

FOR LEASE > RETAIL SHOWROOM ON BLACKSTONE AVENUE

# 5633 N. Blackstone Ave.

FRESNO, CALIFORNIA



Pole Signage Available

17,278 Square Feet Available

("Oak & Sofa Liquidators" Consolidating into Smaller Space)

## 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!

**Shown By Appointment Only!**  
**Do Not Disturb Employees**



AGENT: STEVE RONTOLL  
559 221 1271 | EXT. 113  
FRESNO, CA  
steve.rontell@colliers.com  
DRE #00962510

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

# Property Summary

**Location:** 5633 N. Blackstone, Fresno, CA

**Size:** 17,278 square feet.

**Zoning:** RMX, City of Fresno.

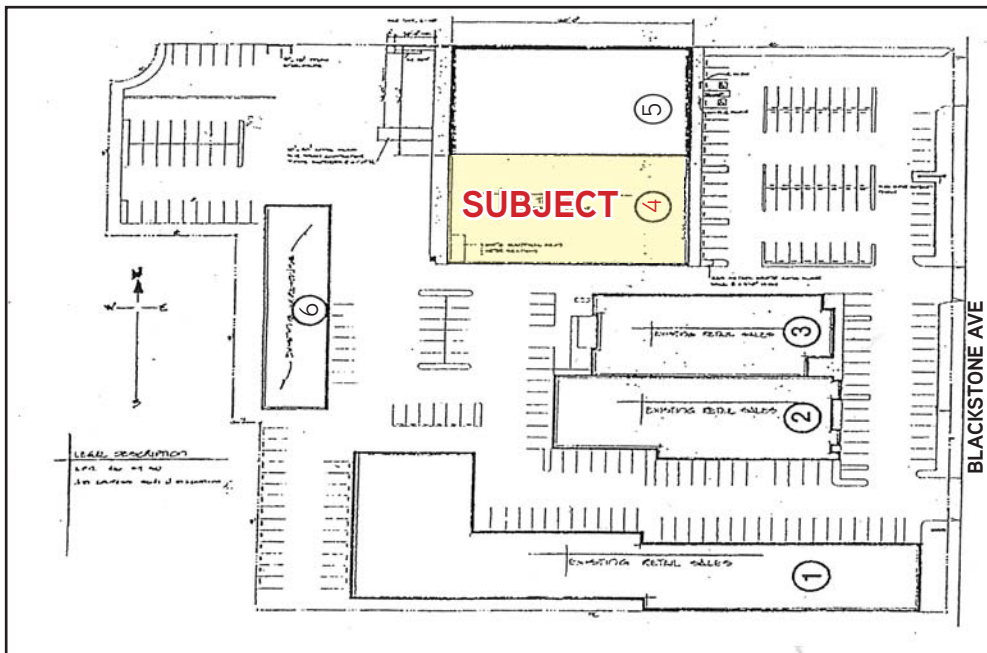
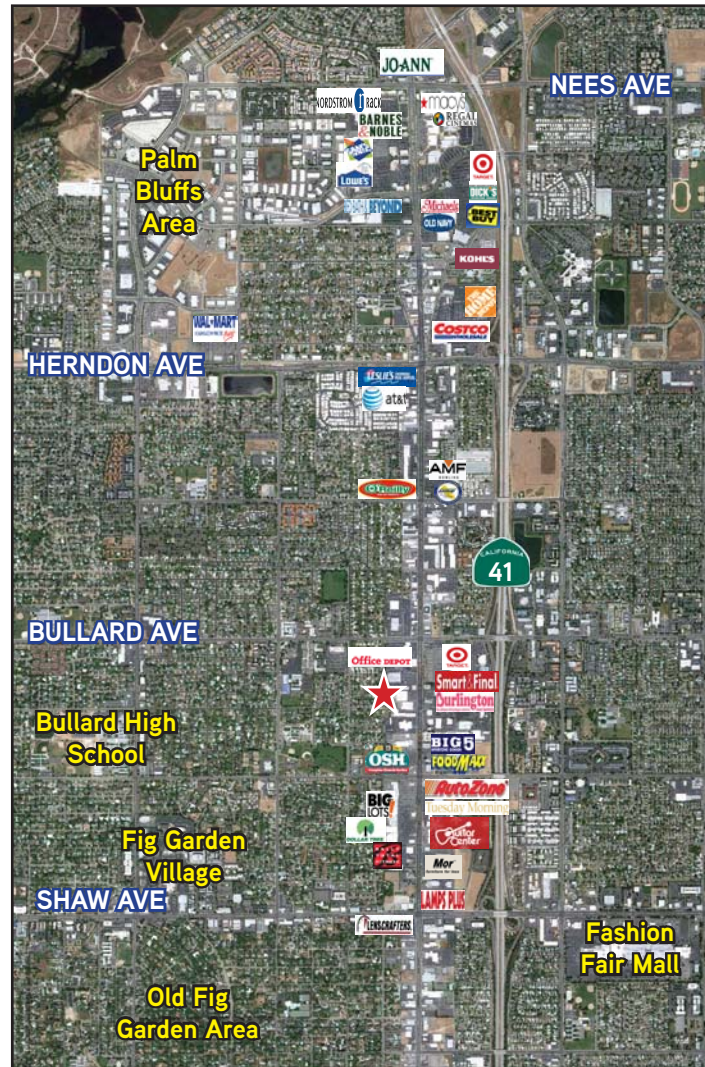
**Customer Traffic:** Over 35,000 cars per day

**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