

FORMER SEARS AUTO CENTER - FOR LEASE

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

**NEW
REMODEL
COMPLETE!**



- 21,450± SF (Divisible)
- 39,495 Daytime Population within 3 Miles
- Divisible to approximately 10,000 SF
- Available for use as office, retail, or industrial
- 16 Roll up Doors
- NNN's at \$0.29 SF per month

RETAIL CALIFORNIA CRE

A division of Pearson Realty

7480 North Palm Avenue, Suite 101

Fresno, CA 92711

www.retailcalifornia.com



FOR MORE INFO, PLEASE CONTACT:

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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2024 Retail California. All rights reserved.

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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 (Divisible)

Corner Pad Available: 4,900± SF

Lower Area: 72,638± SF

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

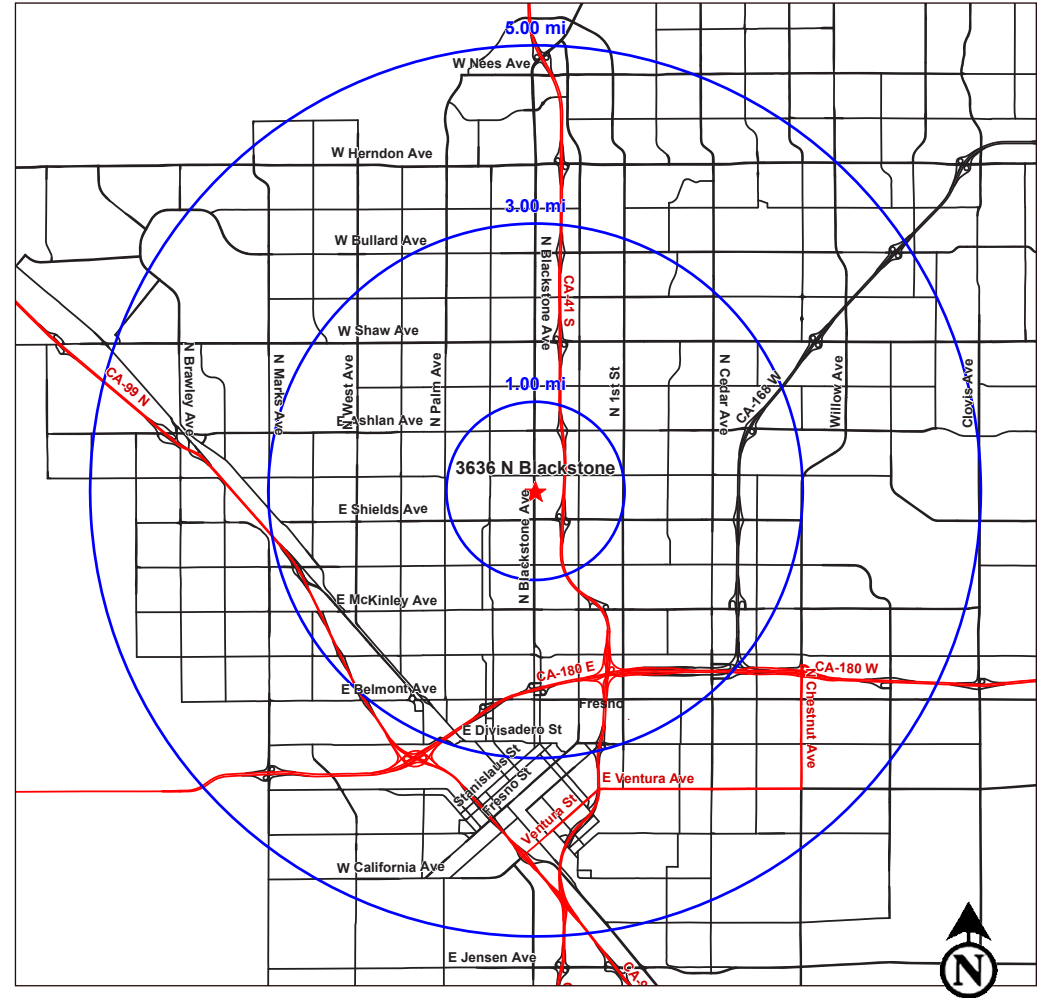
2023 Demographics:

	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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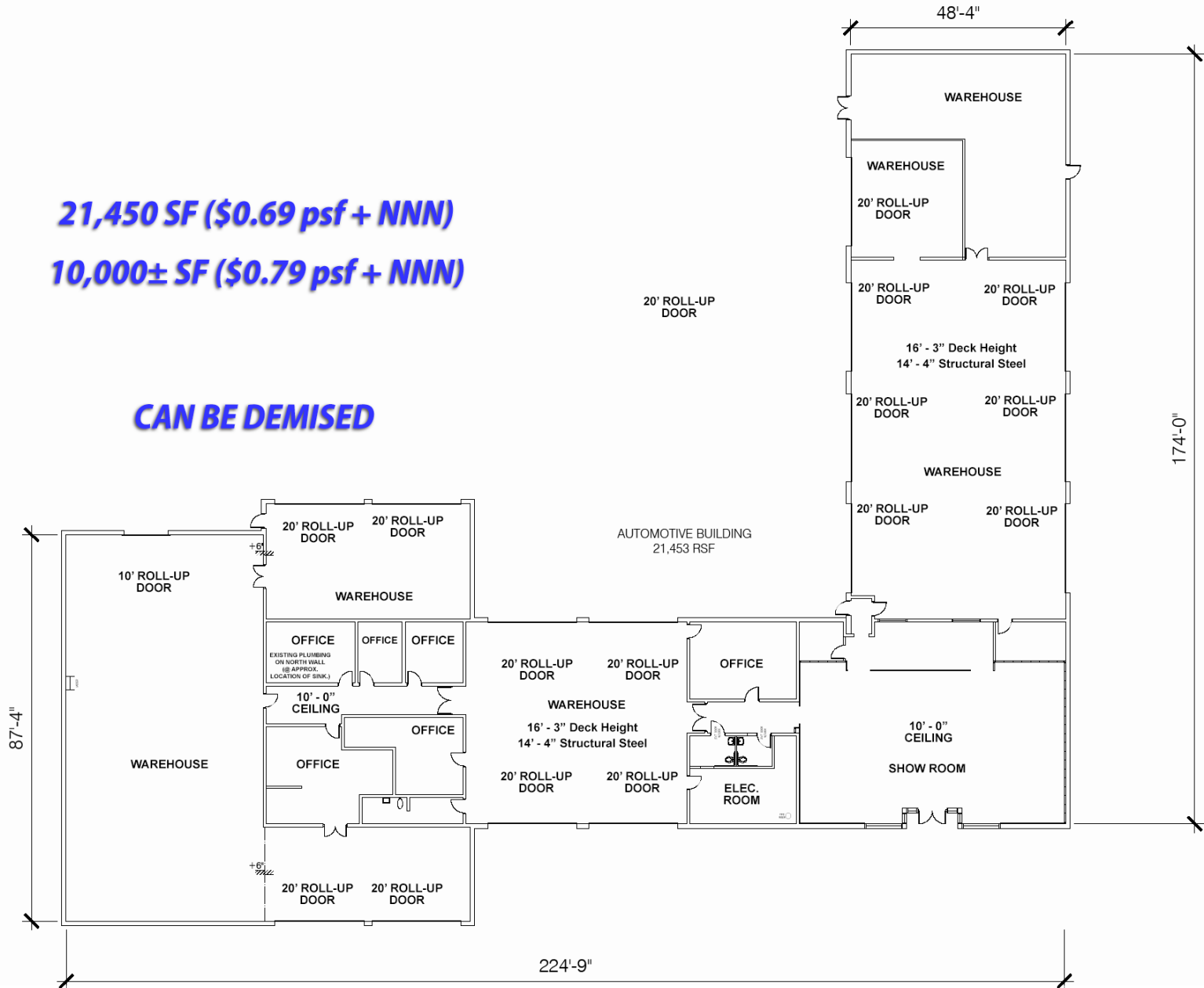
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21,450 SF (\$0.69 psf + NNN)

10,000± SF (\$0.79 psf + NNN)

CAN BE DEMISED



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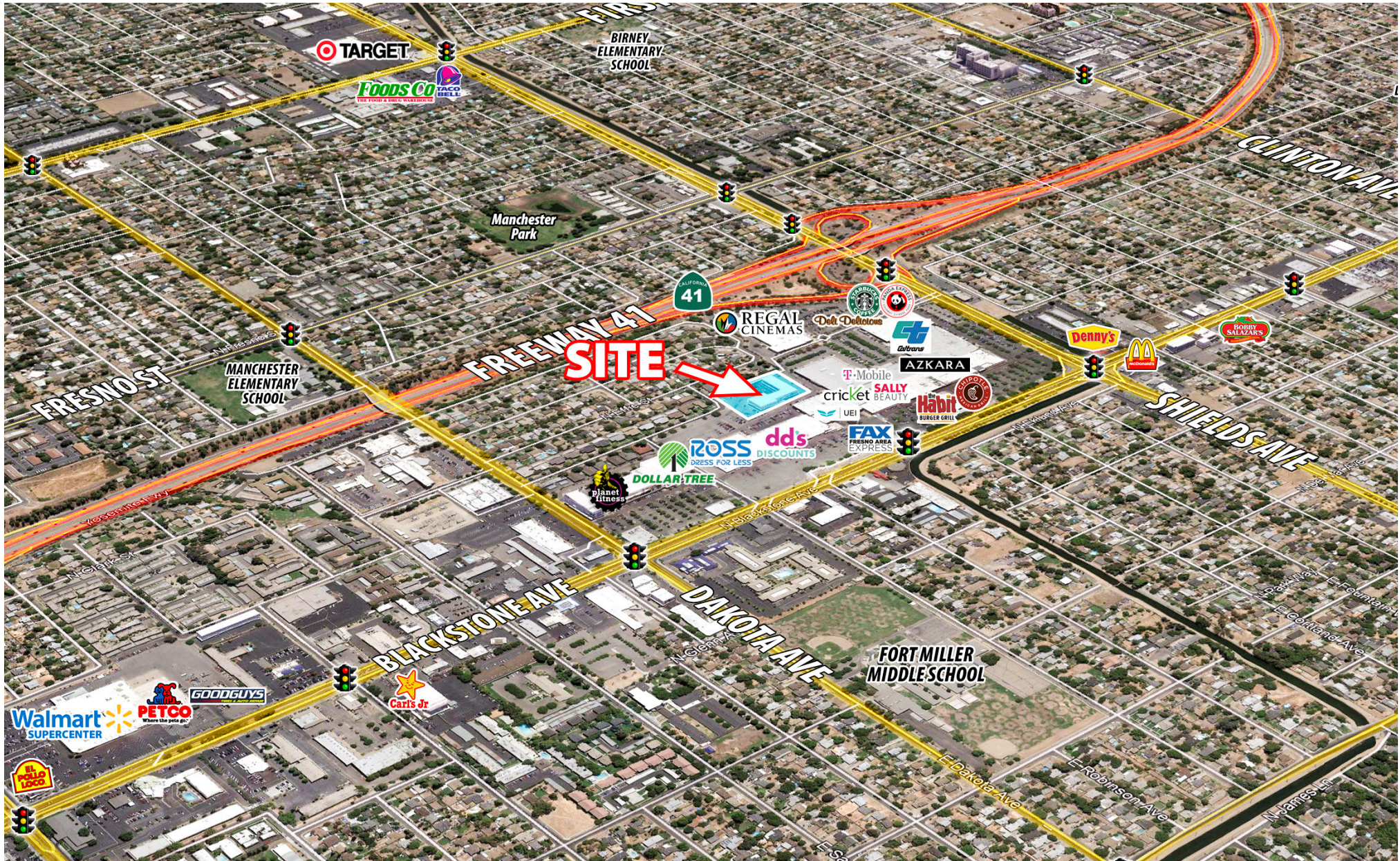
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