

FOR LEASE > RETAIL SHOPPING CENTER

# Shaw Blackstone Center

NEC BLACKSTONE AND SHAW AVENUES, FRESNO, CA



## Property Features

- > Over 100,000 Cars Per Day in the Intersection!
- > Flexible R-M-X Regional Mix-Use Zoning.
- > Near FWY 41 On/Off Ramps.
- > Customer Demographics:

	Population	Avg. HH Income
1 Mile:	13,841	\$71,275
3 Miles:	151,544	\$61,004
5 Miles:	383,611	\$64,597
10 Miles:	676,696	\$68,524
20 Miles:	886,427	\$67,663
- > Lease Rate: \$1.75 NNN - End-Cap Sublease - See Broker
- > Shop Availability: 3,034 SF Sublease\* End-Cap



**LAMPS PLUS.**



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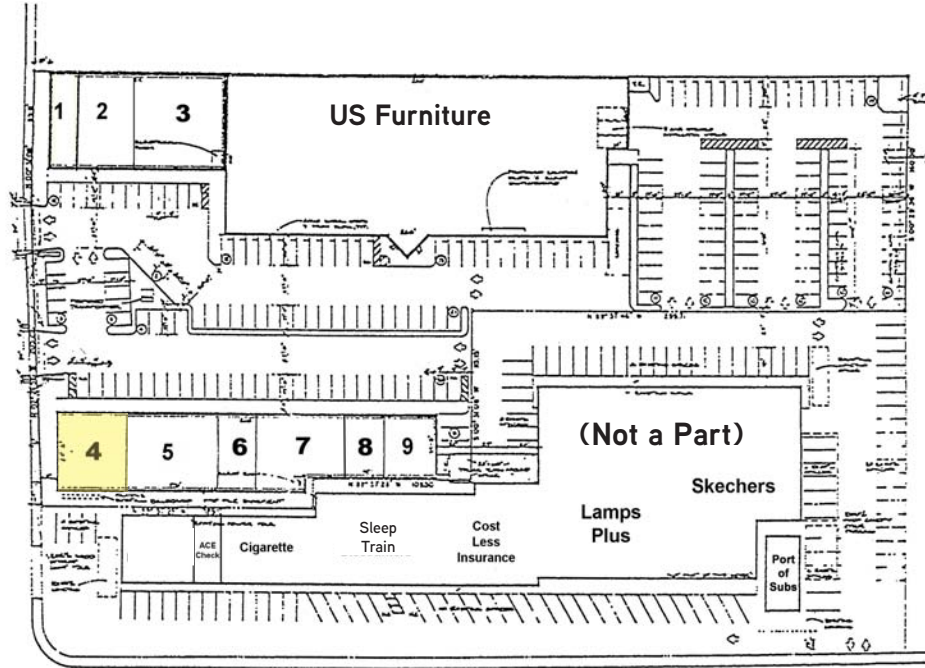




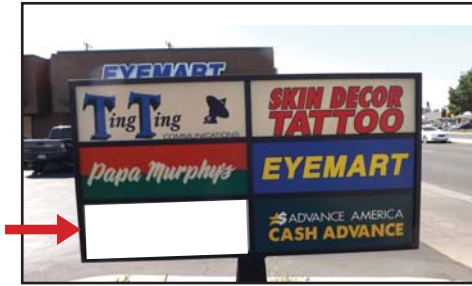
BLACKSTONE AVENUE

## TENANTS

1. Papa Murphy Pizza
2. Advance America
3. Fresno Suit Outlet
4. **Eyemart Express (Sublease - 3,034 SF\*)**
5. Elbasha Hookah Grill
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7. Ting Ting Communications
8. Skin Decor
9. SuCasa Insurance
10. US Furniture



SHAW AVENUE



Street Signage

