

FOR LEASE > RETAIL STRIP CENTER

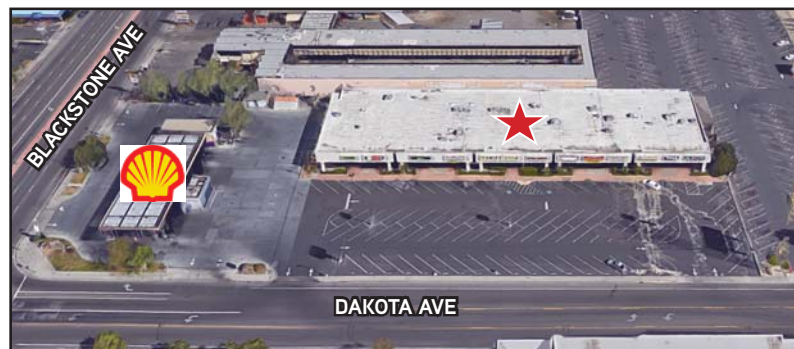
# Manchester Plaza Shopping Center

FRESNO, CALIFORNIA



## Property Features

- > Regional "Blackstone Ave" Corridor.
- > Close to Large Employers. (See Page 3)
- > Near Manchester Center Mall under Renovation.
- > Dense Customer Demographics.
- > High Traffic Area. Low Asking Rents!
- > Fresno 5th Largest City in CA!
- > Available Now!



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# FOR SALE > Property Summary

**Location:** Northeast corner area of Blackstone and Dakota Avenues, Fresno, CA.

**Parcel Size:** 1.53 acres

**Building Size:** 24,220 SF

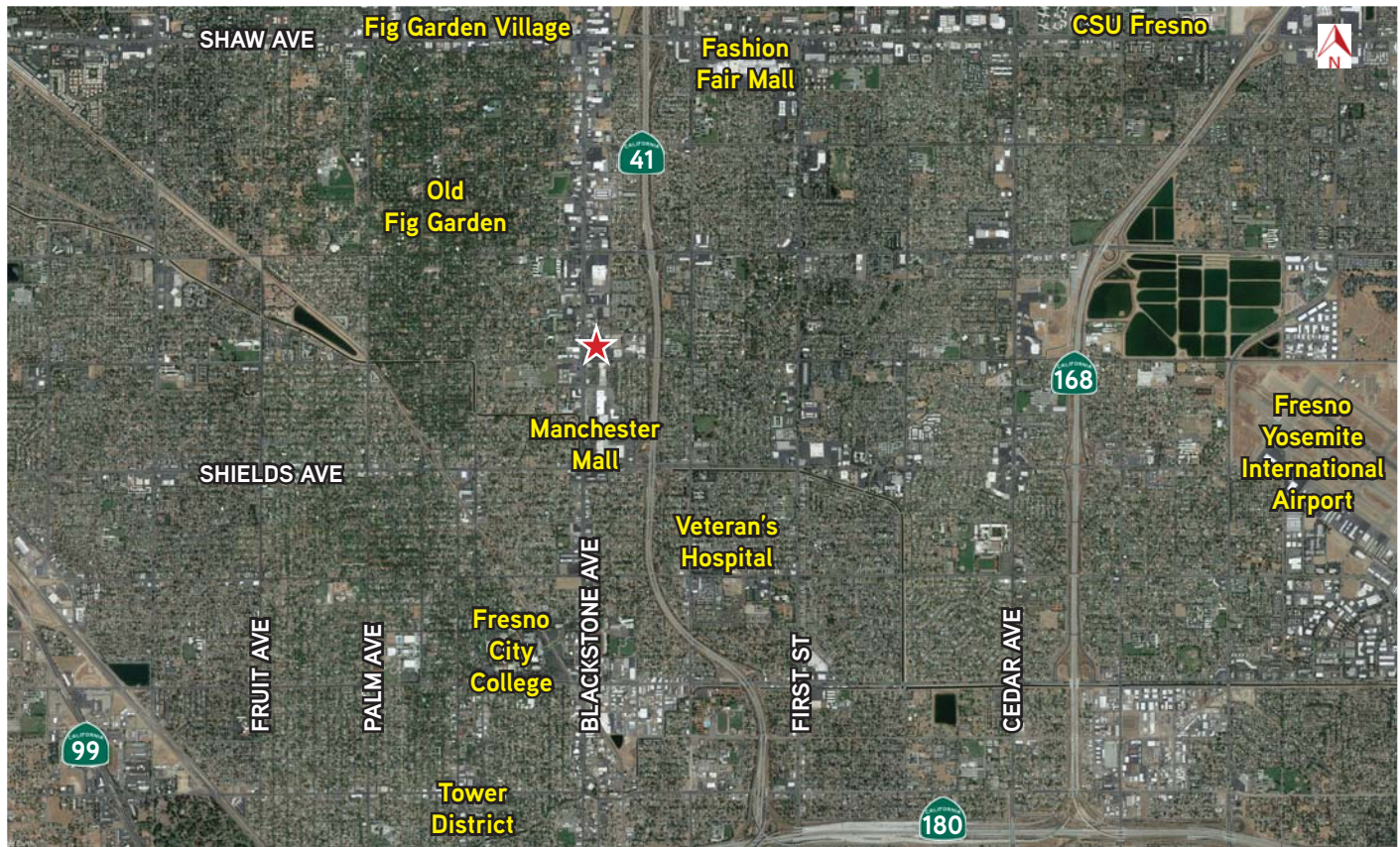
**Zoning:** RMX - Regional Mixed Use

**Customer Traffic:** Approximately 45,000 cars per day in intersection

Customer Demographics:	Population	Avg. HH Income	Daytime Pop.
1 Mile:	17,932	\$52,526	7,575
3 Miles:	183,159	\$48,744	51,178
5 Miles:	414,042	\$54,553	158,232
10 Miles:	704,176	\$68,403	232,790
20 Miles:	908,686	\$67,581	280,147

**Asking Lease Rate:** \$1.10 NNN (NNN approx. \$0.27/SF)

E. DAKOTA AVE. ADDRESS	TENANT	SQUARE FEET
Parking Lot	Viamcon Outdoor, Inc. (Bill Board Sign)	0
1803	Command Center, Inc. (Employment Agency)	1,992
1811	AVAILABLE	2,640
1819	Standard Sweets & Spices (Indian Grocery Store)	2,656
1827	Ann's Hair & Nail Salon (Hair & Nail Salon)	1,992
1835	AVAILABLE	3,320
1839	AVAILABLE	1,328
1847	AVAILABLE	2,192
1851	Song Xuedong (Massage Studio)	1,460
1855	Jarvis Cullin (Barbershop)	1,437
1859	D. Boyd Enterprises, Inc. (Little Caesar's Pizza)	1,883
1865	Pro-Nails (Nail Salon)	1,660
1871	Ewell's Place, Inc. (Neighborhood Lounge)	1,660



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FOR SALE > Neighboring Businesses: Photos

MANCHESTER PLAZA | FRESNO, CA



Manchester Center Mall



Sierra Community Health Center



Senior Resource Center



Major Bus Transit Station



Sears



UEI College



Habit Burger | Rita's Ice | Chipotle



Panda Express | Starbucks



Regal Cinemas



Cal Trans