

RETAIL FOR SALE

FULLY REMODELED! HIGH EXPOSURE RETAIL BUILDING + FENCED YARD

351 N Blackstone Ave, Fresno, CA 93701



SALE PRICE:	\$499,000
LOT SIZE:	0.17 Acres
BUILDING SIZE:	2,890 SF
ZONING:	C-6 General Commercial District
APN:	459-153-05
MARKET:	South Blackstone Retail
SUB MARKET:	Tower District / Downtown Fresno
CROSS STREETS:	E Grant Avenue

PROPERTY FEATURES

- Prime Cannabis Retail Zoning, Outside Exclusion, 800'+ Away
- Fully Remodeled High Exposure Retail Building
- ±2,890 SF High Exposure Retail Building - Can be Divided
- Sought After Flexible C-6 Commercial Zoning
- 2 Separate Electrical Meters
- Brand New Roof Recently Installed
- Excellent Retail Presence Surrounded with Quality Tenants
- Rear Fenced Parking/Service/Storage Area
- Retail Building Centrally Located in Fresno
- 2 Suites Can Be Utilized Together Or Separate

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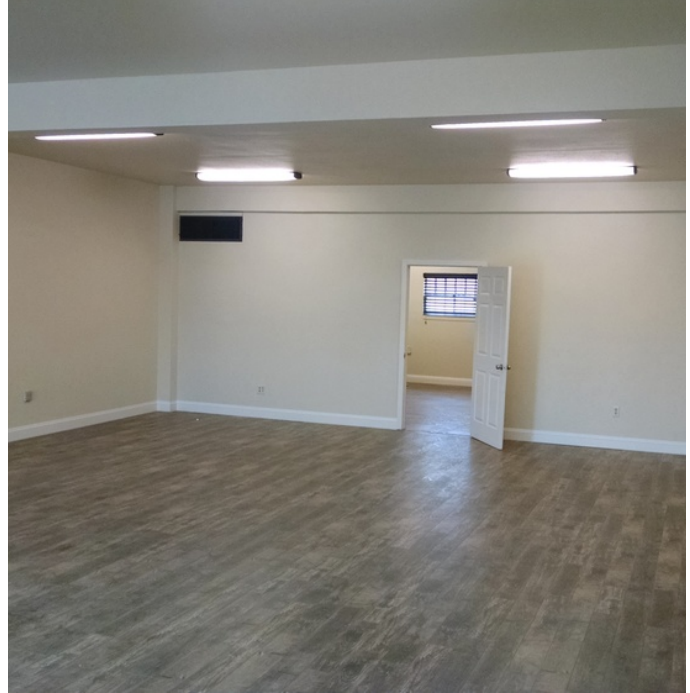


PROPERTY OVERVIEW

Fully remodeled ±2,890 SF Store Front Building with two separate addresses and two electrical meters for potential split. Each unit is ±1,445 SF with quality hard-surface flooring, open front area/showroom, rear office, and tiled private bathrooms. Also includes access to a 90' by 50' (4,500 SF) rear fenced yard with alley entrance and street parking in front. Service panels and outlets with 110 and 220 Volt 3-phase electrical, lit signage, Brand NEW roof, C-6 general commercial zoning (which lends itself to MANY Commercial uses). Great freeway access 2 blocks away. Excellent location, visibility, and access. This address IS zoned for cannabis retail (CMX), outside the Exclusion Area, and IS more than 800 feet from a sensitive use located in District 3.

LOCATION OVERVIEW

Located near the Tower District and Downtown in the high traffic intersection off Blackstone and Belmont Avenues. Property is just north of McKenzie Avenue, west of CA-41, south of CA-180, and east of Van Ness Avenue. Subject within the Enterprise and Empowerment Zones for federal &



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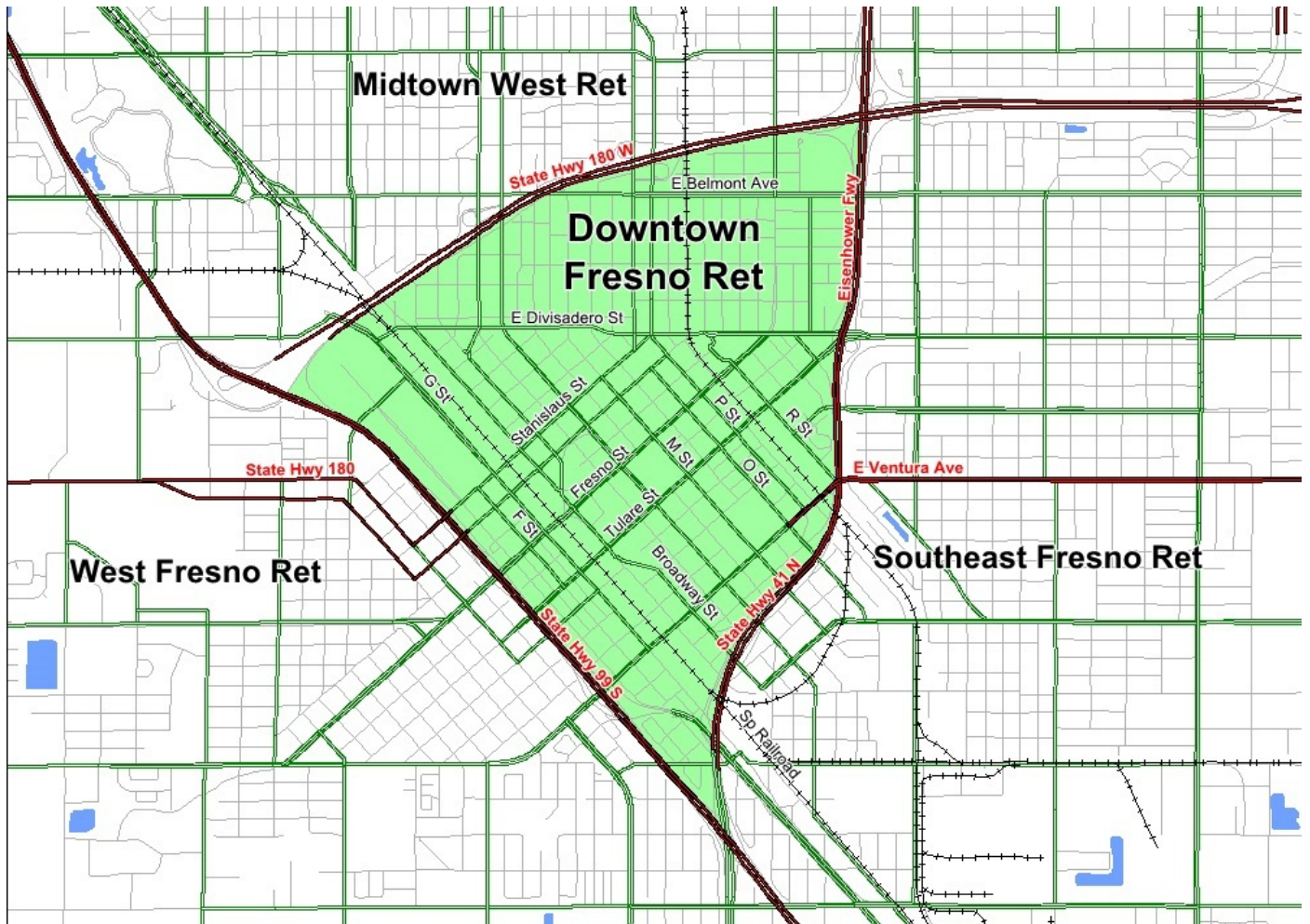
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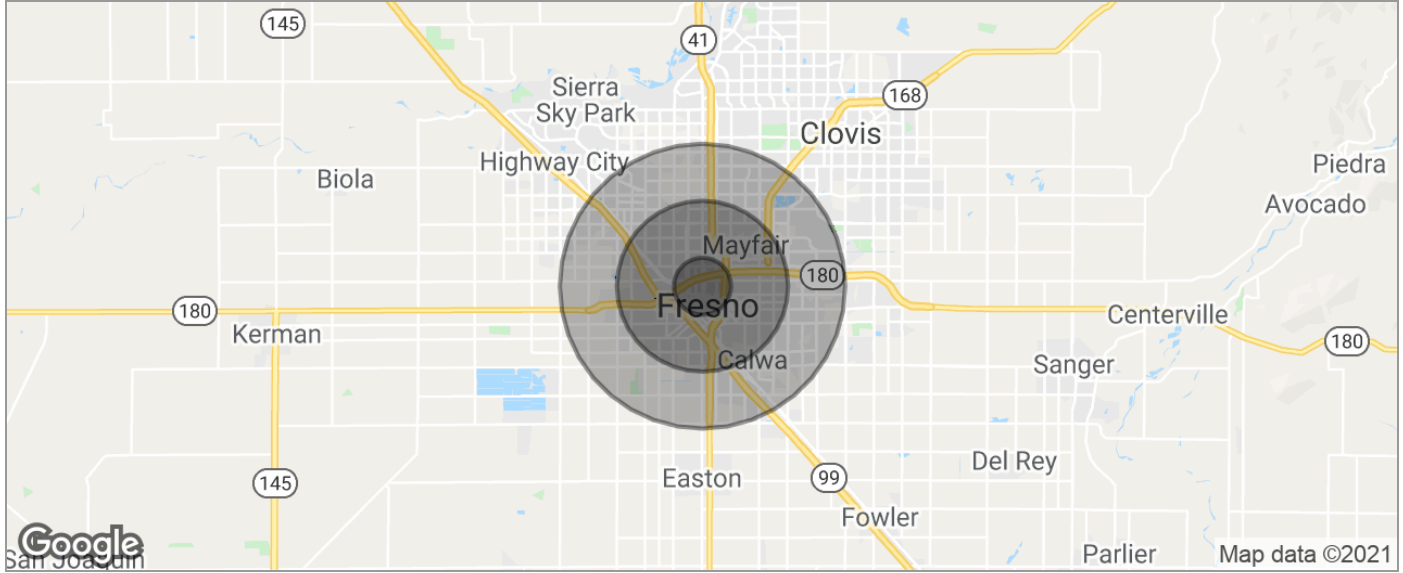
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	20,116	158,097	348,373
MEDIAN AGE	28.6	27.6	28.5
MEDIAN AGE (MALE)	27.9	27.1	27.6
MEDIAN AGE (FEMALE)	30.6	28.6	29.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,789	47,092	107,181
# OF PERSONS PER HH	3.5	3.4	3.3
AVERAGE HH INCOME	\$33,849	\$39,597	\$43,128
AVERAGE HOUSE VALUE	\$238,224	\$218,284	\$223,013
RACE	1 MILE	3 MILES	5 MILES
% WHITE	40.6%	47.0%	48.9%
% BLACK	6.5%	7.8%	8.5%
% ASIAN	6.3%	10.7%	11.2%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	1.9%	1.2%	1.1%
% OTHER	41.5%	29.7%	26.4%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	65.9%	61.8%	56.2%

* Demographic data derived from 2010 US Census

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