

FOR LEASE > RESTAURANT BUILDING

4944 N. Blackstone Ave.

FRESNO, CALIFORNIA

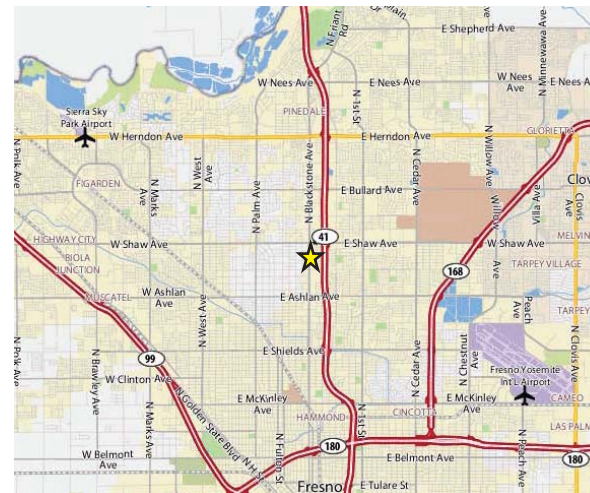


Property Profile

- > **Size:** 2,100 SF ("Currently BJ's Kountry Kitchen")
- > **Zoning:** CMX, City of Fresno
- > **Customer Traffic:** Approximately 100,000 cars per day - Intersection
- > **Co-Tenants:** Lou Gentile Flower Basket, Terry Clark School of Dance, Clear Channel Communications, Dunn Edwards Paint, Furniture Empire
- > **Customer Demographics:**

	<u>Population</u>	<u>Avg. HH Income</u>	<u>Daytime Pop.</u>
1 Mile:	14,738	\$61,544	8,774
3 Miles:	153,471	\$56,916	65,867
5 Miles:	391,475	\$61,478	151,915
10 Miles:	700,683	\$67,786	233,945
20 Miles:	916,354	\$66,629	284,653
- > **Asking Rent:** \$2.10 PSF, NNN
- > **Strong Breakfast, Lunch, Dinner Demographics.**
- > **Blackstone Avenue Retail Corridor.**
- > **Near Shaw Avenue Professional Office Corridor.**
- > **Prominent Pylon Signage.**
- > **Includes Equipment, ADA Restrooms, New HVAC, Etc.**
- > **Available January 1, 2018**

**Do Not Disturb Tenant
Shown by Appointment Only!**



AGENT: STEVE RONTALL
559 221 1271 | EXT. 113
FRESNO, CA
steve.rontall@colliers.com
BRE #00932510

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

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