

# OFFICE FOR LEASE

±7,500 SF RETAIL/OFFICE/WAREHOUSE BUILDING LOCATED OFF OF N BLACKSTONE AVENUE, FRESNO

92 E San Jose Ave, Fresno, CA 93710



AVAILABLE SF:	7,500 SF
LEASE RATE:	\$0.75 SF/Month (NNN)
LOT SIZE:	1.11 Acres
BUILDING SIZE:	7,500 SF
BUILDING CLASS:	A
YEAR BUILT:	1991
ZONING:	C-6
MARKET:	North Fresno
SUB MARKET:	Blackstone Retail
CROSS STREETS:	N Blackstone Avenue

## PROPERTY FEATURES

- ±7,500 of Retail/Office/Warehouse Building
- Flexible C-6 Zoning
- Ample Parking & Signage
- Signalized Access to Blackstone Avenue
- Private Offices, Showroom & Break Room
- Open Warehouse Area With Two Rollup Doors
- ±3,500 SF Build to Suit Pad Available

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## PROPERTY OVERVIEW

This property is ±7,500 SF and consists of eight private offices - four on the north side of the building and 4 on the south, 1 conference room, open middle showroom area, and a ±5,000 SF open warehouse area with (2) 10'w x 12'h rollup doors. There is ample parking available with a parking lot that goes from the neighbors lot line to the back of the fence. Also available is a ±3,500 SF build to suit pad (rent is negotiable). This parcel is zoned C-6 for flexible use and is located directly off of N Blackstone Avenue in Fresno, California.

## LOCATION OVERVIEW

This property is located north of E Shaw Avenue, east of N Blackstone Avenue, south of E Barstow Avenue and west of HWY 41 in Fresno, California.



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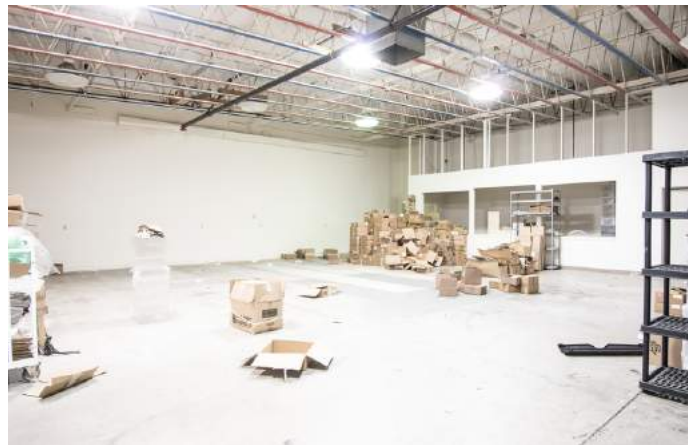
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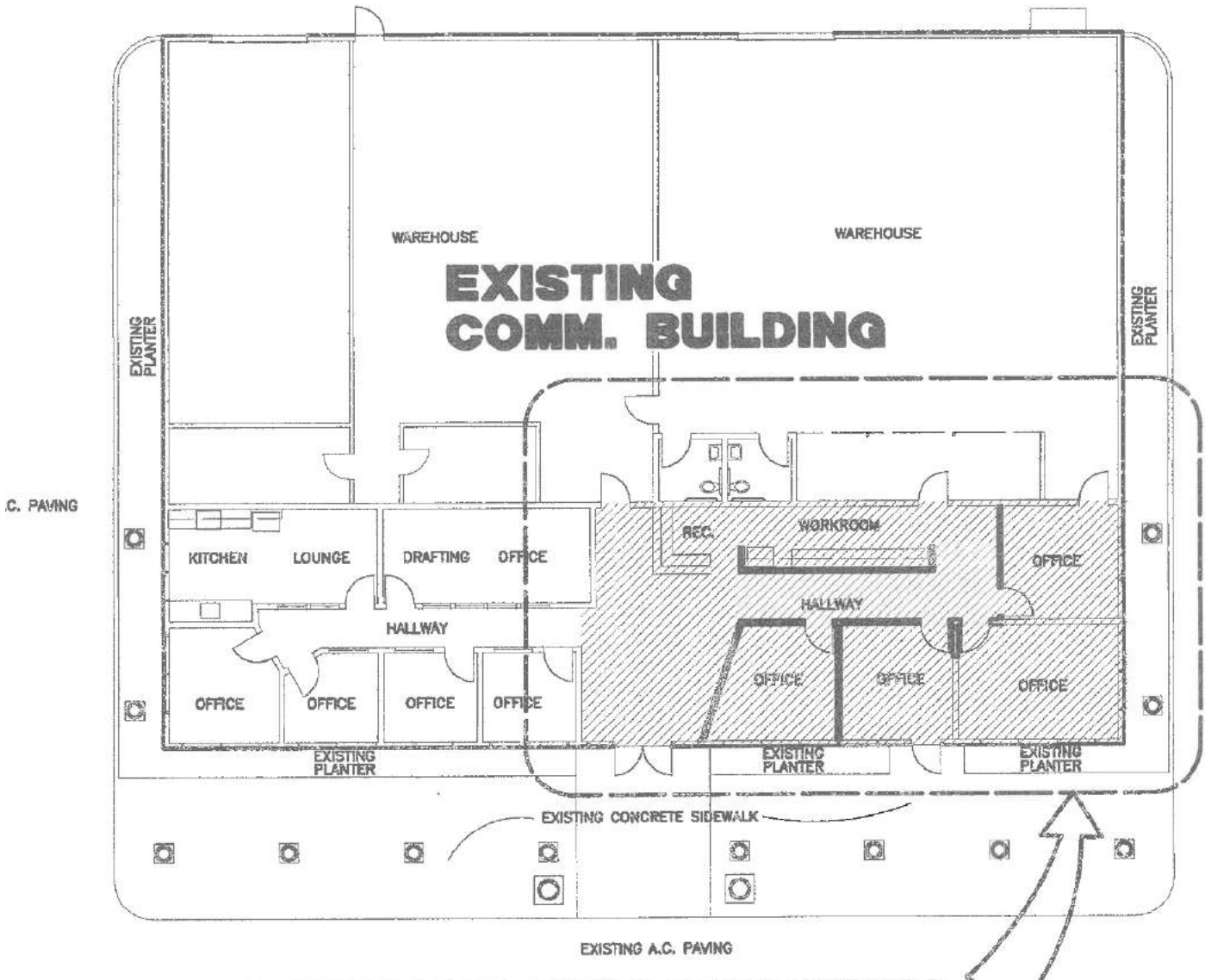
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EXISTING A.C. PAVING



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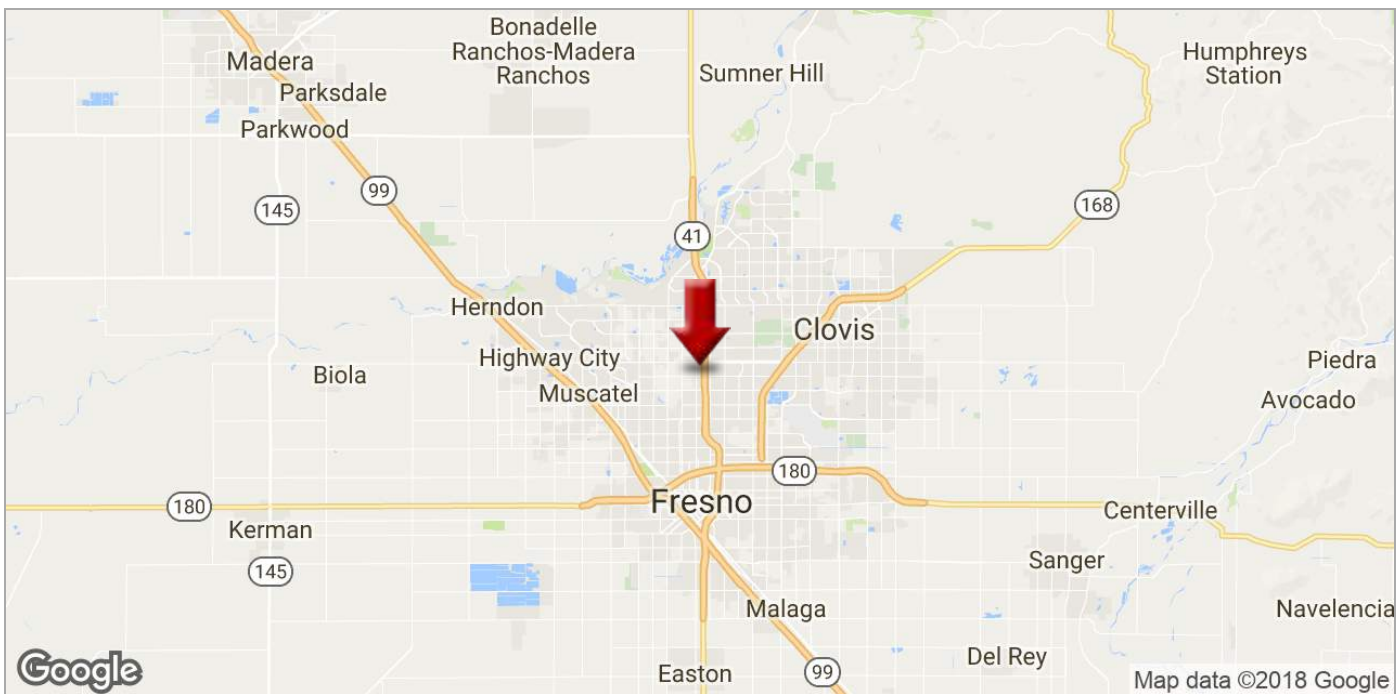


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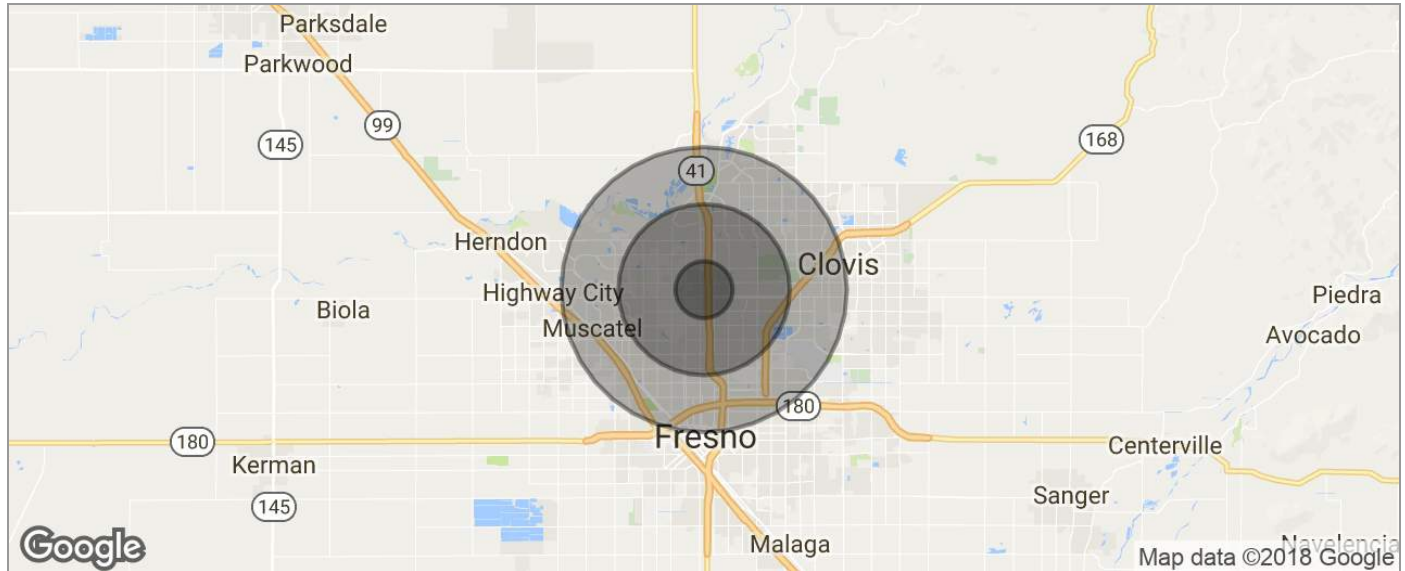
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,194	146,472	372,647
MEDIAN AGE	34.3	33.9	32.5
MEDIAN AGE (MALE)	31.7	32.5	31.3
MEDIAN AGE (FEMALE)	36.0	35.0	33.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,615	54,378	131,179
# OF PERSONS PER HH	2.5	2.7	2.8
AVERAGE HH INCOME	\$56,198	\$58,912	\$60,636
AVERAGE HOUSE VALUE	\$276,801	\$296,571	\$304,058
RACE	1 MILE	3 MILES	5 MILES
% WHITE	66.3%	68.2%	62.4%
% BLACK	7.1%	5.4%	5.8%
% ASIAN	7.8%	8.0%	10.1%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.9%	0.7%	1.0%
% OTHER	11.6%	11.9%	15.8%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	34.8%	36.9%	40.5%

\* Demographic data derived from 2010 US Census

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