

## RETAIL FOR LEASE

AUTO REPAIR/WAREHOUSE FACILITY - MOVE IN READY CONDITION

1649 N Blackstone Avenue, Fresno, CA 93703



AVAILABLE SF:	3,500 - 5,000 SF
LEASE RATE:	\$0.57 SF/Month (MG)
LOT SIZE:	59,677 SF
BUILDING SIZE:	3,500 SF
YEAR BUILT:	1958
ZONING:	C-M
MARKET:	Tower District
SUB MARKET:	Walnut Heights
CROSS STREETS:	E McKinley Avenue

### PROPERTY FEATURES

- ±3,500 SF Available
- Move-In Ready Condition
- Large Open Shop Area
- Parts Room, Private Office & Private Restroom W/Shower
- Fully Insulated Building
- 12' Ceiling

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#### PROPERTY OVERVIEW

Warehouse/auto repair facility move-in ready condition. Space features an L-shaped shop area consisting of a large open L-shaped shop (46' x 28' in rear and 55' x 25' in front), 19' x 19' parts room, 1 private office, and 1 restroom with shower. The building is fully insulated with a 12' ceiling height. Also coming available is a rear  $\pm$ 5,000 SF space with a large yard area.

#### LOCATION OVERVIEW

This property is located north of E McKinley Avenue, east of N Van Ness Avenue, south of E University Avenue, and west of N Blackstone Avenue in Fresno, California.



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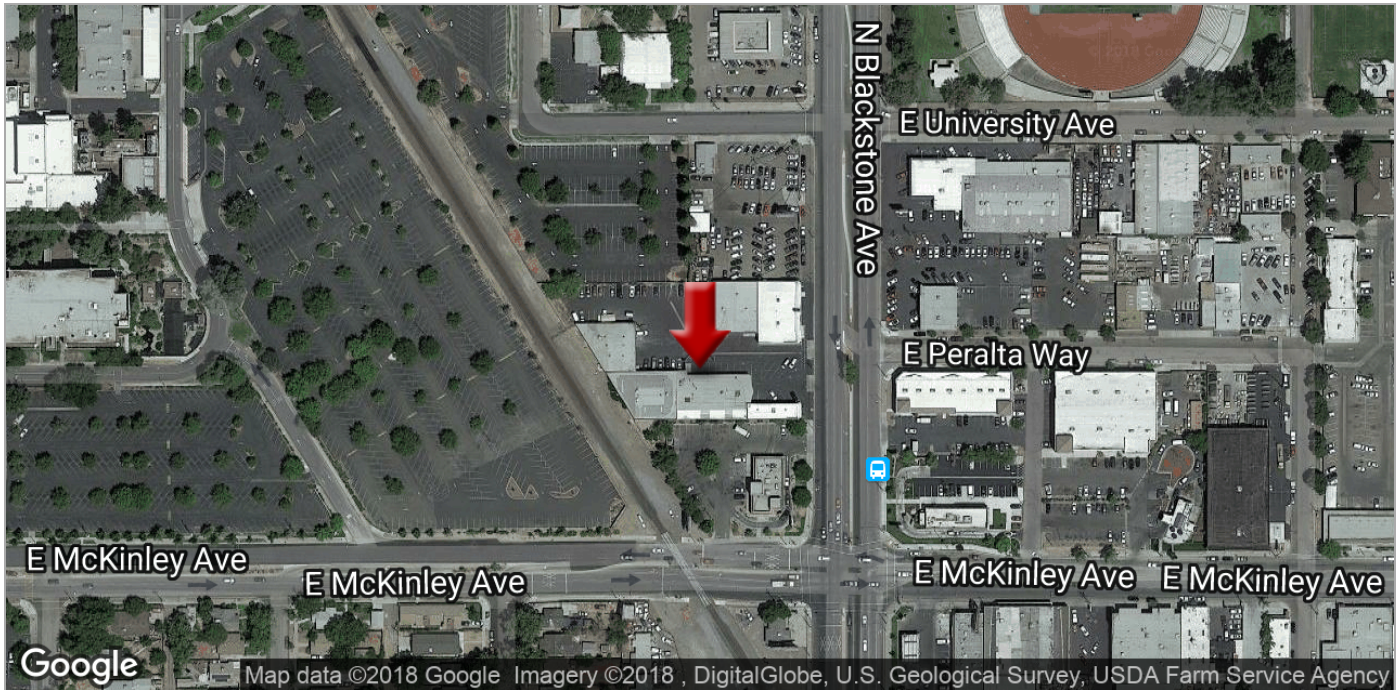
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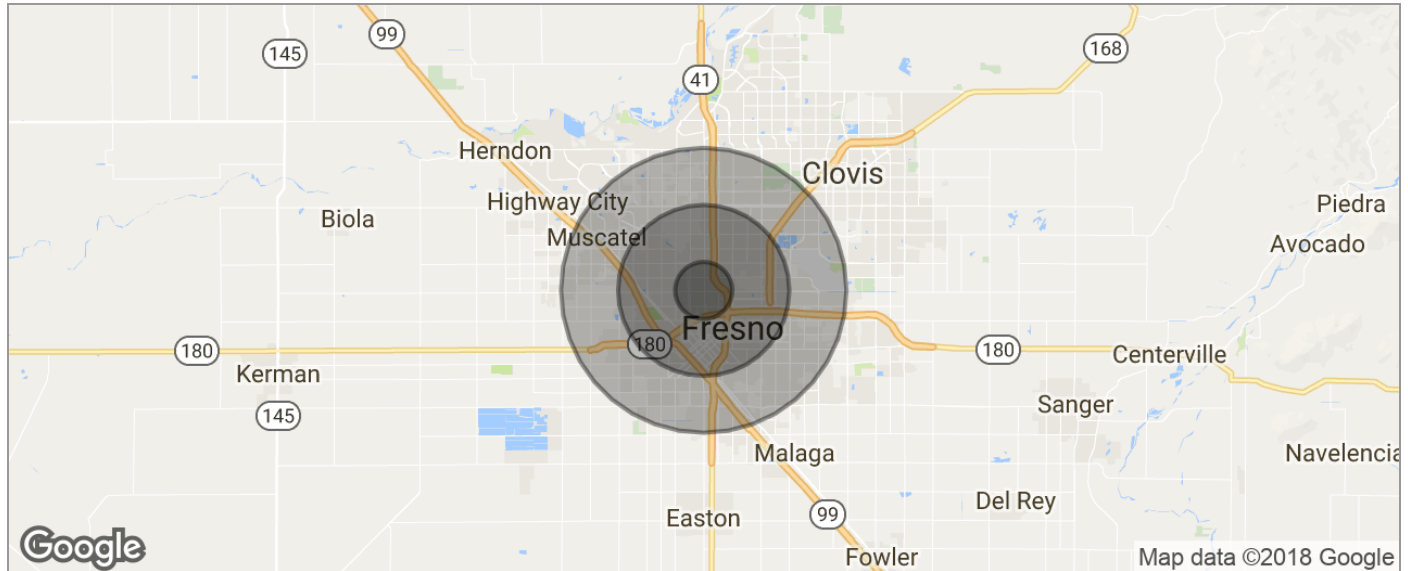
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,461	176,570	394,111
MEDIAN AGE	30.6	29.3	29.5
MEDIAN AGE (MALE)	30.0	28.7	28.4
MEDIAN AGE (FEMALE)	32.2	30.2	30.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,399	55,961	125,454
# OF PERSONS PER HH	2.7	3.2	3.1
AVERAGE HH INCOME	\$43,264	\$43,593	\$46,580
AVERAGE HOUSE VALUE	\$243,807	\$237,816	\$241,848
RACE	1 MILE	3 MILES	5 MILES
% WHITE	60.2%	52.3%	52.2%
% BLACK	5.0%	6.4%	8.1%
% ASIAN	9.2%	10.1%	10.7%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.8%	1.2%	1.1%
% OTHER	21.0%	25.9%	23.6%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	54.6%	57.0%	52.3%

\* Demographic data derived from 2010 US Census

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