FOR LEASE > RETAIL SHOWROOM ON BLACKSTONE AVENUE

5633 N. Blackstone Ave.



FRESNO, CALIFORNIA



17,278 Square Feet Available ("Oak & Sofa Liquidators" Consolidating into <u>Smaller Space</u>)

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

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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	: <u>Population</u> 1 Mile: 17,832 3 Miles: 138,145 5 Miles: 363,922 10 Miles: 699,366 20 Miles: 909,459	Avg. HH Income \$56,926 \$65,810 \$65,720 \$67,867 \$66,946
Asking Rent:	\$0.95/sf/mo, NNN	/ /

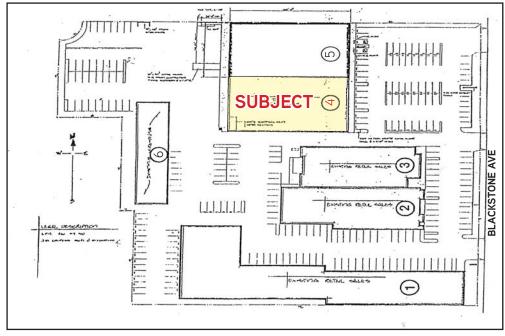
Rear Recessed

> 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



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