

FOR LEASE > RETAIL SPACE

# 4285 N. Blackstone Avenue

FRESNO, CALIFORNIA



Blackstone Ave. Pylon Signage!

## Property Features

- Available Showroom next to Kelly Moore Paints.
- High Visibility and Exposure!
- Popular "Blackstone Avenue" Corridor.
- Near FWY 41 Access.
- Flexible CMX Zoning.
- Street Pylon Signage.
- Large Parking Lot and Street Parking.
- Available Now!



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# For Lease > 4285 N. Blackstone Ave., Fresno, CA

## PROPERTY SUMMARY

**Property:** 4285 N. Blackstone Avenue, Fresno, CA

**Co-Tenant:** Kelly Moore Paints

**Size:** 4,082 SF

**Zoning:** CMX - Commercial Mixed Use

**Interior:** 12' ceilings, 8'W x 10'H Roll-Up Door, Double Glass Door Entry, Rear Single Door, 1 ADA Restroom, 100% HVAC Showroom.

**Customer Traffic:** Approximately 40,000 cars per day exposure.

**Neighborhood Demographics:**

	<u>Population</u>	<u>Avg. HH Income</u>
1 Mile:	15,455	\$62,477
3 Miles:	173,518	\$53,111
5 Miles:	406,351	\$57,857
10 Miles:	703,377	\$68,552
20 Miles:	918,095	\$67,574

**Asking Rent:** \$0.95 NNN - *Open to Offers!*

**Availability:** Available Now!



Rear Roll-Up and Standard Doors

