

FOR LEASE > RETAIL SHOWROOM ON BLACKSTONE AVENUE

5633 N. Blackstone Ave.

FRESNO, CALIFORNIA



Pole Signage Available

17,278 Square Feet Available

Property Features

- > Blackstone "Retail Backbone" of Fresno!
- > Flexible RMX Zoning.
- > Huge Blackstone Avenue Pole Sign!
- > High Ceilings, Prominent Store Front.
- > Signalized Access, Easy Parking.
- > Rear Dock-High Loading and Parking.
- > Available Now!



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Property Summary

Location: 5633 N. Blackstone, Fresno, CA

Size: 17,278 square feet.

Zoning: RMX, City of Fresno.

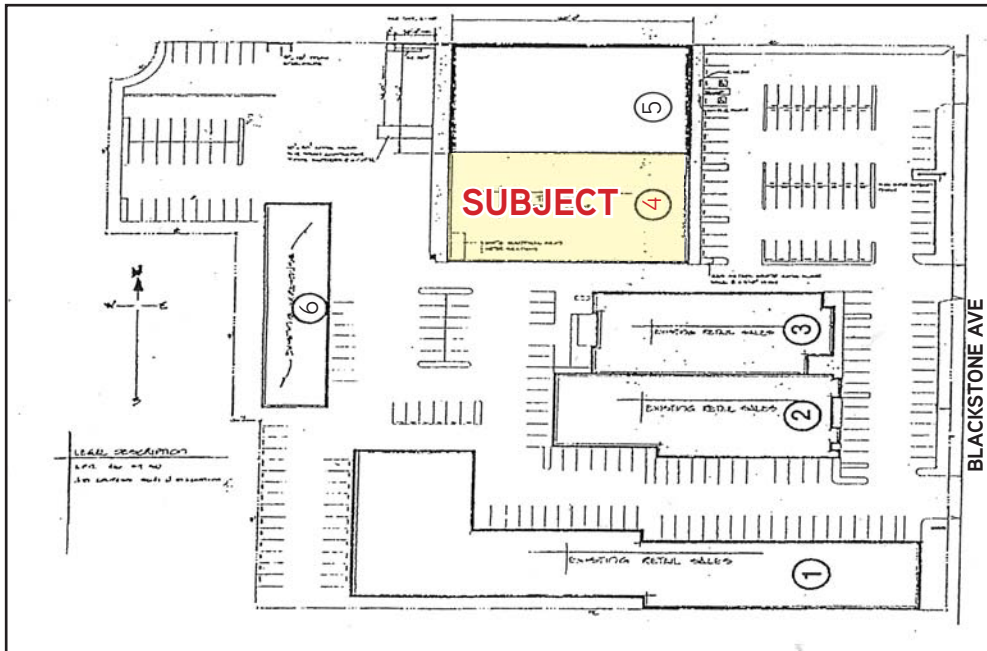
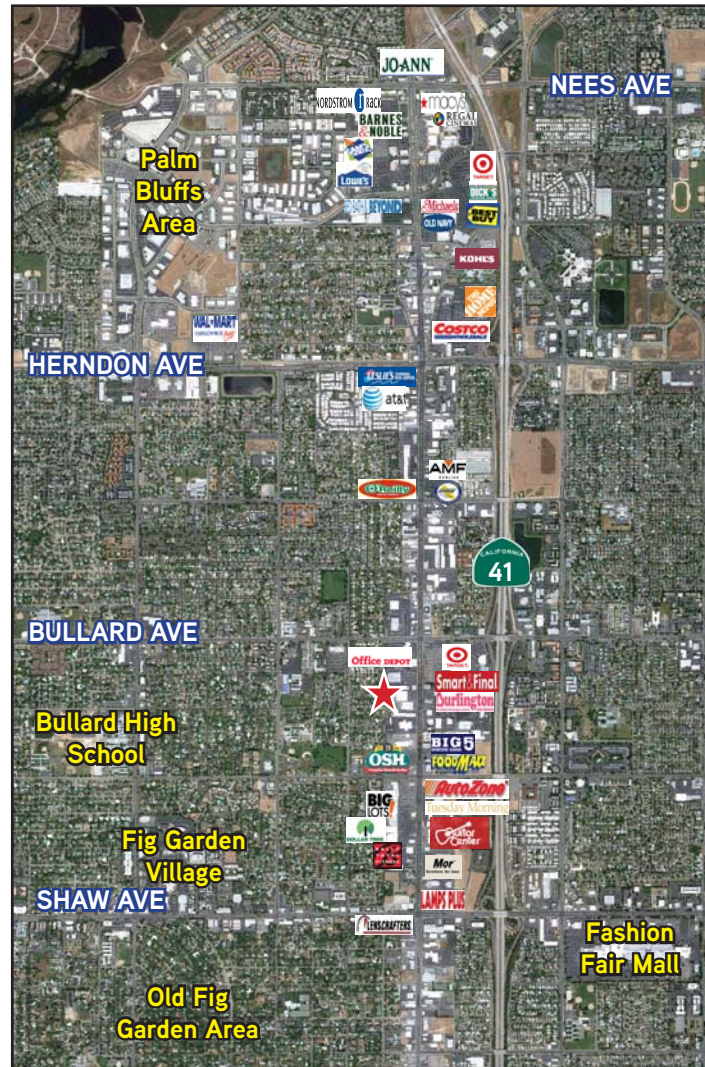
Customer Traffic: Over 35,000 cars per day

Co-Tenants: Rasputin Music, Wholesale Appliance Depot, Lou Rodman Barstool/Dinette

Customer Demographics:	Population	Avg. HH Income
1 Mile:	17,832	\$56,926
3 Miles:	138,145	\$65,810
5 Miles:	363,922	\$65,720
10 Miles:	699,366	\$67,867
20 Miles:	909,459	\$66,946

Asking Rent: \$0.95/sf/mo, NNN
(Triple Nets are only \$0.14/SF/mo.)

**Rear
Recessed
Loading
Dock!**



- 1 - Wholesale Appliance Depot
(Not part of property ownership!)
- 2 - Lou Rodman Barstool/Dinette
- 3 - Rasputin Music
- 4 - 17,278 SF
- 5 - Oak & Sofa Liquidators
- 6 - US Tint