



TACO BELL / SOUTHEAST FRESNO

REGIONAL RETAIL

4071 E VENTURA STREET, FRESNO, CA 93702 | 2,031 SF

This Taco Bell, located in Southeast Fresno, presented Gryphon with a solid opportunity in a well-trafficked area with direct access to Highway 41. Situated in a growing neighborhood, this drive-through property offers good visibility and convenient access from nearby roads, helping to maintain a consistent customer base. With new amenities, housing, and commercial retail projects on the way, southeast Fresno has strong, future potential.

HIGHLIGHTS

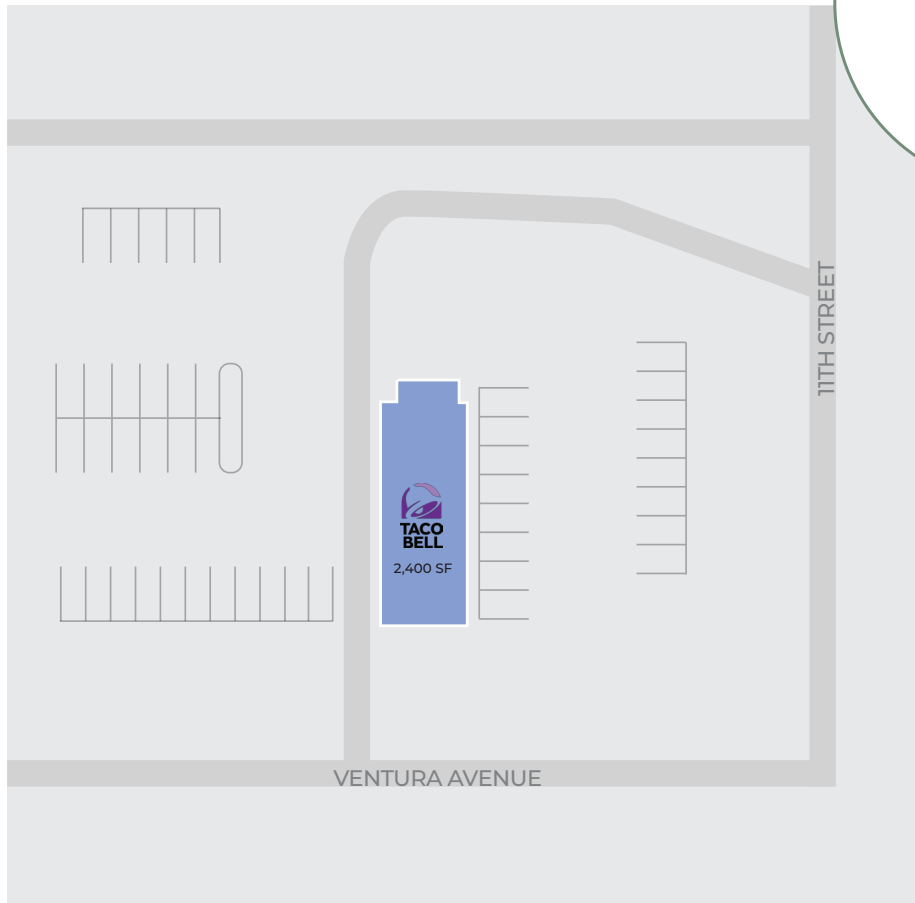
- Set in the Huntington neighborhood of Fresno, a residential area with a population of 48,200 people and a median age of 23
- Fresno is California's fifth most populated city, and the most populated inland city in the state.
- The property is situated two blocks from Fresno Fairgrounds
- Not only on heavily-trafficked E Ventura Street, it is also considered a highly walkable area with close access to local businesses and parks
- Coming soon in the neighborhood are a new regional park and a new Fresno Unified alternative education facility; and further east, a 120-unit affordable housing project, a pedestrian trail, and a shopping plaza are under construction

MAJOR TENANTS



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Open

STORE DIRECTORY

Taco Bell