

EL PASEO

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



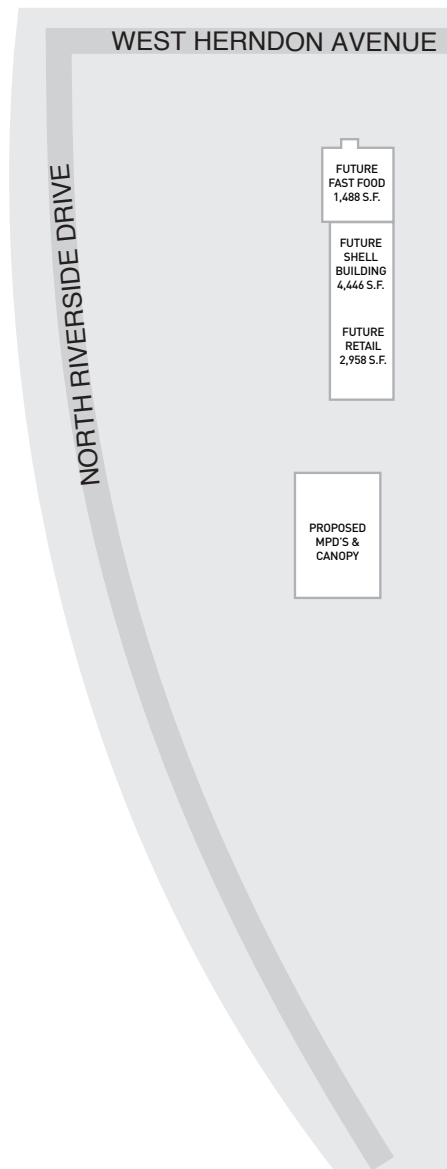
ABOUT FRESNO:

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