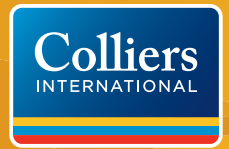
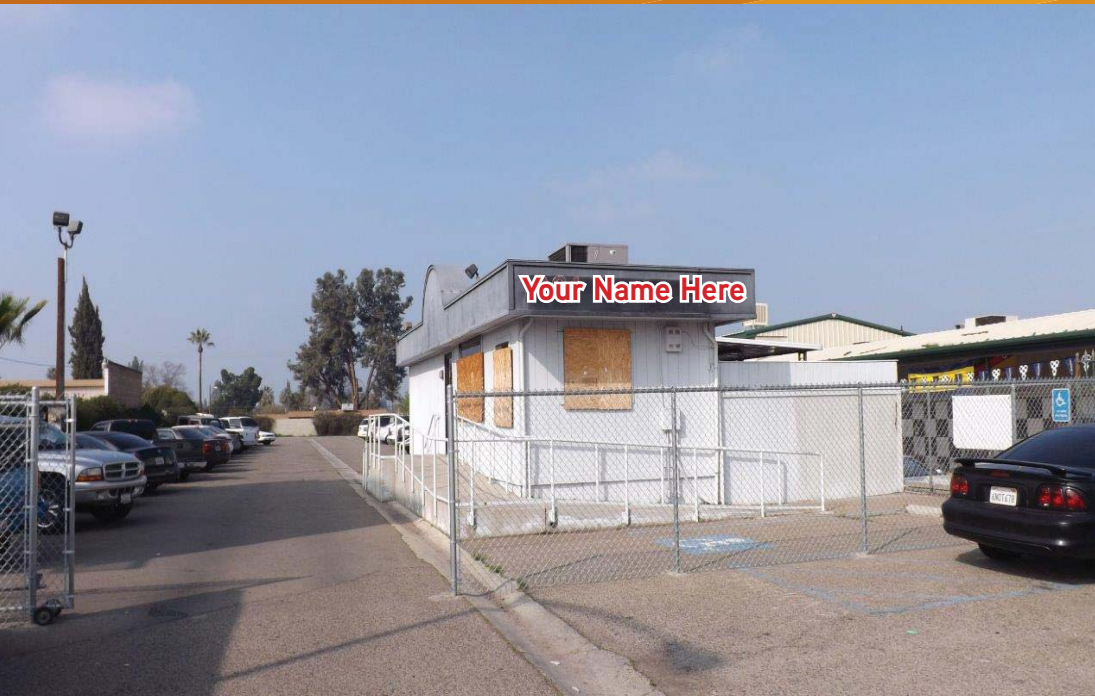


FOR SALE OR LEASE › BUILDING WITH FENCED LOT



6261 N. Blackstone

FRESNO, CALIFORNIA



Street Signage

**6261 N. Blackstone Avenue
Fresno, California**

Property Features

- › Prime Blackstone Avenue Property
- › New Flexible Mix Use Zoning
- › Secure Fenced Parking Lot
- › Street Signage
- › High Customer Traffic Counts
- › Buy or Lease



AGENT: STEVE RONTOLL
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FRESNO, CA
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BRE #00932510

COLLIERS INTERNATIONAL
7485 N. Palm Avenue, #110
Fresno, CA 93711
www.colliers.com/fresno

Property Profile

Location: 6261 N. Blackstone Avenue, Fresno, CA
Building Size: Approximately 600 SF
Parcel Size: 19,602 SF (.45 acres)
Zoning: C-M-X (Corridor Mixed Use), City of Fresno

Customer Traffic: Approximately 40,000 cars per day

Customer Demographics:	Population	Avg. HH Income
1 Mile:	15,816	\$55,668
3 Miles:	121,505	\$69,929
5 Miles:	339,702	\$66,441
10 Miles:	683,873	\$64,637
20 Miles:	880,024	\$64,064

Lease Rate: \$3,950 per month, NNN (Entire Property)

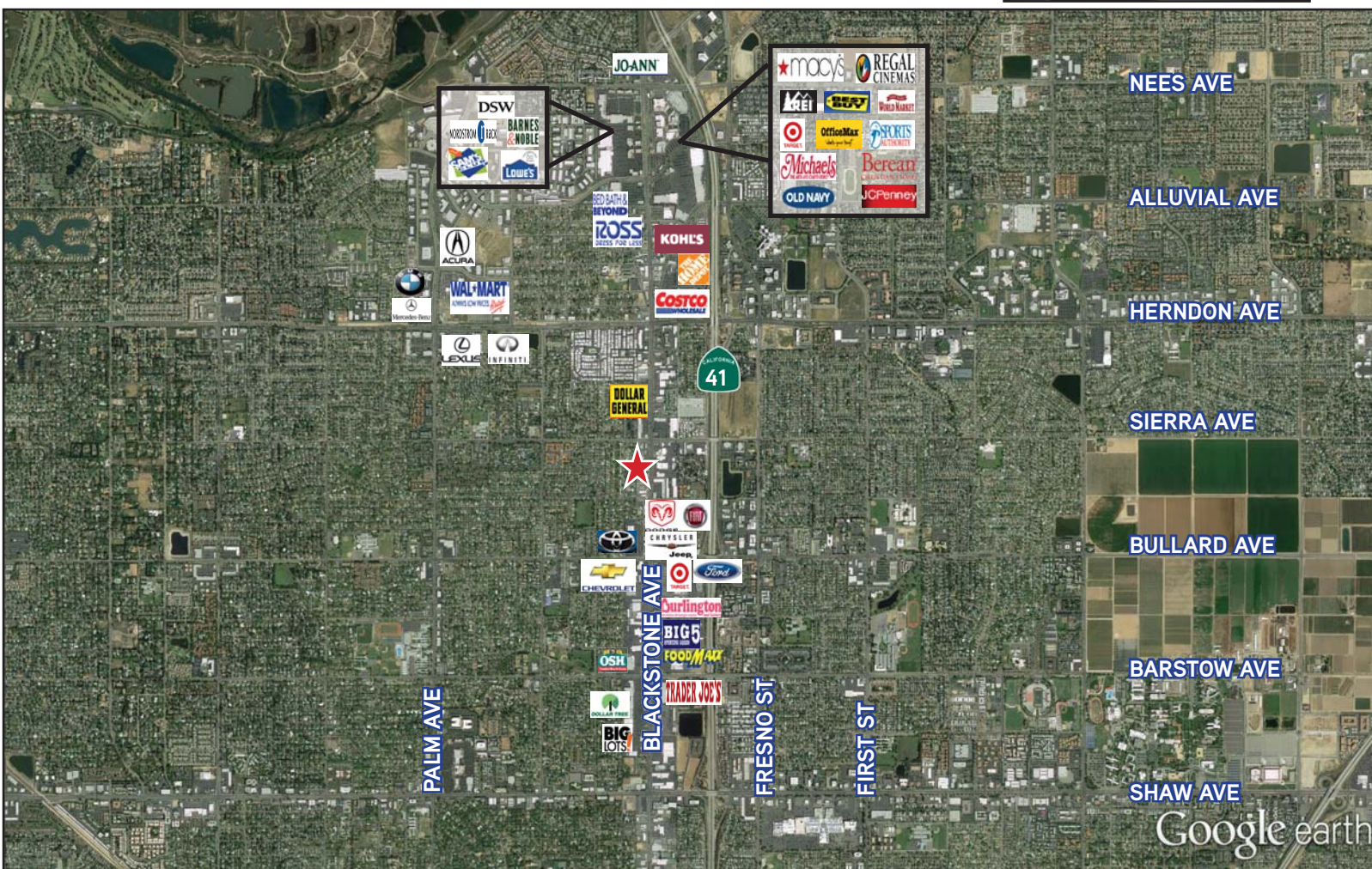
Price: \$595,000



Wash Rack Area



Kitchenette



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