

AVAILABLE
±1,738 SF

Blackstone Avenue (±35,308 ADT)

Princeton Avenue

FOR LEASE

Princeton Square

SWC Blackstone & Princeton Avenues | Fresno, CA
Retail or Office Space Available

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Princeton Square



Property and Lease Overview

Location: Princeton Square
 Blackstone and Princeton Avenues
 2721 N. Blackstone Avenue, Fresno, CA 93703

Availability:	SUITE	SF	RATE (PSF)
	2721	1,768	\$1.25 PSF, plus NNN

Property Features:

- Former Smoke Shop
- Excellent visibility and access on Blackstone Avenue
- Ample parking with easy ingress/egress from both Blackstone and Princeton avenues
- Located within a dense residential trade area

Customer Demographics (Source: Esri, 2025)

	1 Mile	3 Miles	5 Miles
Population	19,528	176,636	391,800
2030 Projected Population	19,355	175,360	389,423
Estimated Households	7,133	59,389	131,806
2030 Projected Households	7,168	59,790	132,967
Average Household Income	\$69,910	\$72,042	\$76,645
2030 Avg. Household Income	\$76,619	\$78,877	\$83,594
Median Age	34.5	32.7	32.9
Daytime Population	25,590	209,561	459,125

Co-Tenants:



Princeton Square



Suite	Tenant	SF
2701	NAPA	2,806
2707	MGA Liquor	2,040
2711	B&M Nutrition	1,700
2715	Happy Wash & Dry	1,768
2721	VACANT	1,768
2723	DATT Express	2,000
2725	Pink Lady	2,040
2731	Rodriguez Nails	1,360
2733	Hispano Dental	1,360
2735	Hispano Dental	1,940
2741	Appliances4Less	8,080



Tenant List

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