

# NEW MANCHESTER SHOPPING CENTER

# 30,000 SF CORNER PAD FOR GROUND LEASE OR BTS

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



## RETAIL CALIFORNIA CRE

A division of Pearson Realty

7480 North Palm Avenue, Suite 101

Fresno, CA 92711

[www.retailcalifornia.com](http://www.retailcalifornia.com)



FOR MORE INFO, PLEASE CONTACT:

**Lewis Smith, SR. V.P.**

**+1 (559) 447-6235**

**[lsmith@retailcalifornia.com](mailto:lsmith@retailcalifornia.com)**

CA DRE # 01887999

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. ©2023 Retail California. All rights reserved.



# NEW MANCHESTER SHOPPING CENTER

# 30,000 SF CORNER PAD FOR GROUND LEASE OR BTS

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

## Property Description:

The New Manchester Center regional mall is located on busy Blackstone Avenue, one of Fresno's most highly-trafficked retail corridors. The center is anchored by Ross Dress For Less and dd's Discounts. Other tenants in the center are Regal Cinemas, Starbucks, Panda Express, Habit Burger, Chipotle Grill, Sally Beauty, Cricket Wireless, KXEX Radio Station, and UEI College. Major retailers in the area include Walmart, Target, FoodsCo, Petco, Planet Fitness, Walgreens, and Smart & Final.

## Property Highlights:

New Manchester is under new management and renovation is now underway. The center has immediate access from Blackstone Ave as well as from Freeway 41 ramps at Shields Ave. A Fresno Area Express terminal is located in front of the center on Blackstone bringing many customers and foot traffic to the center. New Manchester experiences high daily traffic counts at the intersection of Shields and Blackstone averaging 105,750± cars per day.

**Corner Pad Space Available:** 30,000± SF Ground Lease - \$130k per year

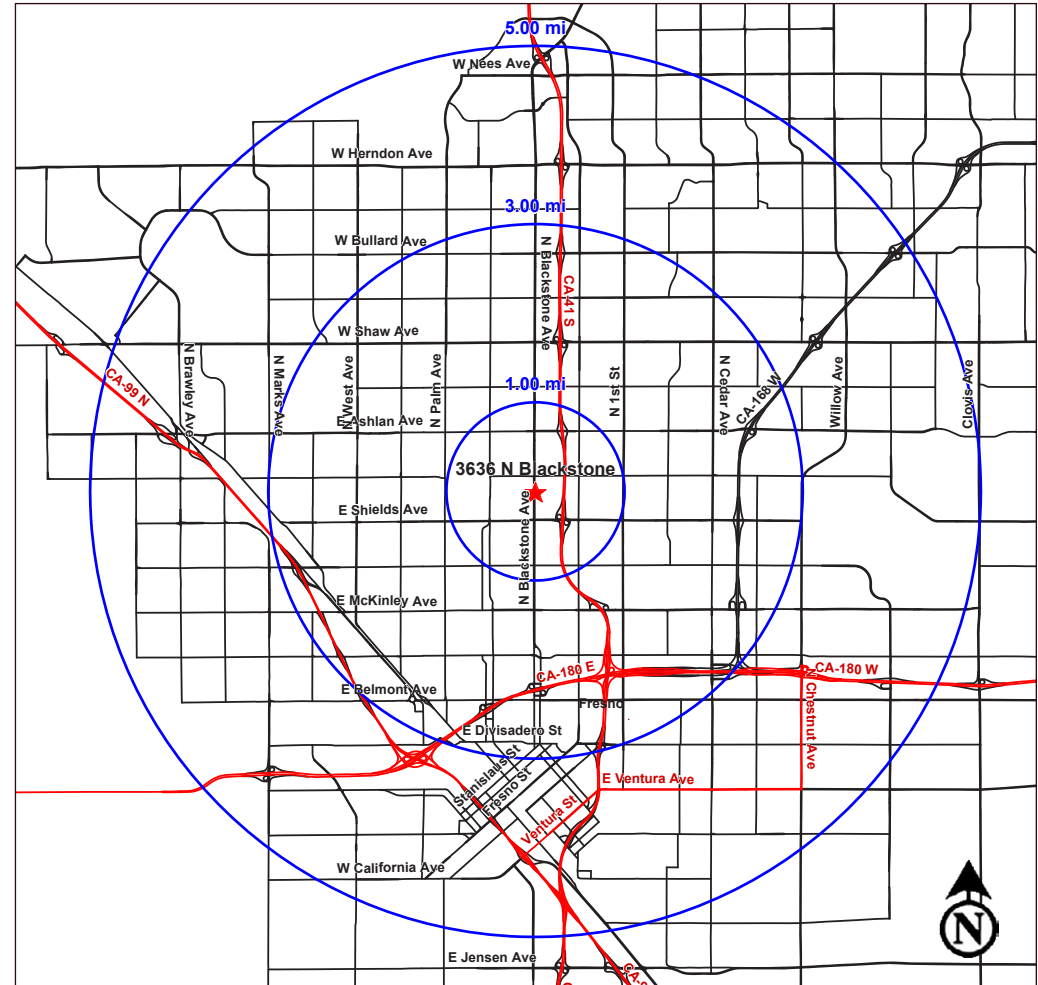
## 2023 Demographics:

	1 Mile	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



## 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:

**Lewis Smith, SR. V.P.**

**+1 (559) 447-6235**

**lsmith@retailcalifornia.com**

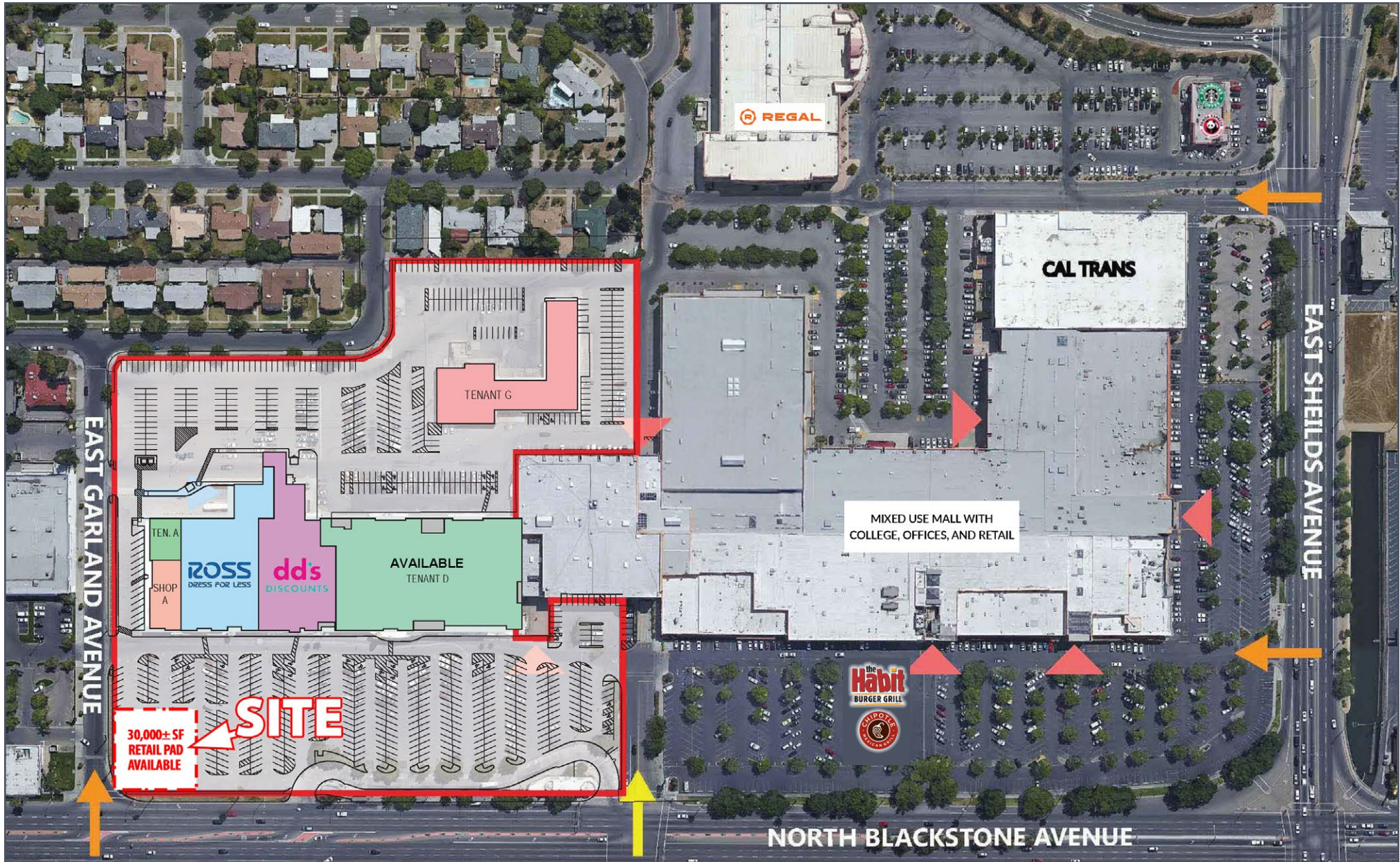
CA DRE # 01887999



NEW MANCHESTER SHOPPING CENTER

# 30,000 SF CORNER PAD FOR GROUND LEASE OR BTS

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



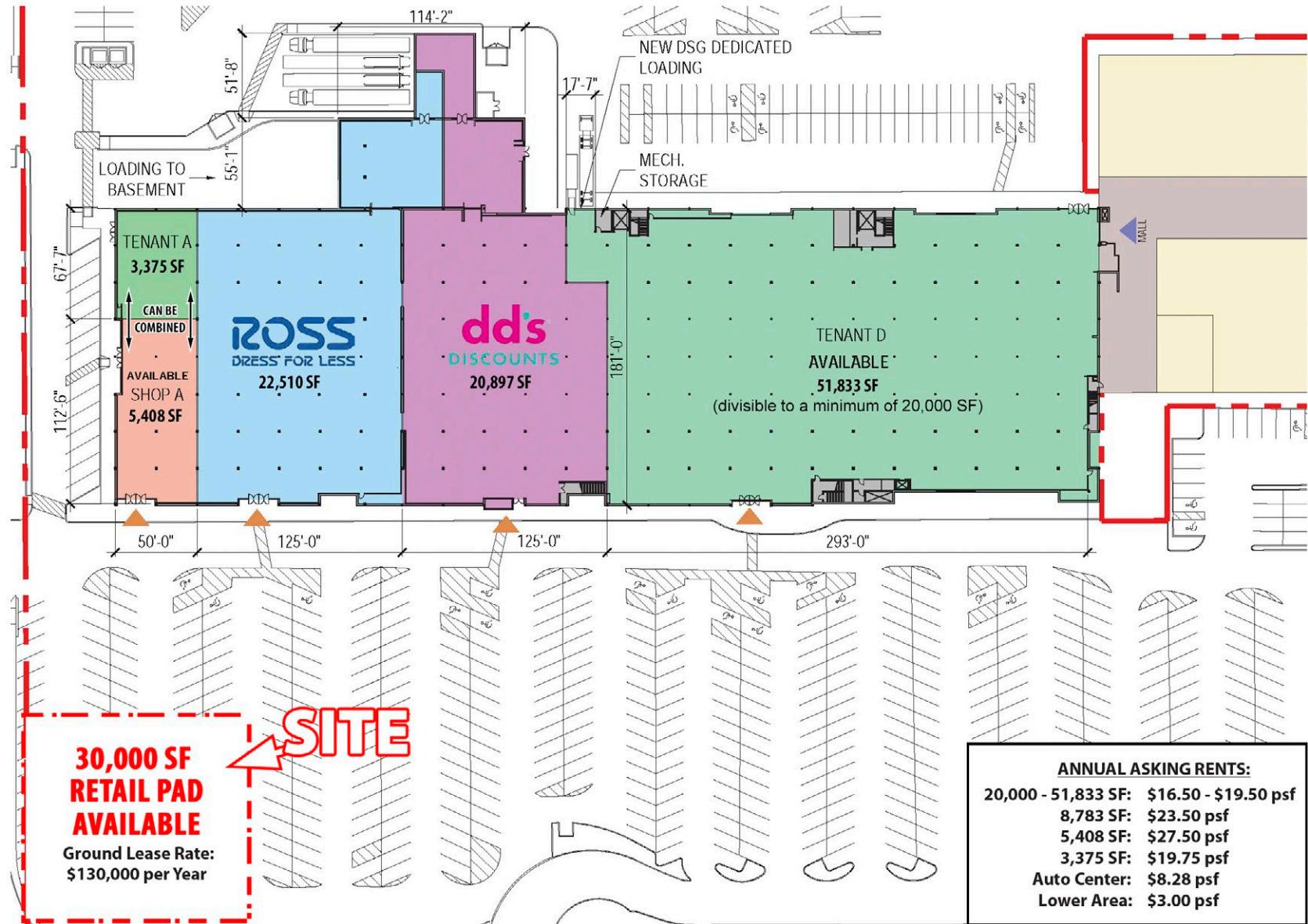
This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2023 Retail California. All rights reserved.



# NEW MANCHESTER SHOPPING CENTER

# 30,000 SF CORNER PAD FOR GROUND LEASE OR BTS

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

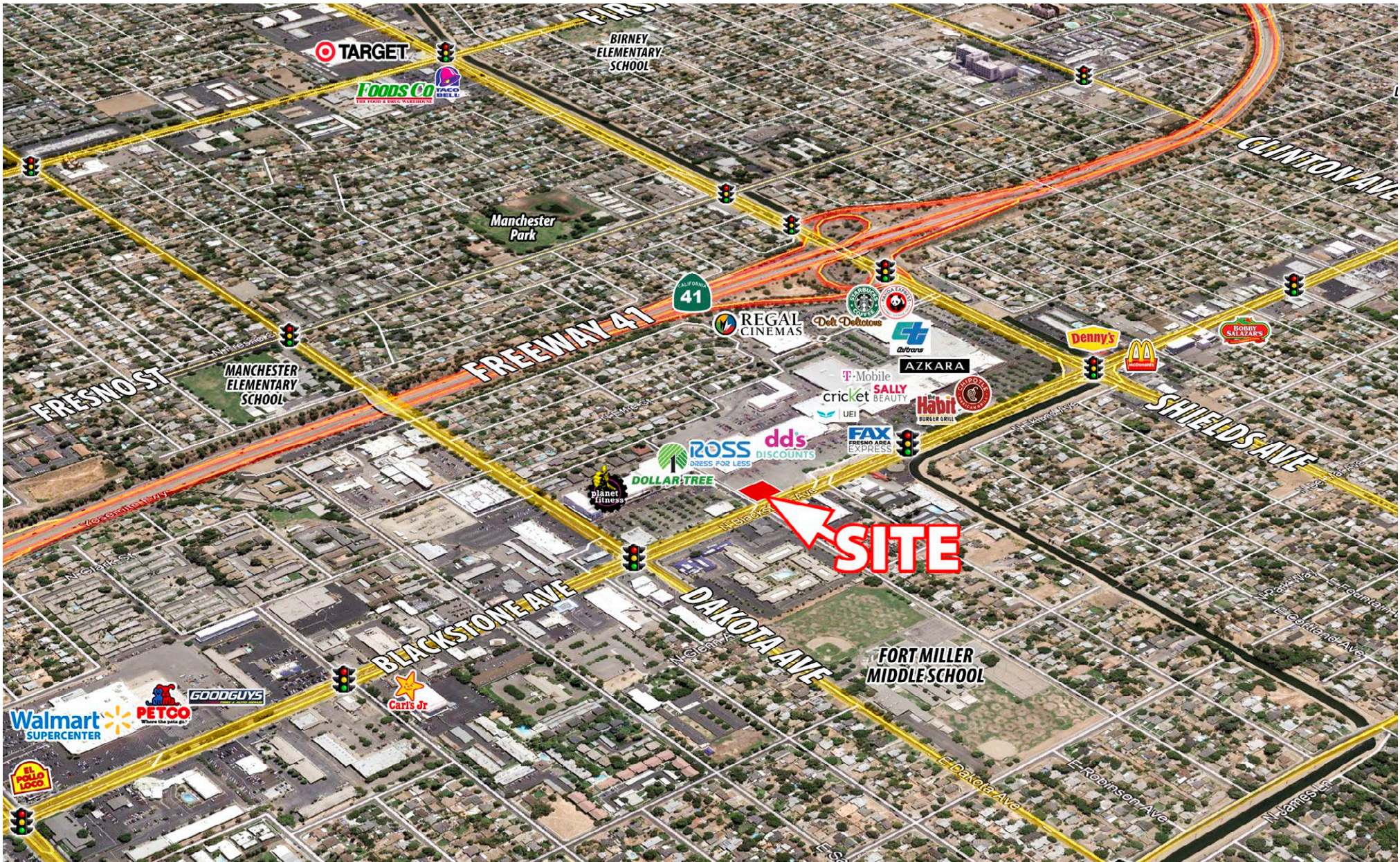




# NEW MANCHESTER SHOPPING CENTER

# 30,000 SF CORNER PAD FOR GROUND LEASE OR BTS

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



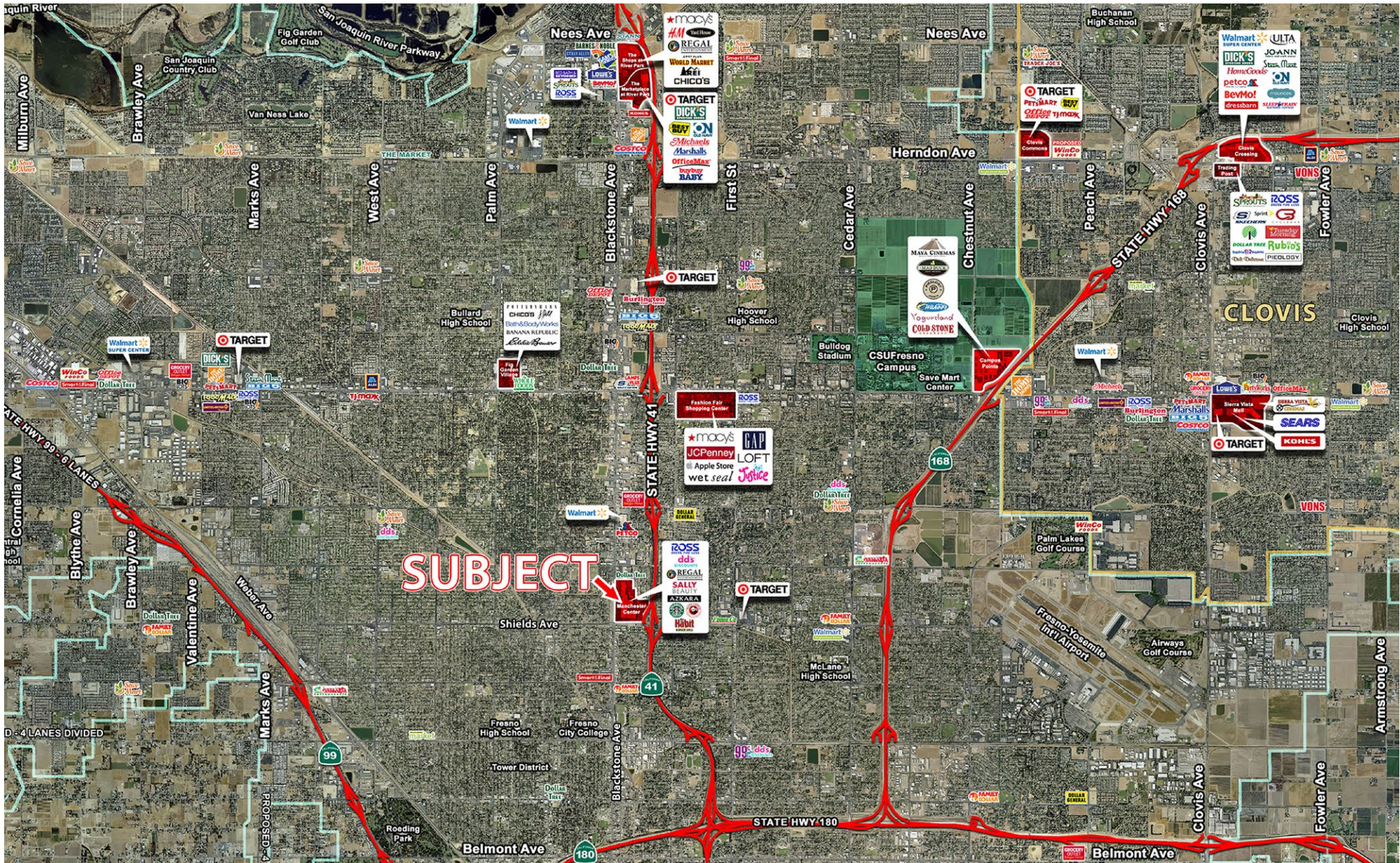
This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2023 Retail California. All rights reserved.



# NEW MANCHESTER SHOPPING CENTER

# 30,000 SF CORNER PAD FOR GROUND LEASE OR BTS

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



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. ©2023 Retail California. All rights reserved.