

THE FOUNTAINS
—AT—
EL PASEO

SEC of Herndon Ave and Riverside Drive, Fresno, California 93722



The Fountains at El Paseo is an approximately 5,000 SF freestanding, corner pad located on the southeast corner of Herndon Ave. and Riverside Drive in Fresno, CA. This high-traffic, signalized intersection has excellent visibility from Herndon Ave. and Freeway 99, being located adjacent to the primary entrance of the 650,000+ SF, super-regional Marketplace at El Paseo shopping center. Immediately accessible from Freeway 99 at the Herndon Ave. ramp, the property benefits from its strong location less than a quarter-mile from the freeway and on the only major east/west arterial providing direct access from Freeway 99 to north Fresno and Clovis, CA.



133 Lomita Blvd. Suite A
El Segundo, CA 90245

O: (650) 400-4030
F: (310) 388-1199

www.gryphon-capital.com
info@gcapinc.com

For Leasing Inquiries
LEWIS SMITH 559.447.6235
lsmith@retailcalifornia.com

EL PASEO

ABOUT FRESNO:

Located in the heavily traveled San Joaquin Valley, Fresno is the sixth largest city in the state of California. Centrally located between the San Francisco Bay Area and Los Angeles, Fresno provides easy access to other West Coast markets via the two major freeways — Interstate 5 and Highway 99. Yosemite and Sequoia National Parks are within a one hour drive away.

The Fresno metropolis offers a variety of entertainment opportunities: shopping, diversity displayed in a wide variety of museums, restaurants and festivals, and recreational opportunities abounding in the surrounding lakes, rivers and foothills.

Save Mart Center at Fresno State has welcomed world recognized artists and is the home to collegiate basketball and professional ice hockey.

Sierra Summit, just a short drive away welcomes skiers and snowboarders of all levels during their winter season.

TYPE:

Freestanding, corner pad situated adjacent to regional shopping center

SIZE:

Approximately 5,000 SF

OPPORTUNITY:

Developed as a Gas Station to serve NW Fresno

