

MULTI-USE LOWER LEVEL SPACE AVAILABLE MANCHESTER CENTER FOR LEASE

3636 N. BLACKSTONE AVE • NEC BLACKSTONE & SHIELDS • FRESNO, CA 93704

**NEW
REMODEL
COMPLETE!**



- 72,237± SF former Sears space for Lease
- 32,888± SF warehouse space available
- 39,352± SF office space available

- Available for use as office, retail, or industrial
- Lower level annual asking rent at \$0.29 - \$0.38 per SF

RETAIL CALIFORNIA CRE

A division of Pearson Realty

7480 North Palm Avenue, Suite 101

Fresno, CA 93711

www.retailcalifornia.com



FOR MORE INFO, PLEASE CONTACT:

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CA DRE # 01887999

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Property Description:

Manchester Center is located on Blackstone Avenue, one of Fresno's most highly-trafficked retail corridors. The center is anchored by Ross Dress For Less and dd's Discounts.

The center has immediate access from State Highway 41 on/off-ramps at Shields Avenue. Freeway 41 runs north-south through the middle of town. Nearby retailers are Regal Cinema, Wal-Mart, Smart & Final, Planet Fitness, Ross Dress For Less, and dd's Discounts.

Available Space:

Endcap: 2,618± SF
Auto Center Building: 21,450± SF
Corner Pad Available: 4,900± SF
Lower Area: 72,237± SF

Proposed Pad: 30,000± SF on the hard corner of Garland & Blackstone avenues.

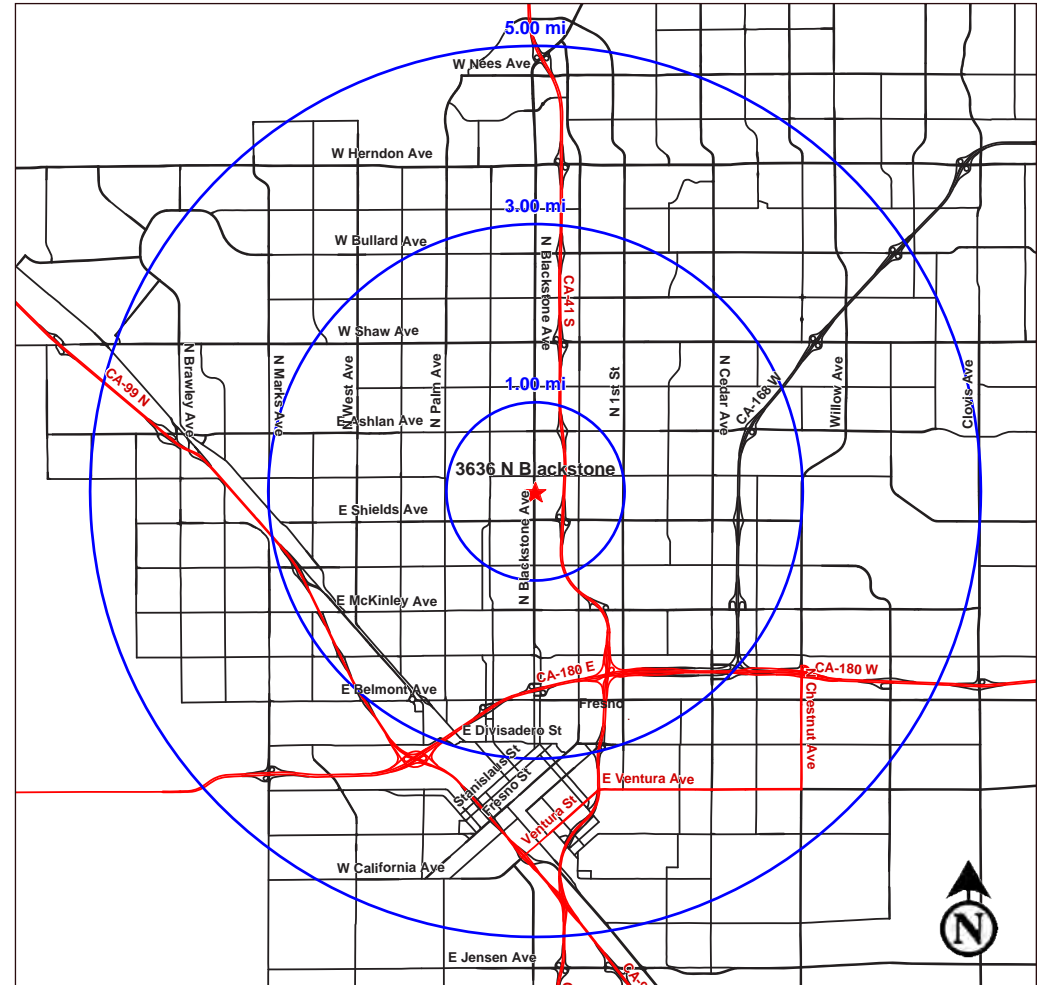
2023 Demographics:

	1 Miles	3 Miles	5 Miles
Total Population:	18,567	179,181	414,445
Total Households:	6,463	59,496	135,415
Avg HH Income:	\$68,287	\$64,984	\$68,427
Total Daytime Pop:	19,463	231,774	505,396

2023 Traffic Counts:

Blackstone Avenue:	42,110 ADT
Shields Avenue:	63,659 ADT
Total Traffic Exposure:	105,769 Avg Daily Traffic

Source: Claritas LLC, Kalibrate TrafficMetrix



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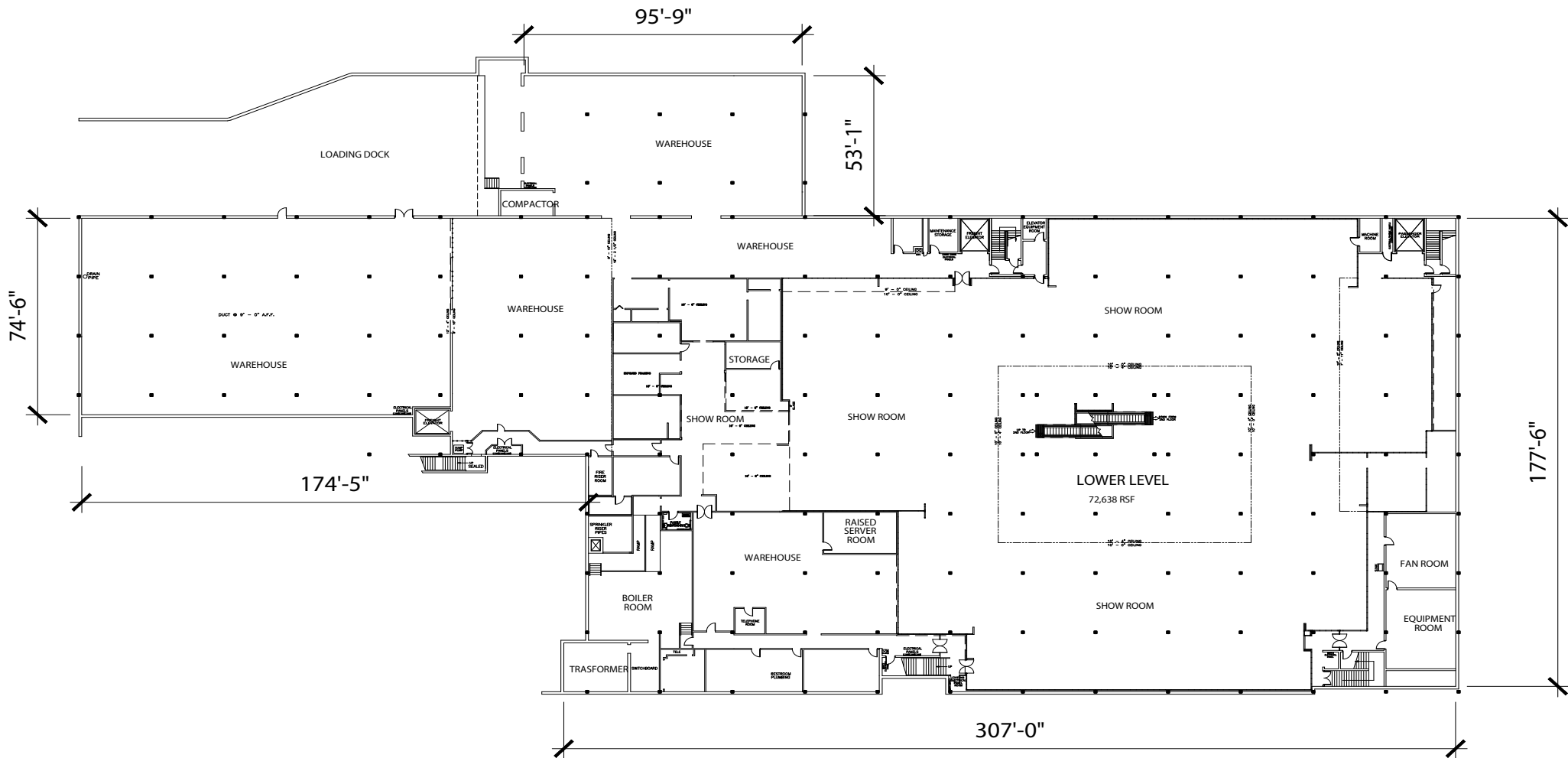
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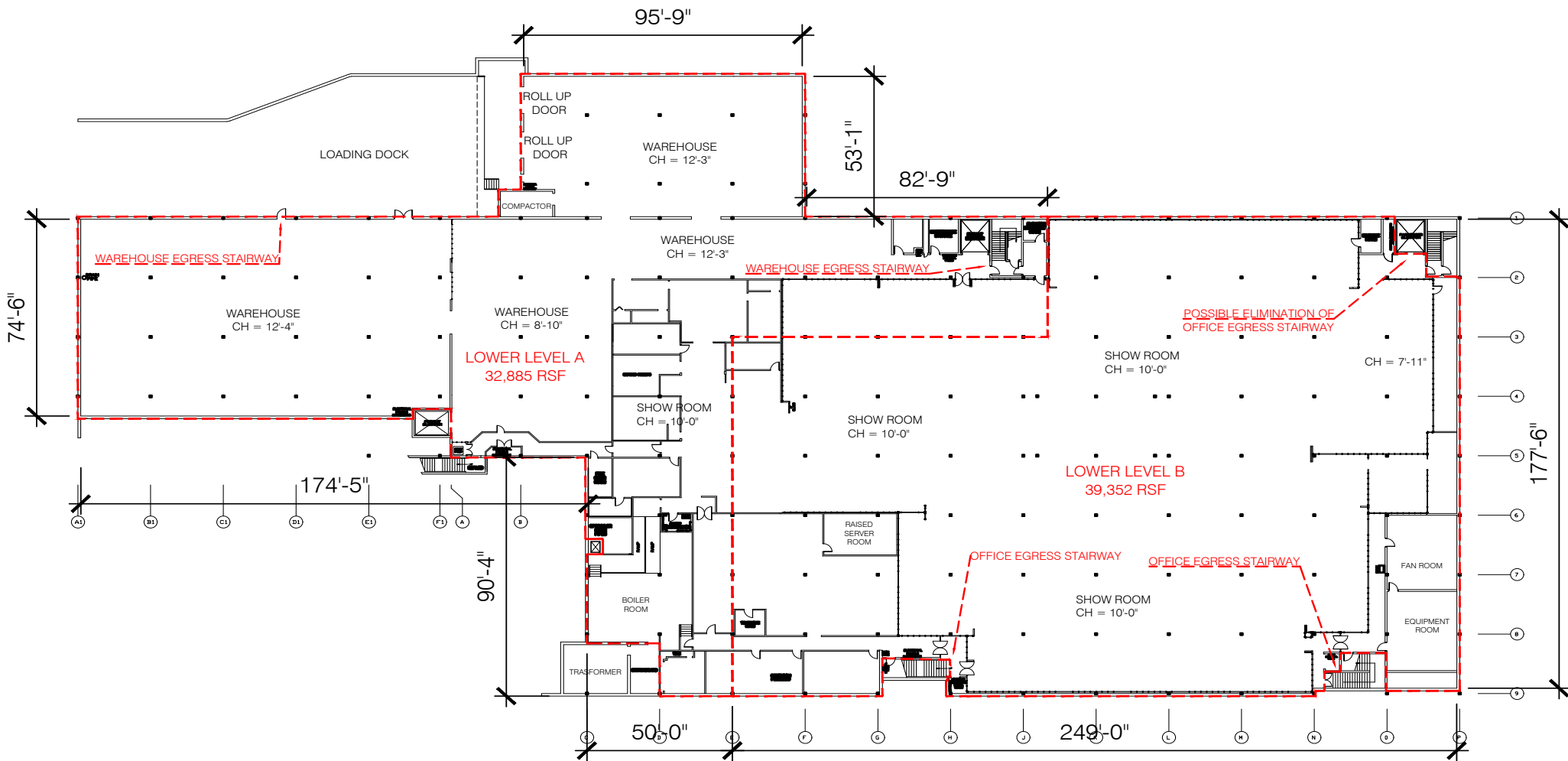
32,885± SF Warehouse space available

39,352± SF Office space available

Divisible to +/- 8,000 SF

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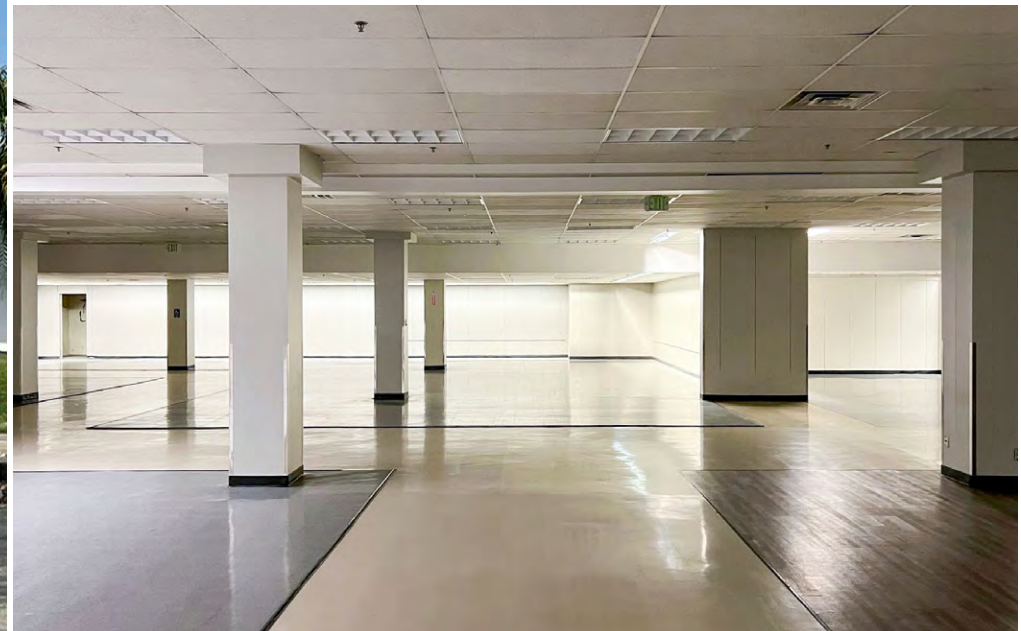
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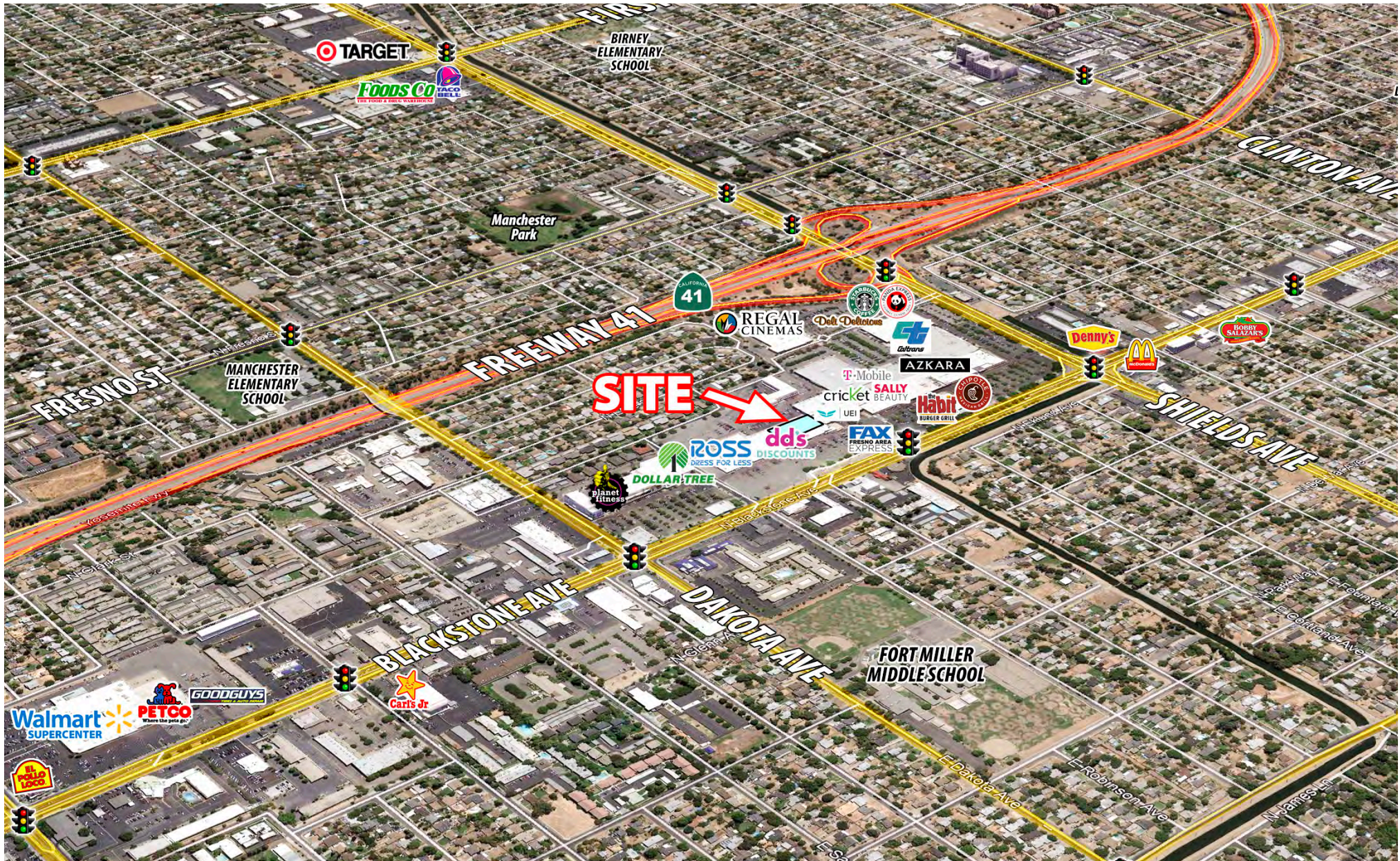
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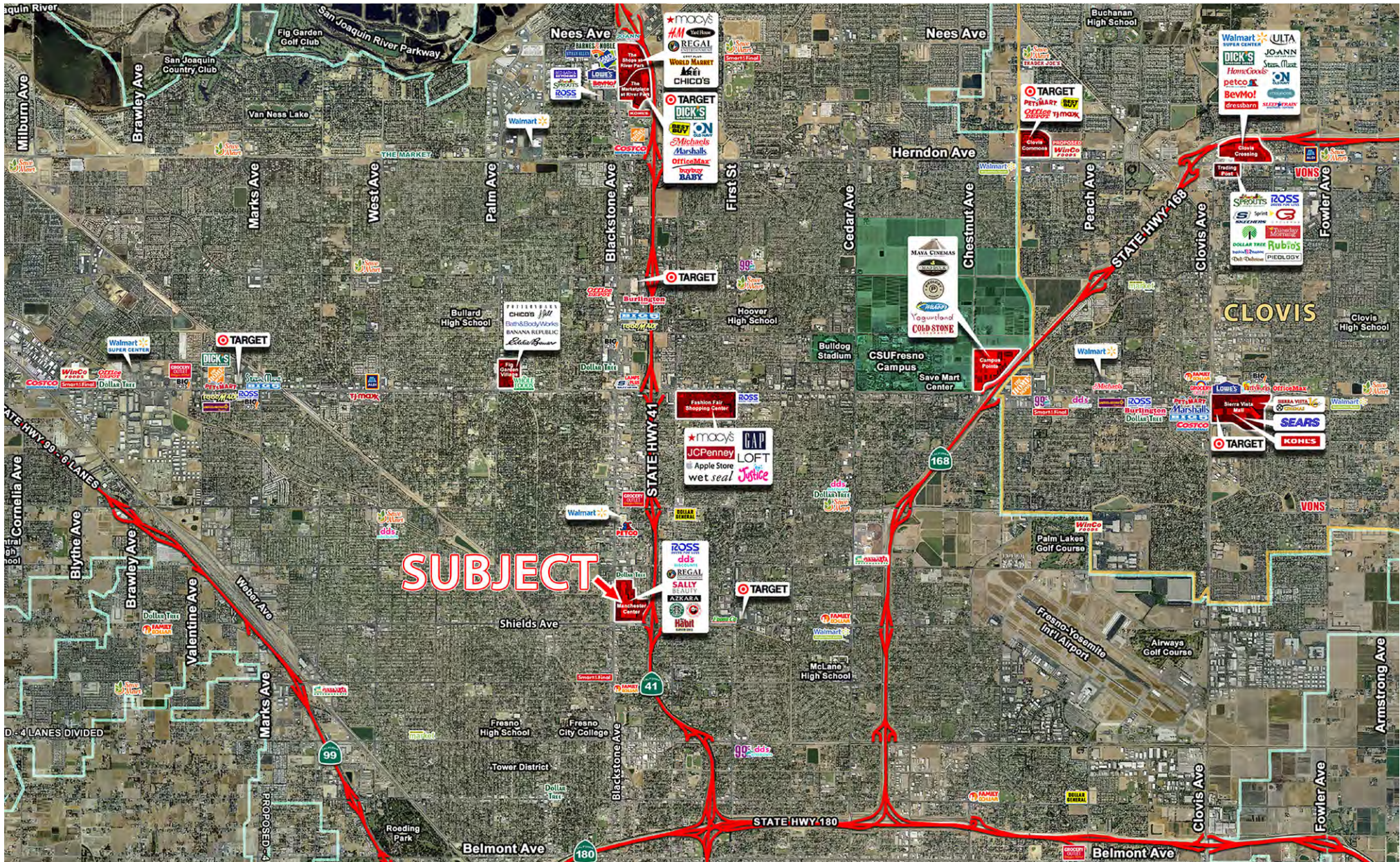


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