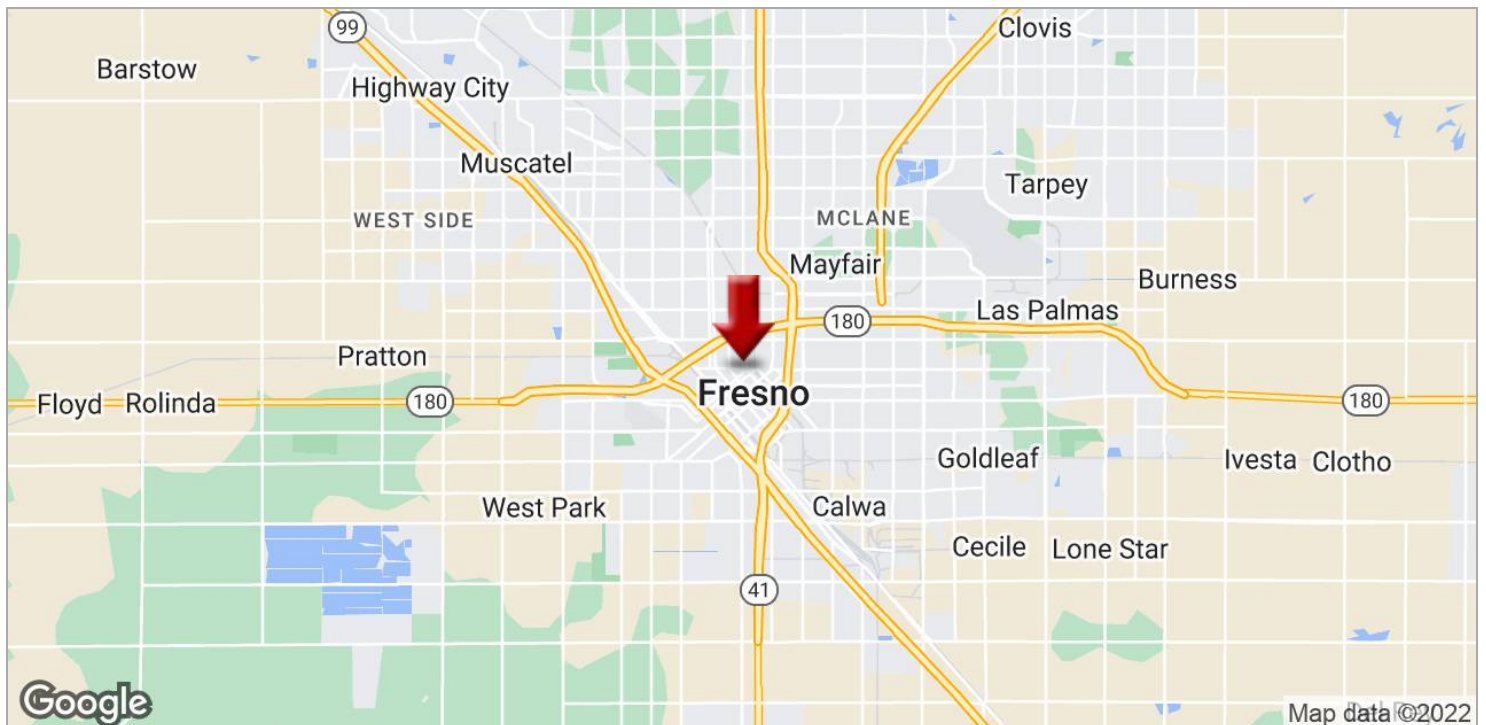
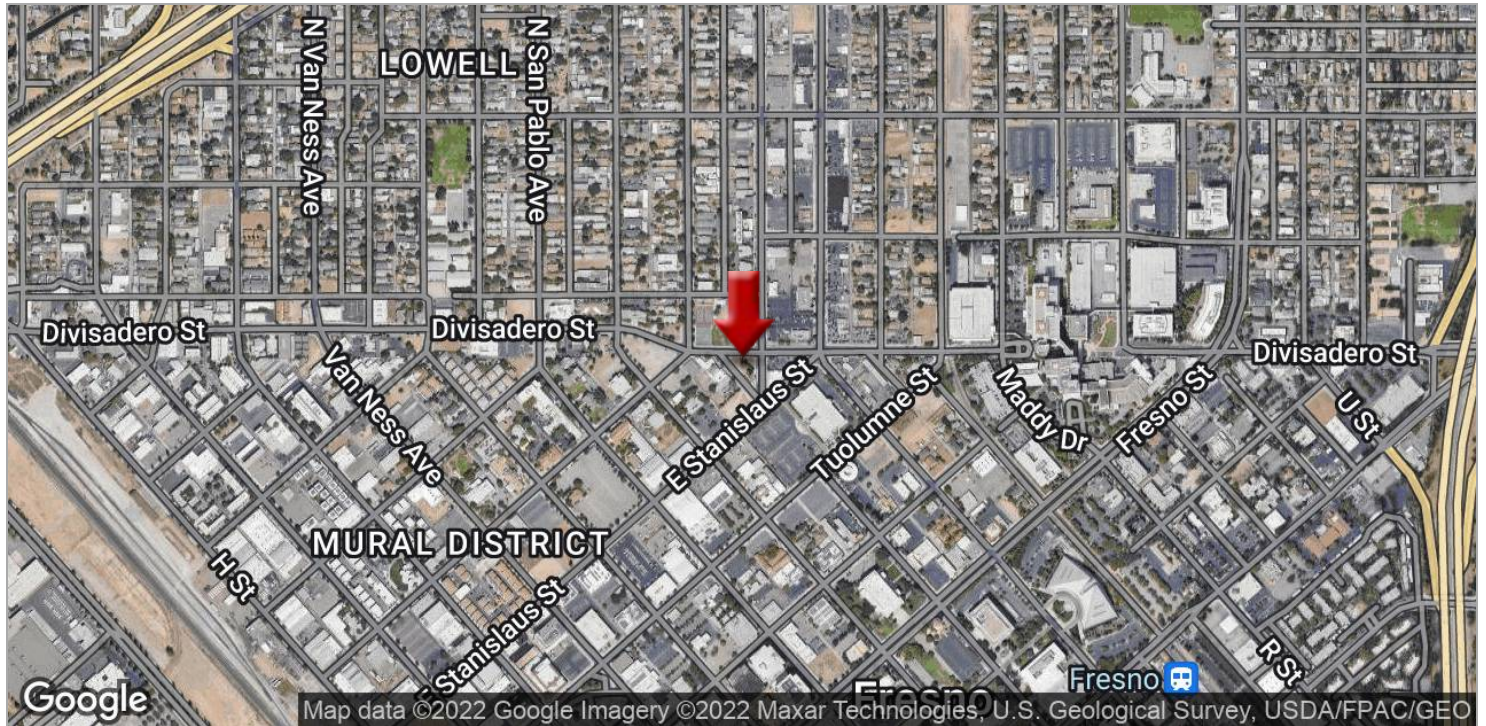
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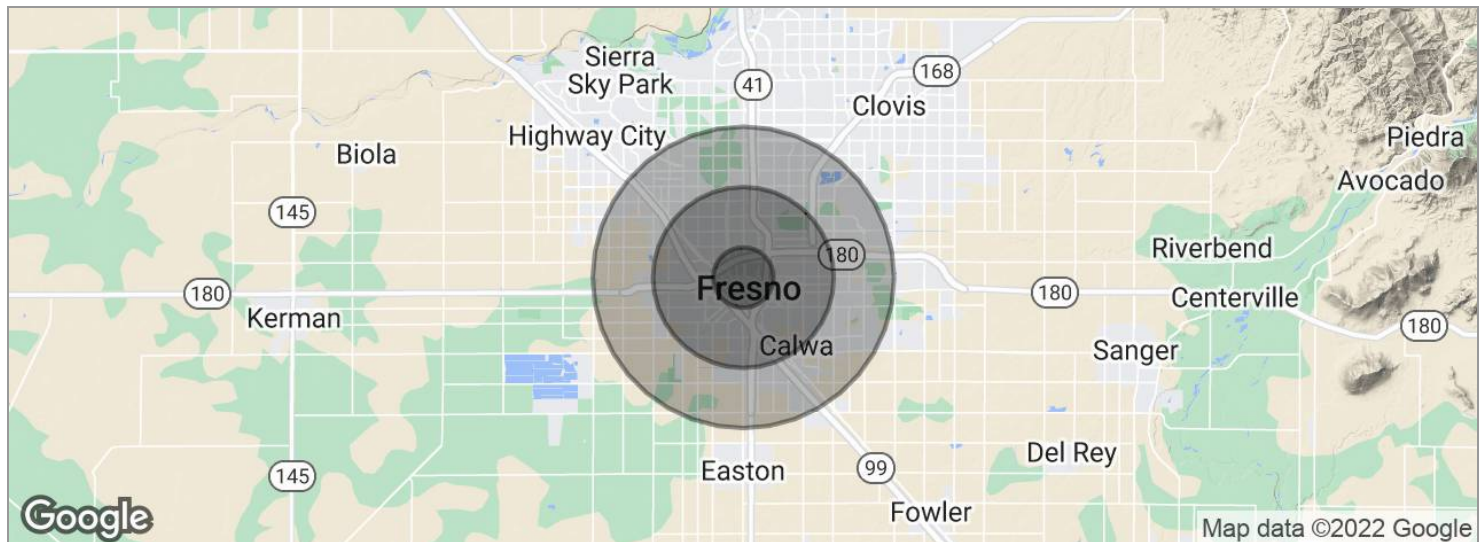
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	20,685	148,995	335,150
Median age	28.0	27.2	28.4
Median age (male)	27.4	26.7	27.6
Median age (Female)	30.1	28.3	29.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,530	43,519	102,189
# of persons per HH	3.7	3.4	3.3
Average HH income	\$32,510	\$38,938	\$42,588
Average house value	\$232,225	\$218,210	\$219,614
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	67.8%	62.6%	57.3%
RACE (%)	1 MILE	3 MILES	5 MILES
White	37.8%	45.3%	48.2%
Black	8.0%	8.4%	8.2%
Asian	5.5%	11.0%	11.3%
Hawaiian	0.0%	0.0%	0.1%
American Indian	1.9%	1.1%	1.1%
Other	43.7%	30.7%	27.3%

* Demographic data derived from 2010 US Census

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