



THE FOUNTAINS AT EL PASEO

COMMUNITY RETAIL

SEC HERNDON AVENUE & RIVERSIDE DRIVE, FRESNO, CA 93722 | 5,000 SF

The Fountains at El Paseo is a freestanding corner pad located on the SEC of Herndon and Riverside Dr. in Fresno, CA. This high-traffic, signalized intersection has excellent visibility from Herndon Ave. and Highway 99, being located adjacent to the primary entrance of the 650,000+ SF El Paseo super regional power center.

HIGHLIGHTS

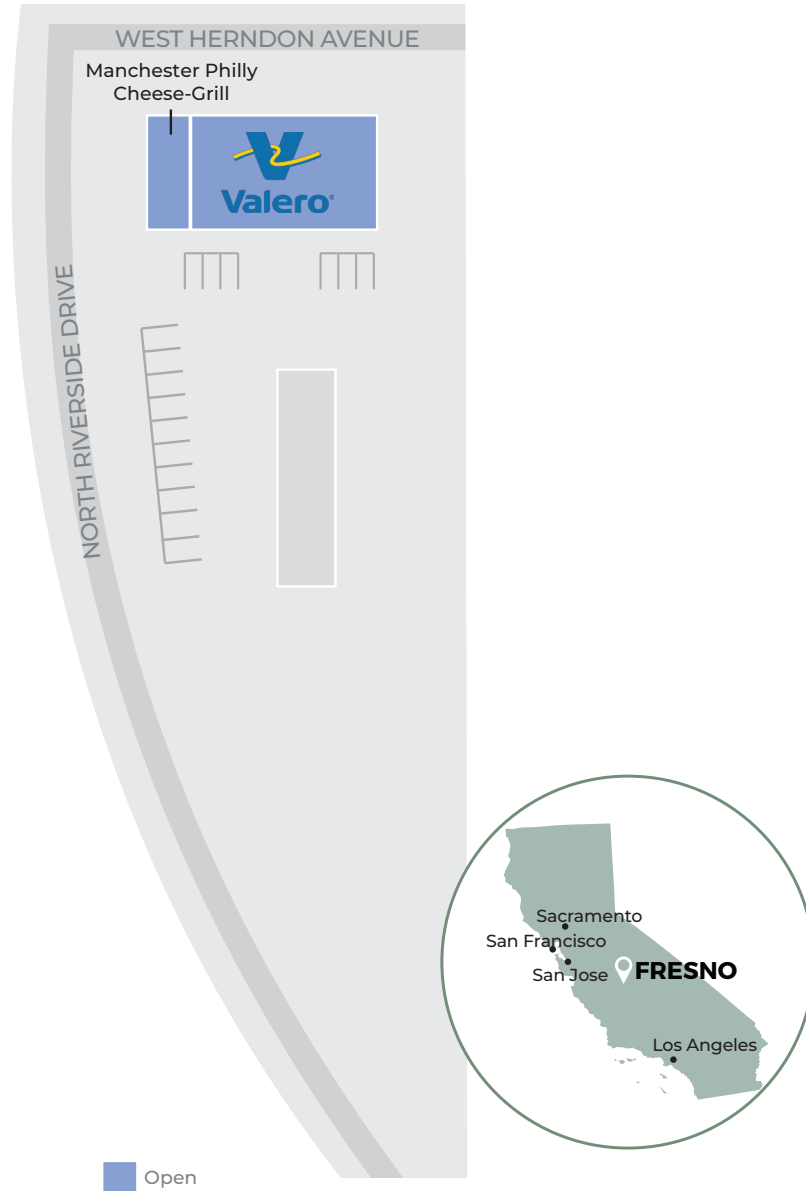
- Immediately accessible from Highway 99 at the Herndon Avenue ramp
- Less than a quarter-mile from the freeway
- Located on the only major east/west arterial providing direct access from Highway 99 to north Fresno and Clovis, CA
- Directly across the street from The Marketplace at El Paseo, a thriving super regional center
- Average household income within a one-mile radius in 2023 was \$132.8k

MAJOR TENANTS



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STORE DIRECTORY

Valero
Manchester Philly-Cheese Grill