

FOR LEASE > RETAIL CENTER - PHASE II EXPANSION

NEC Blackstone & Barstow Avenues

FRESNO, CALIFORNIA



Phase II Expansion NEC Blackstone and Barstow Avenues Fresno, CA

**Approximately
80,000± SF
Total Buildable!**

Property Features

- > Blackstone Avenue Retail Corridor.
- > Anchor and Pads Available.
- > Surrounded by National Retailers.
- > Possible Freeway 41 Visibility.
- > Approximately 80,000 SF Buildable.
- > Flexible R-M-X Zoning.

Join...



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Property Summary

Location: NEC Blackstone and Barstow Avenues, Fresno, CA - Phase II

Size: Approximately 2,000 to 80,000 SF of Buildable. (Retail Store)
See sample site plans attached.

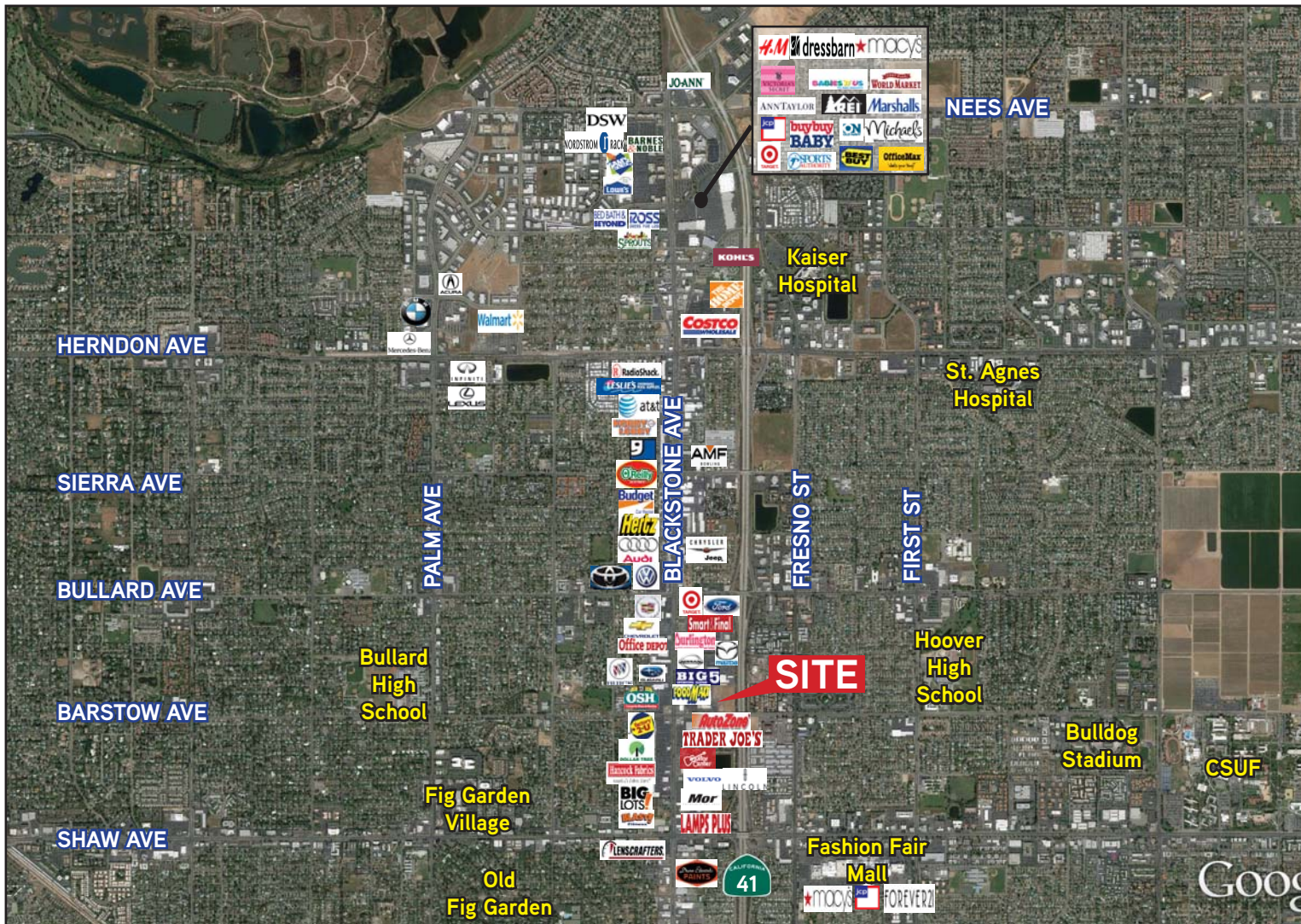
Current Anchors: FoodMaxx, Big 5, HobbytownUSA

Zoning: R-M-X, Regional Mix-Use, City of Fresno

Customer Traffic:

Blackstone Avenue -	35,000 cars per day
Barstow Avenue -	19,000 cars per day
Intersection Exposure -	54,000 cars per day

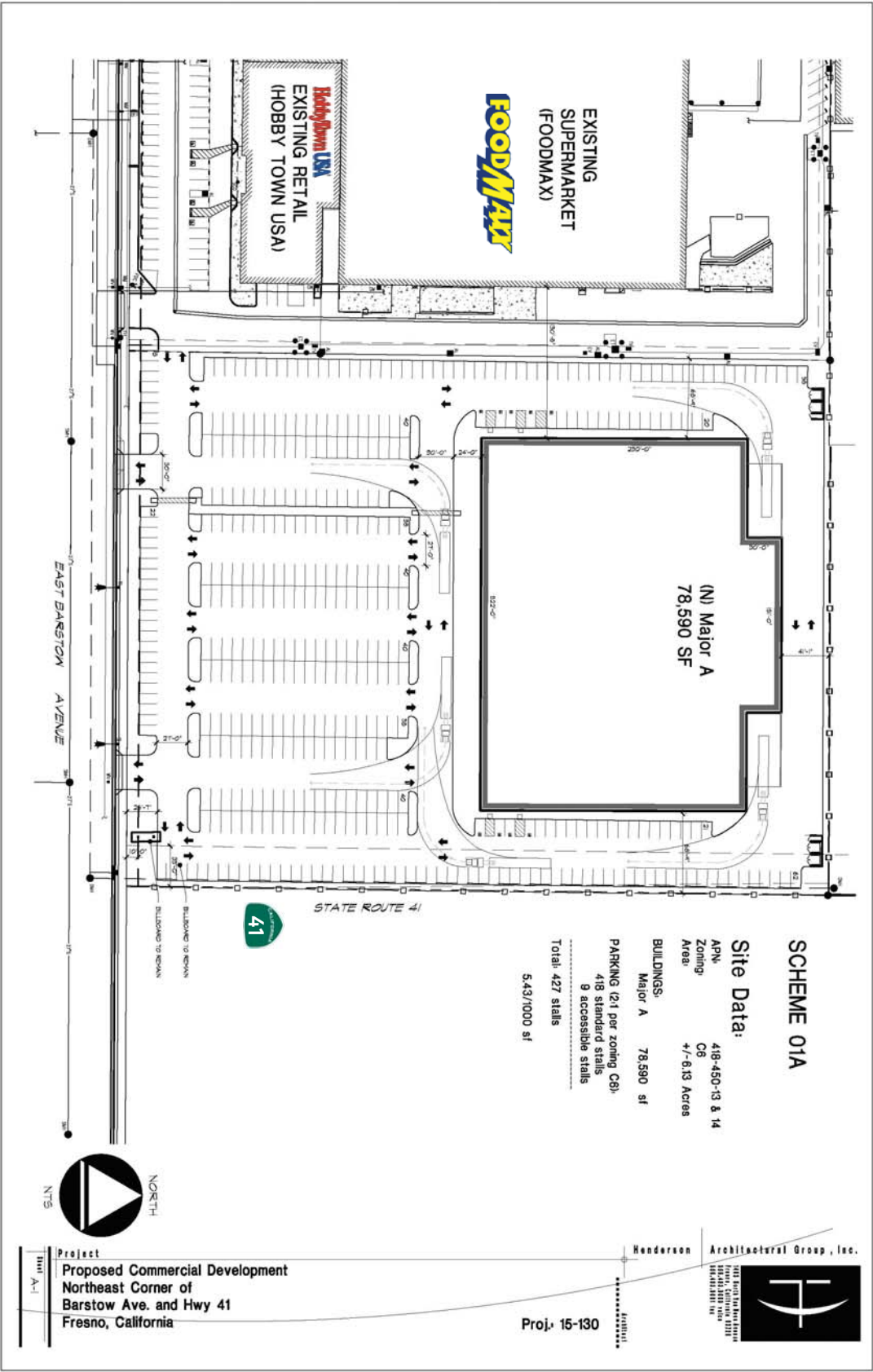
Customer Demographics:	Population	Avg. HH Income
1 Mile:	15,204	\$55,392
3 Miles:	142,805	\$60,649
5 Miles:	373,626	\$62,225
10 Miles:	683,337	\$64,940



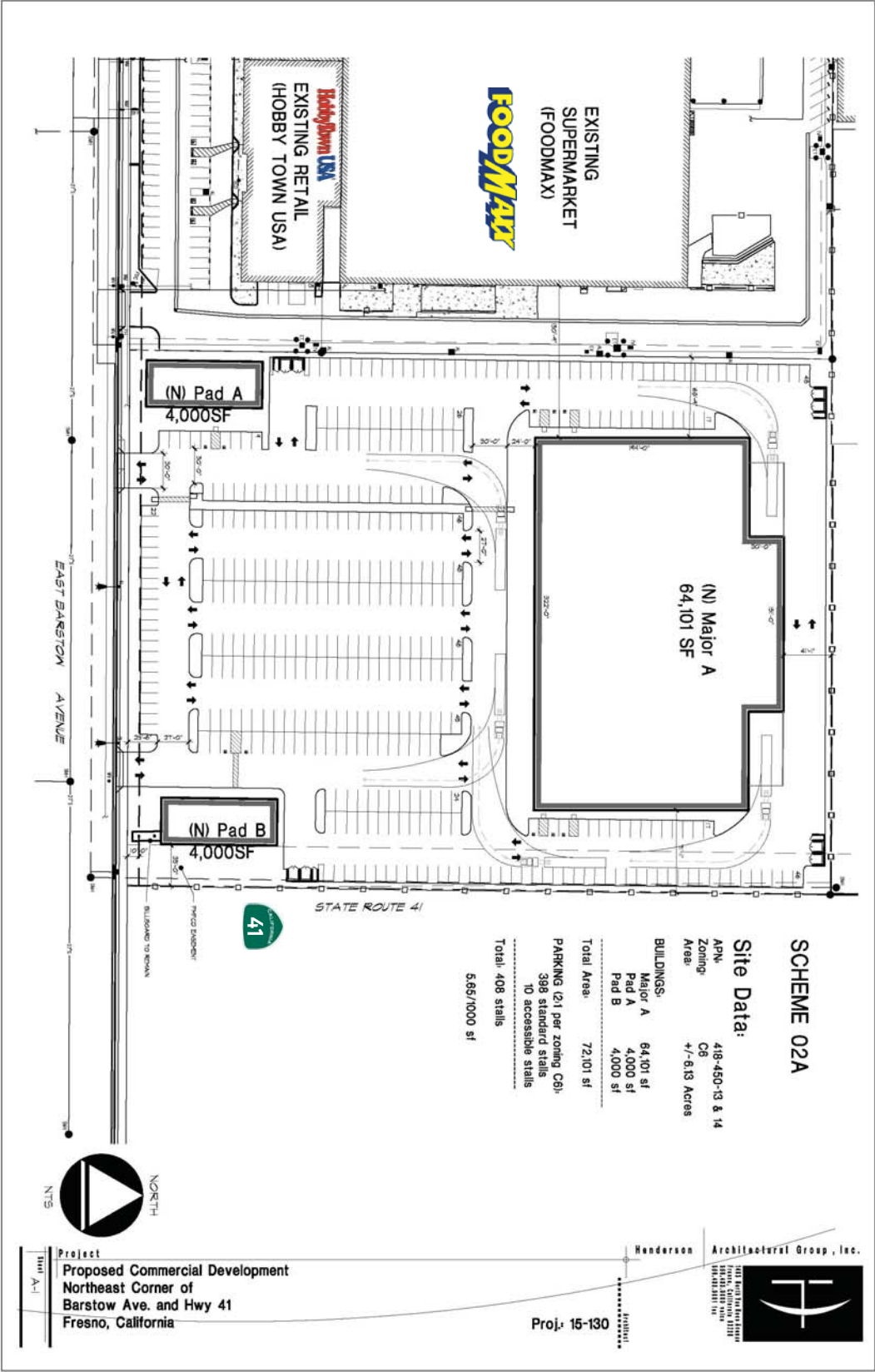
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Phase II - Sample Site Plan 1A



Phase II - Sample Site Plan 2A



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