

OFFICE SPACE AVAILABLE - 2ND FLOOR

# MANCHESTER CENTER FOR LEASE

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

**NEW  
REMODEL  
COMPLETE!**



- **9,202± SF Space for Lease**
- **39,495 Daytime Population within 3 Miles**
- **\$0.65-\$0.80 psf modified gross**

- **Available for use as office space**
- **105,769 Average Cars per Day Intersection**
- **\$83,152 Avg HH Income within 5 Miles**

## RETAIL CALIFORNIA CRE

A division of Pearson Realty

7480 North Palm Avenue, Suite 101

Fresno, CA 92711

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



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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: 72,638± SF

**Upstairs Offices: 9,202± SF**

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

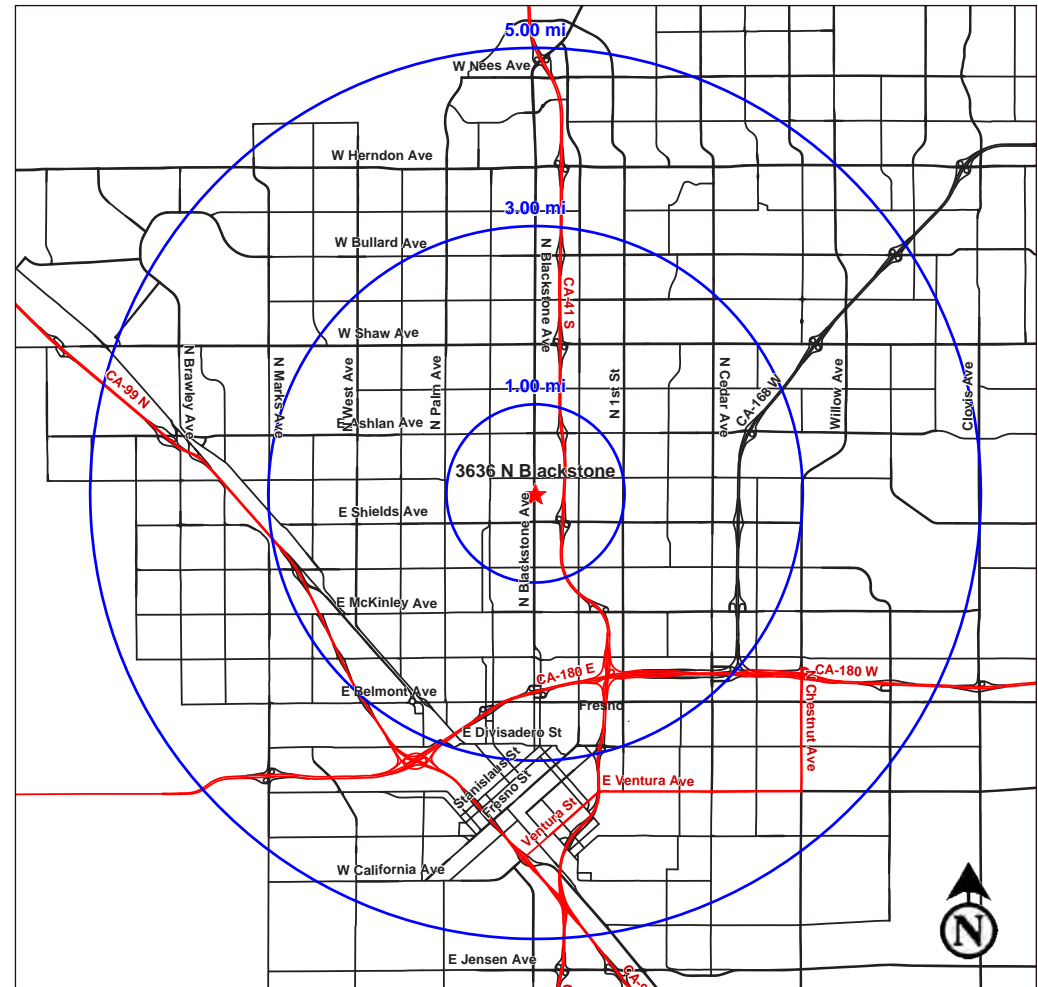
### 2023 Demographics:

	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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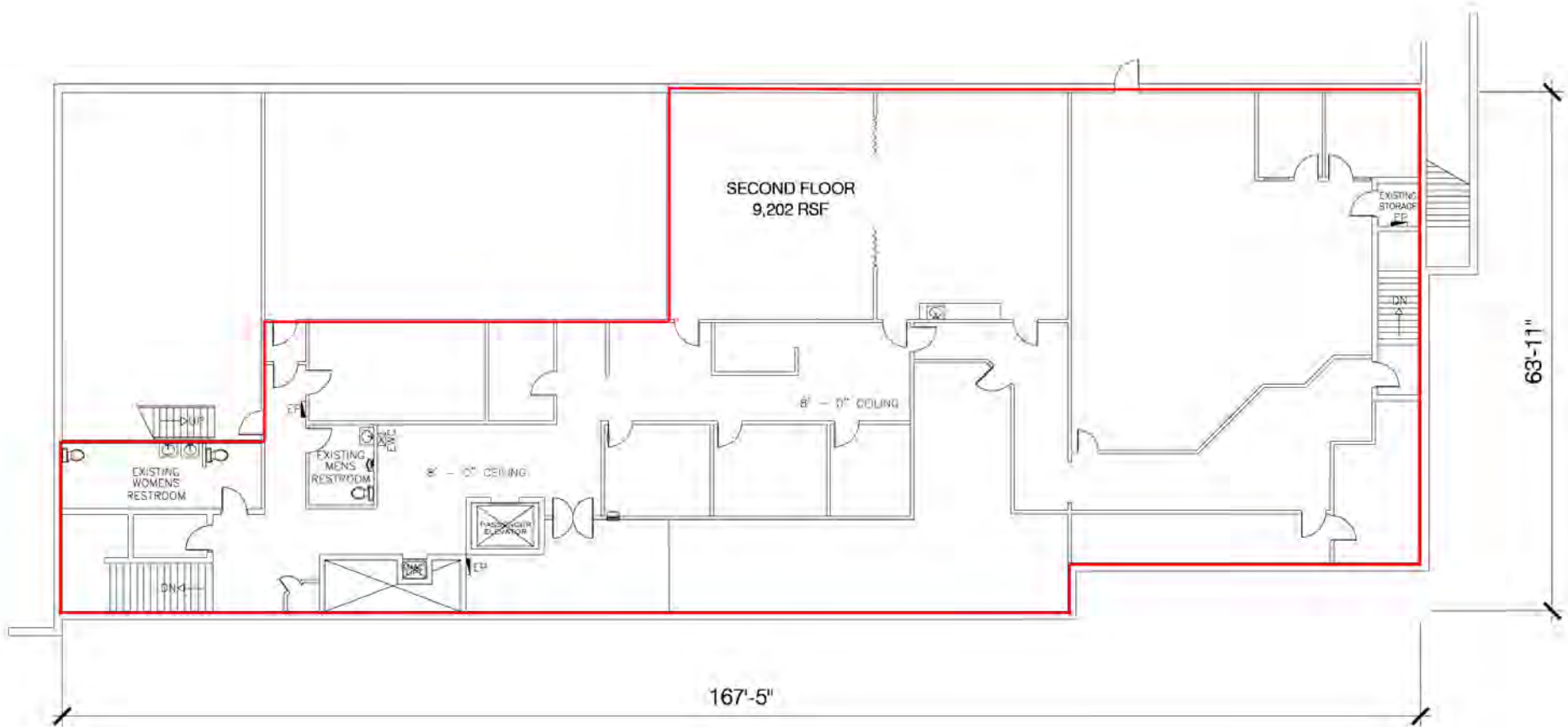
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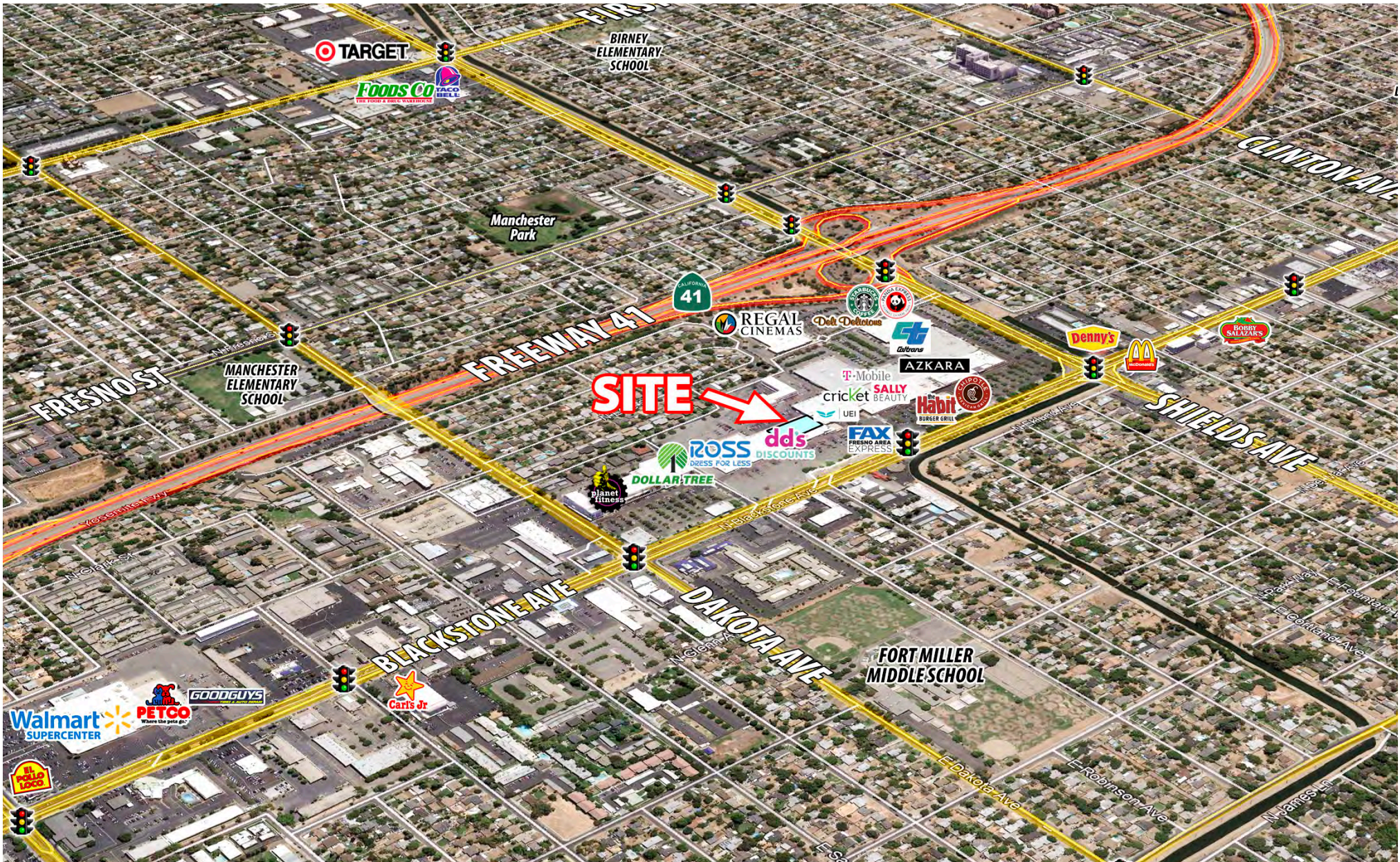


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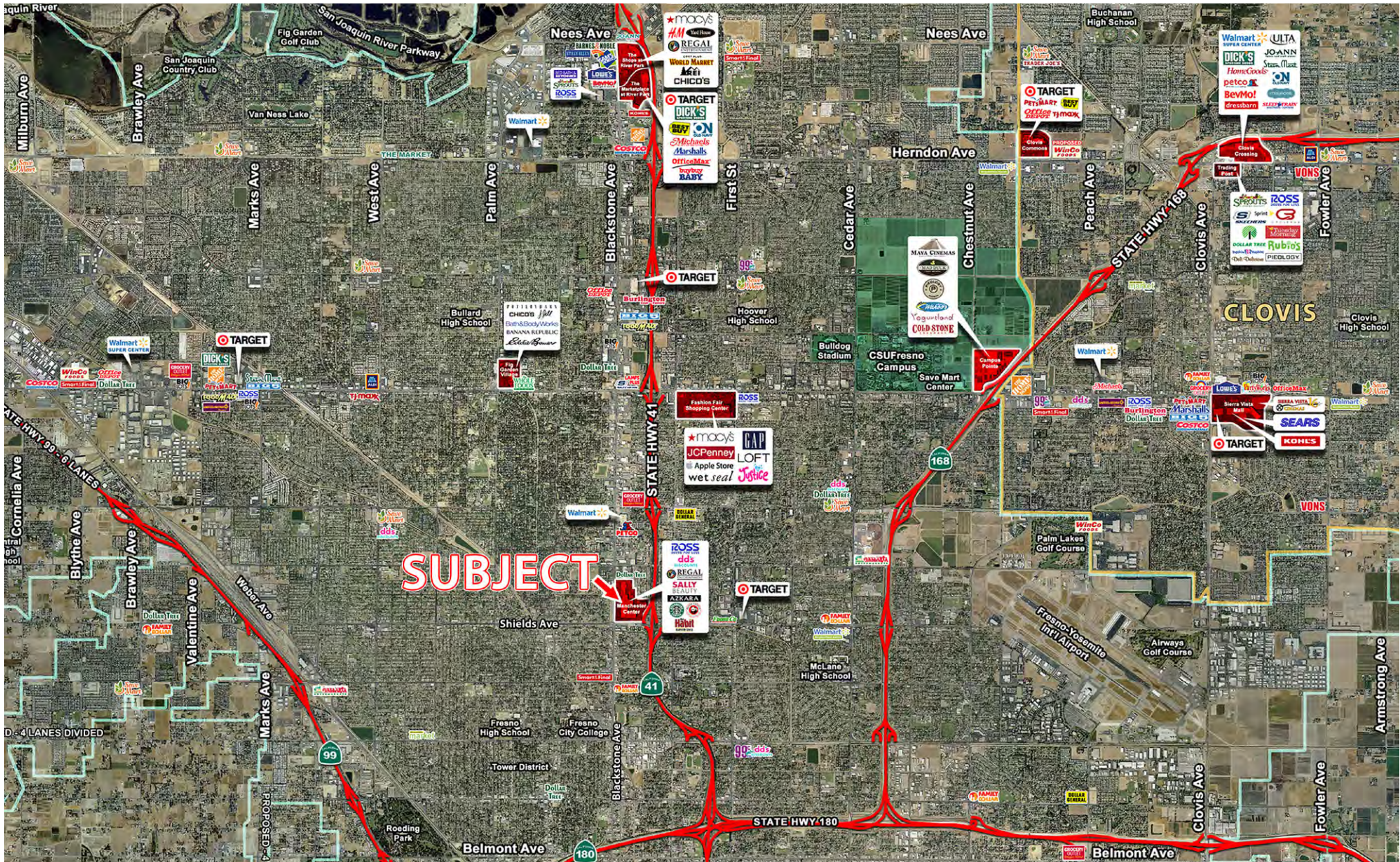


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