

RETAIL SHOP SPACE AVAILABLE NEC BLACKSTONE & SIERRA IN FRESNO, CA



Sierra Village

Prime North Blackstone • Excellent Exposure • High Traffic Volume

**Retail Shop Space
Available For Lease**
NEC Blackstone & Sierra Avenues
Fresno, CA 93704

For more information, please contact:
Michael Kennedy
559.447.6271
mkennedy@retailcalifornia.com
DRE Lic. # 01496337

PROPERTY FACT SHEET

Property Description

The subject property is anchored by Sierra Lanes Bowling Alley and has great visibility from Blackstone Avenue. The subject spaces are well located with great signage. Unit 108 is a former restaurant space with all the equipment still in place for the next tenant's use. The site is located at the NEC of Blackstone/Sierra. Blackstone Avenue is the main retail and commercial corridor in Fresno and has some of the highest traffic counts in Fresno.

Highlights

The shopping center is anchored by Sierra Lanes and the DMV bringing a great deal of daily traffic into the shopping center. There is a diverse group of shop tenants here that make a great retail environment and Tenant mix. The national co-tenants include AMF Sierra Lanes, Arby's and Cricket Wireless. Neighboring Tenants include Target, Smart N Final, El Pollo Loco, O'Reilly Auto Parts and many others.

Available Space

2,300± SF;
1,271± SF -Former salon space

GLA

85,368± SF

2011 Demographics

	1 Mile	2 Mile	3 Mile
Total Population	17,416	56,653	115,200
Total Households	6,810	22,414	44,436
Avg HH Income	\$66,076	\$80,454	\$89,514
Total Daytime Pop	20,523	90,498	142,530

(Source: Pitney Bowes Software, Inc.)

2012 Traffic Counts

Sierra at Blackstone:	26,255
<u>Blackstone at Sierra:</u>	<u>55,242</u>
Total:	81,497

(Source: City of Fresno, 2012)



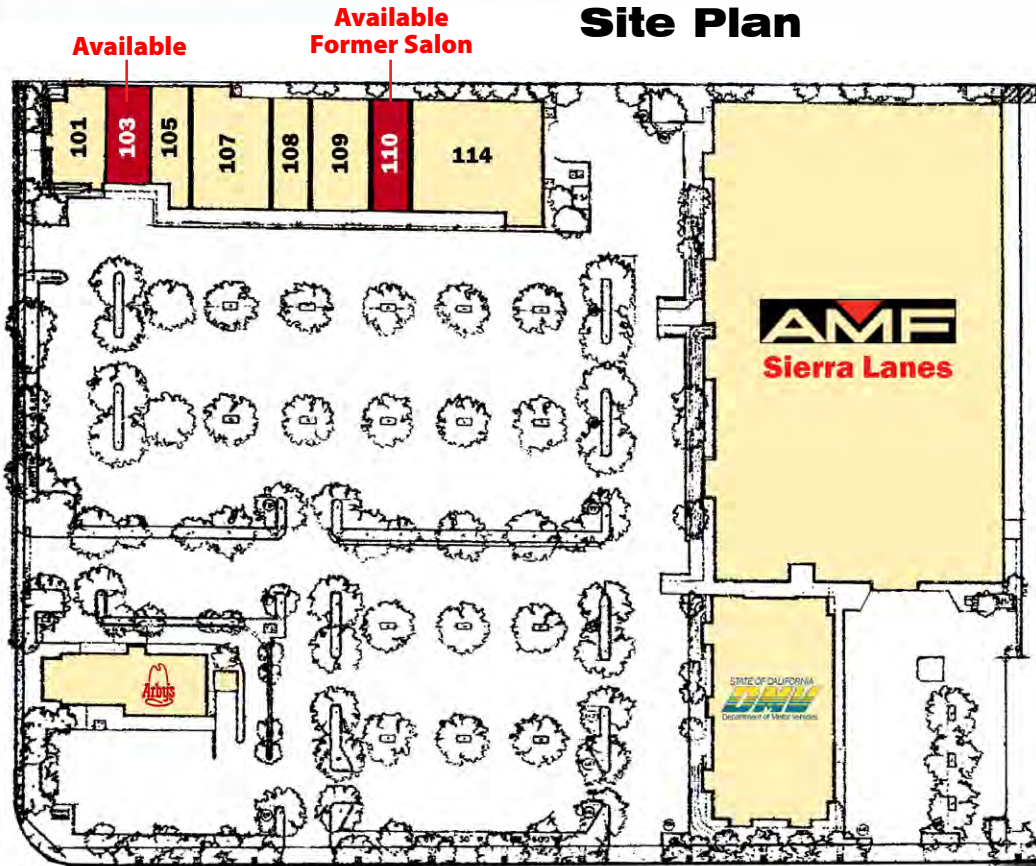
Site Plan

Sierra Village

Shop Space

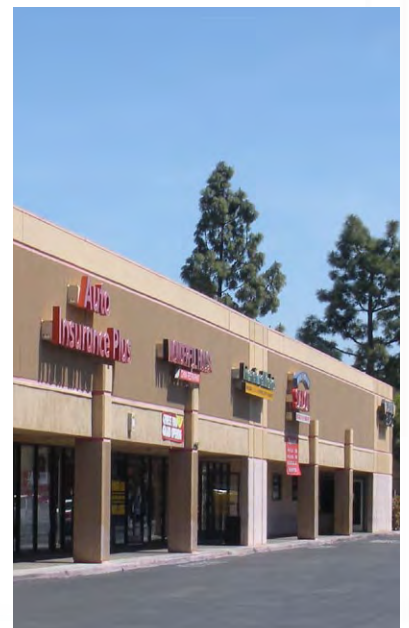
- 101 - Cricket Wireless
- 103 - Available - 2,300± SF
- 105 - Itex in Fresno
- 107 - Auto Insurance Plus
- 108 - Orient Gourmet
- 109 - International Market
- 110 - Available - 1,271± SF
- 114 - Diamond Billiards

- Anchor - AMF Sierra Lanes
- Jr. Anchor - CA DMV
- Jr. Anchor - Arby's Fast Food



Retail Space For Lease

NEC Blackstone & Sierra in Fresno, CA



Pitney Bowes Business Insight

Basic Updated Summary Report (%)

Prepared by: AnySite



E Sierra Ave & N Blackstone Ave Fresno, CA 93710

3 May 2012

Coordinates Longitude: -119.790220

Latitude: 36.830140

	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
POPULATION			
1990 Total Population	16,179	53,992	99,744
2000 Total Population	16,505	55,303	110,573
2011 Total Population	17,416	56,653	115,200
2016 Total Population	18,094	58,730	121,319
% Population Change 1990-2000	2.01%	2.43%	10.86%
% Population Change 2000-2011	5.52%	2.44%	4.18%
% Population Change 2011-2016	3.89%	3.67%	5.31%
HOUSEHOLDS			
1990 Total Households	6,461	21,213	38,656
2000 Total Households	6,670	22,439	43,621
2011 Total Households	6,810	22,414	44,436
2016 Total Households	6,862	22,589	45,560
% Households Change 1990-2000	3.23%	5.78%	12.84%
% Households Change 2000-2011	2.10%	-0.11%	1.87%
% Households Change 2011-2016	0.76%	0.78%	2.53%
2011 RACE			
% 2011 White Population	60.75%	65.17%	65.49%
% 2011 Black Population	6.69%	6.31%	5.84%
% 2011 American Indian/Alaska Native	1.66%	1.34%	1.26%
% 2011 Asian/Hawaiian/Pacific Islander	7.90%	8.13%	9.27%
% 2011 Other Population (Incl 2+ Races)	23.01%	19.05%	18.15%
% 2011 Hispanic Population	37.13%	31.53%	30.02%
% 2011 Non-Hispanic Population	62.87%	68.47%	69.98%
INCOME			
2011 Per Capita Income	\$25,837	\$31,831	\$34,528
2011 Median Household Income	\$36,381	\$46,986	\$55,225
2011 Average Household Income	\$66,076	\$80,454	\$89,514
% 2011 Household Income < \$10,000	6.84%	5.67%	5.00%
% 2011 Household Income \$10,000-\$14,999	9.25%	6.86%	6.12%
% 2011 Household Income \$15,000-\$19,999	8.22%	6.32%	5.16%
% 2011 Household Income \$20,000-\$24,999	6.36%	4.89%	4.44%
% 2011 Household Income \$25,000-\$29,999	9.21%	6.62%	5.74%
% 2011 Household Income \$30,000-\$34,999	8.15%	6.57%	5.45%

Pitney Bowes Business Insight Basic Updated Summary Report (%)

Prepared by: AnySite



E Sierra Ave & N Blackstone Ave Fresno, CA 93710

3 May 2012

Coordinates Longitude: -119.790220
Latitude: 36.830140

	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
% 2011 Household Income \$35,000-\$39,999	7.09%	5.58%	4.84%
% 2011 Household Income \$40,000-\$44,999	5.11%	5.71%	4.85%
% 2011 Household Income \$45,000-\$49,999	3.61%	4.48%	4.26%
% 2011 Household Income \$50,000-\$59,999	8.64%	9.05%	7.91%
% 2011 Household Income \$60,000-\$74,999	8.78%	9.21%	8.27%
% 2011 Household Income \$75,000-\$99,999	4.39%	9.57%	12.32%
% 2011 Household Income \$100,000-\$124,999	3.63%	5.35%	7.63%
% 2011 Household Income \$125,000-\$149,999	2.58%	4.52%	5.16%
% 2011 Household Income \$150,000-\$199,999	5.99%	5.67%	6.64%
% 2011 Household Income \$200,000-\$249,999	1.17%	1.66%	2.47%
% 2011 Household Income \$250,000-\$499,999	0.95%	1.99%	3.03%
% 2011 Household Income \$500,000+	0.00%	0.29%	0.70%
2011 Average Household Size	2.4	2.5	2.6
2011 Total Daytime Population	20,523	90,498	142,530
2011 Total Daytime Work Population	12,602	60,289	84,470