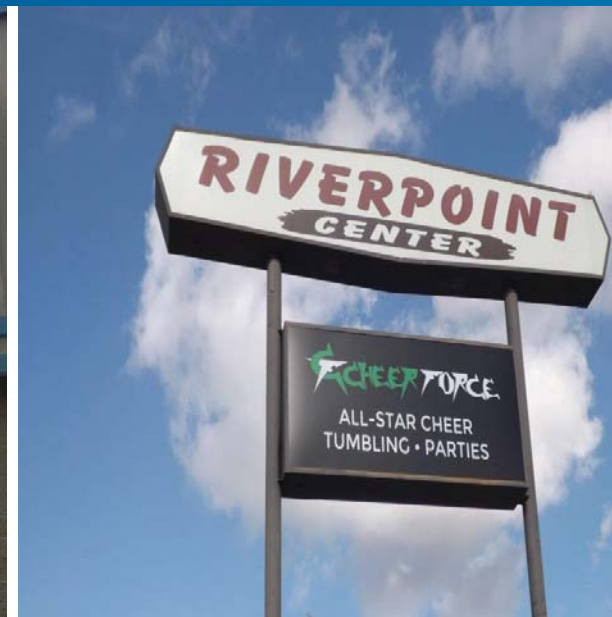


FOR LEASE > RETAIL SPACE

Riverpoint Shopping Center

NEC BLACKSTONE AND HERNDON AVENUES, FRESNO, CALIFORNIA



Property Features

Join: **Denny's**

Colorado GRILL
Better, Tastier Burgers

Mattress Land

> Location: NEC Blackstone and Herndon, just west of FWY 41, Fresno, CA.

> Availability: 1,820 SF

> Zoning: C-M-X, City of Fresno

> Freeway 41 On/Off Ramps Yards Away

> Next Door to Home Depot and Costco

> Near Riverpark Retail Power Centers

> High Exposure. Heavy Traffic.

> Customer Traffic: Herndon - 54,000 cars per day
Blackstone - 55,000 cars per day
Total Exposure - 109,000 cars per day

> Customer Demographics:	Population	Avg. HH Income
1 Mile Radius:	14,116	\$61,955
3 Mile Radius:	110,294	\$84,265
5 Mile Radius:	298,294	\$74,768
10 Mile Radius:	643,767	\$69,421
20 Mile Radius:	826,353	\$68,743

> Asking Rent: \$1.25 NNN

Next Door To:

COSTCO
WHOLESALE

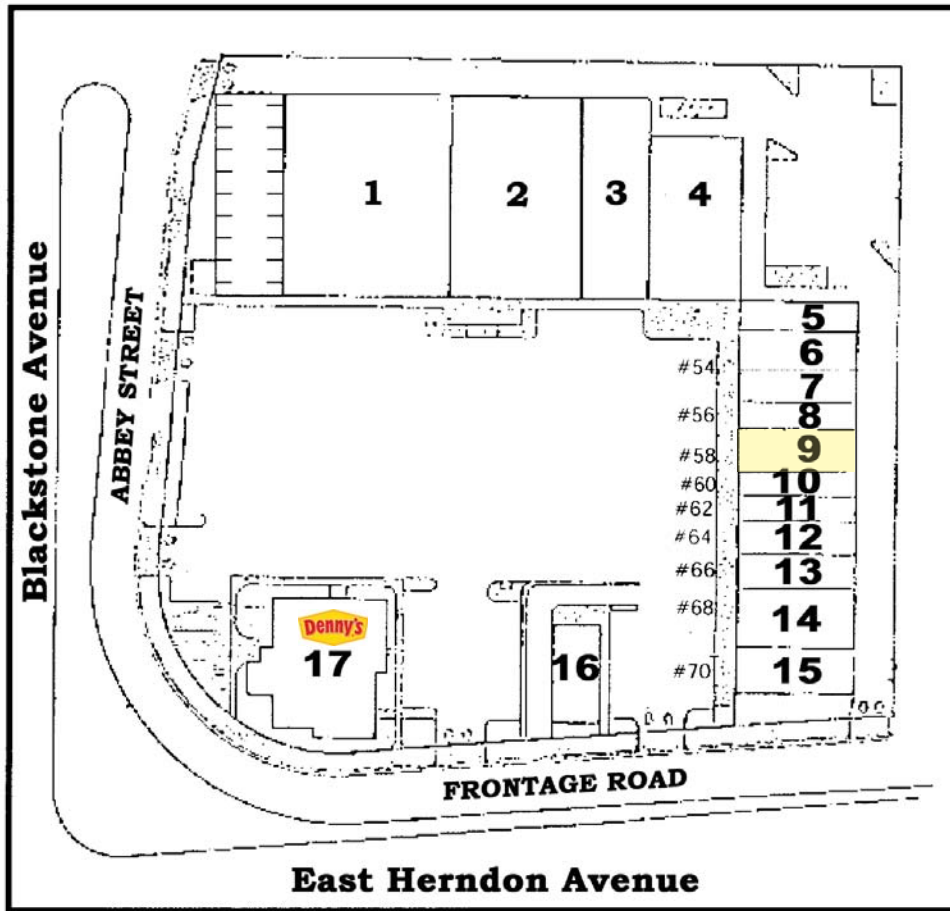


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Riverpoint Shopping Center > Site Plan

NEC BLACKSTONE AND HERNDON AVENUES, FRESNO, CA



1. Mattress Land
2. Cheerforce
3. Sanders & Slaters Furniture
4. Home Crafter Spas/BBQ
5. W.I.C.
6. W.I.C.
7. W.I.C.
8. W.I.C.
9. **AVAILABLE - 1,820 SF**
10. Pet Grooming
11. Nail Salon
12. Primetime Nutrition
13. Thai Restaurant
14. Beauty Supply
15. Home Crafter Spas/BBQ
16. Colorado Grill
17. Denny's



Contact

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