

FOR LEASE > RETAIL SPACE



Blackstone Village Shopping Center

SWC BLACKSTONE AND SANTA ANA AVENUES, FRESNO, CALIFORNIA

Reduced
Rents!



Shops Facing North

Home of Fresno's
Original Me-N-Ed's!

Fresno's Historic
"Blackstone Village Shopping Center"
SWC of Blackstone and
Santa Ana Avenues, just South of Shaw
Fresno, California



Service Bays on
Santa Ana Avenue

- Easy Freeway 41 Access.
- CMX Zoning (Mixed Use),
- Variety of Spaces and Sizes.
- Roll-up Door.
- Excellent Signage and Access.
- Great Visibility.



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Blackstone Village Shopping Center

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Location: Southwest corner of Blackstone Avenue and Santa Ana Avenue, Fresno, California.

Available Space: 700 SF

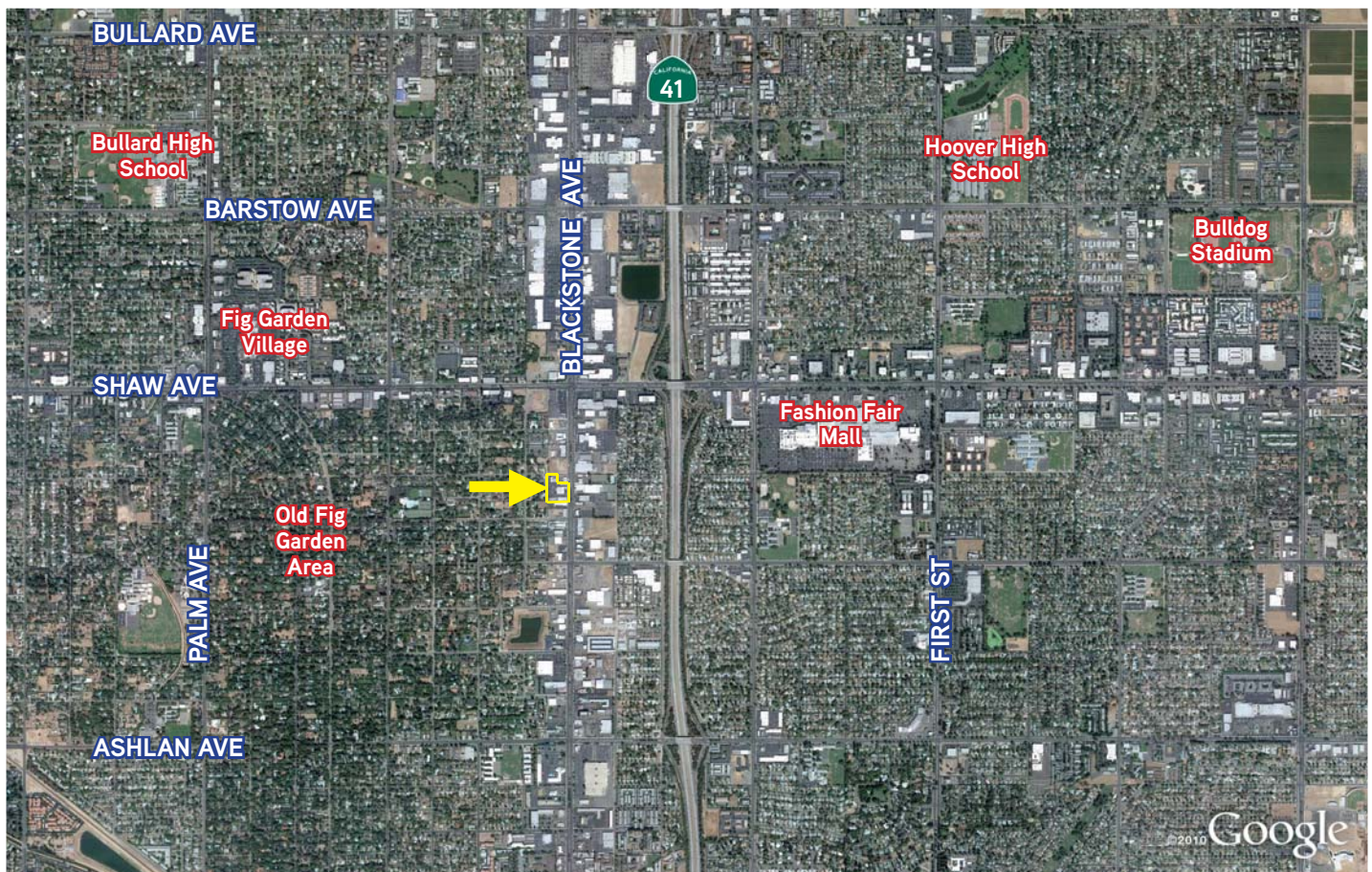
Zoning: CMX (Mixed Use)

Co-Tenants: Me-N-Ed's Pizza (Fresno's original Me-N-Ed's location), Maximum Paint Ball.

Customer Demographics:	Population	Avg. HH Income	Daytime Population
1 Mile:	13,873	\$56,955	10,703
2 Miles:	71,907	\$51,089	40,591
3 Miles:	160,040	\$50,803	75,043
4 Miles:	283,268	\$51,240	109,036
5 Miles:	398,059	\$52,701	164,220

Customer Traffic: Blackstone Avenue - Over 35,000 cars per day.

Leasing Rates: \$1.25 NNN

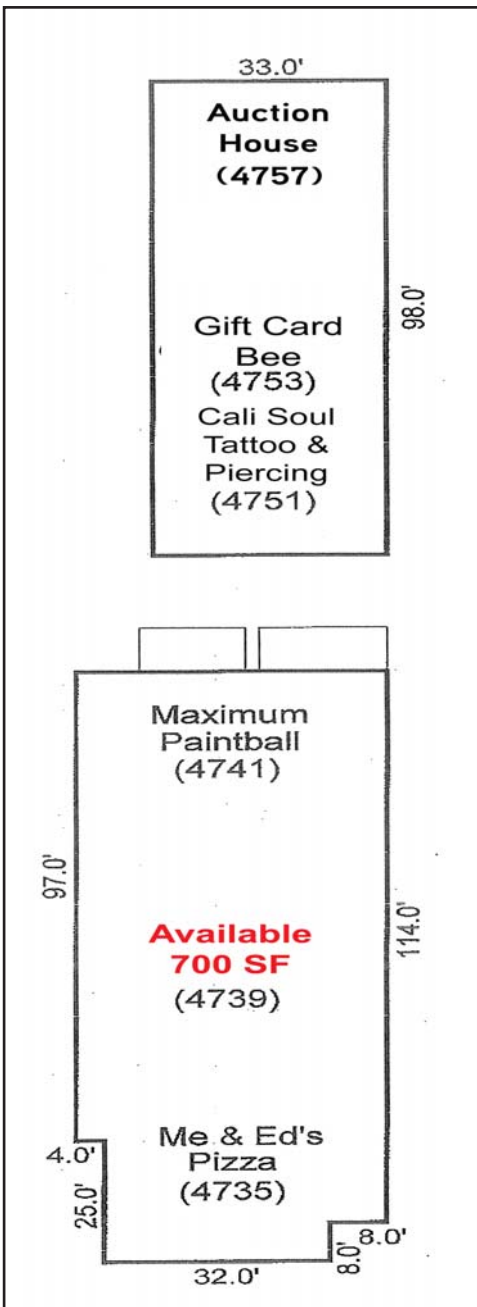


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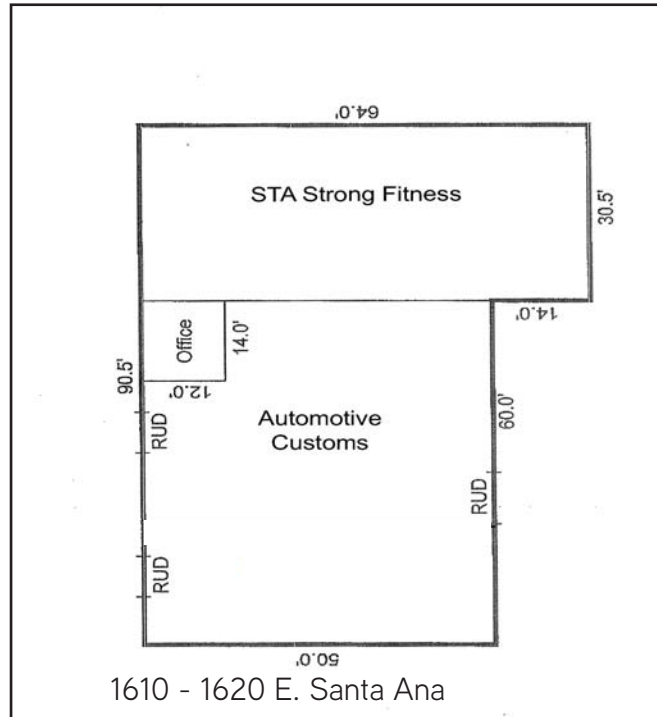
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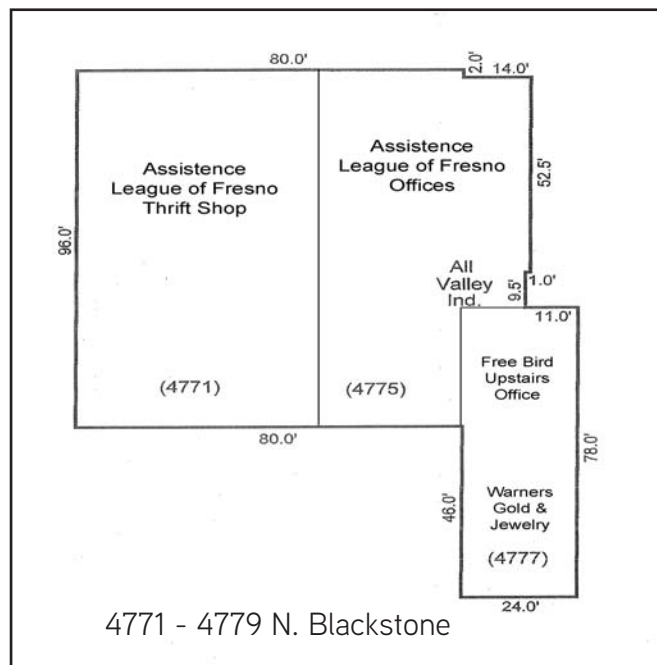
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4735 - 4757 N. Blackstone



1610 - 1620 E. Santa Ana



4771 - 4779 N. Blackstone