

285 W. EL PASO AVENUE  
21,138± SQUARE FEET | CAN BE DEMISED

# FOR SALE OR LEASE

FRESNO, CA



**Lewis Smith**  
Senior Vice President  
t. 559-447-6235  
lewis@retailcalifornia.com  
CA RE Lic. #01214178

**Rachael Orlando**  
Senior Vice President  
t. 559-447-6252  
rachael@retailcalifornia.com  
CA RE Lic. #01890236

*Independently Owned and Operated* | Corporate License #00020875 | [retailcalifornia.com](http://retailcalifornia.com)

**FRESNO OFFICE:** 7480 N. Palm Ave. #101, Fresno, CA 93711, t. 559-432-6200

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# 285 W. EL PASO AVENUE

FRESNO, CA

## PROPERTY INFORMATION

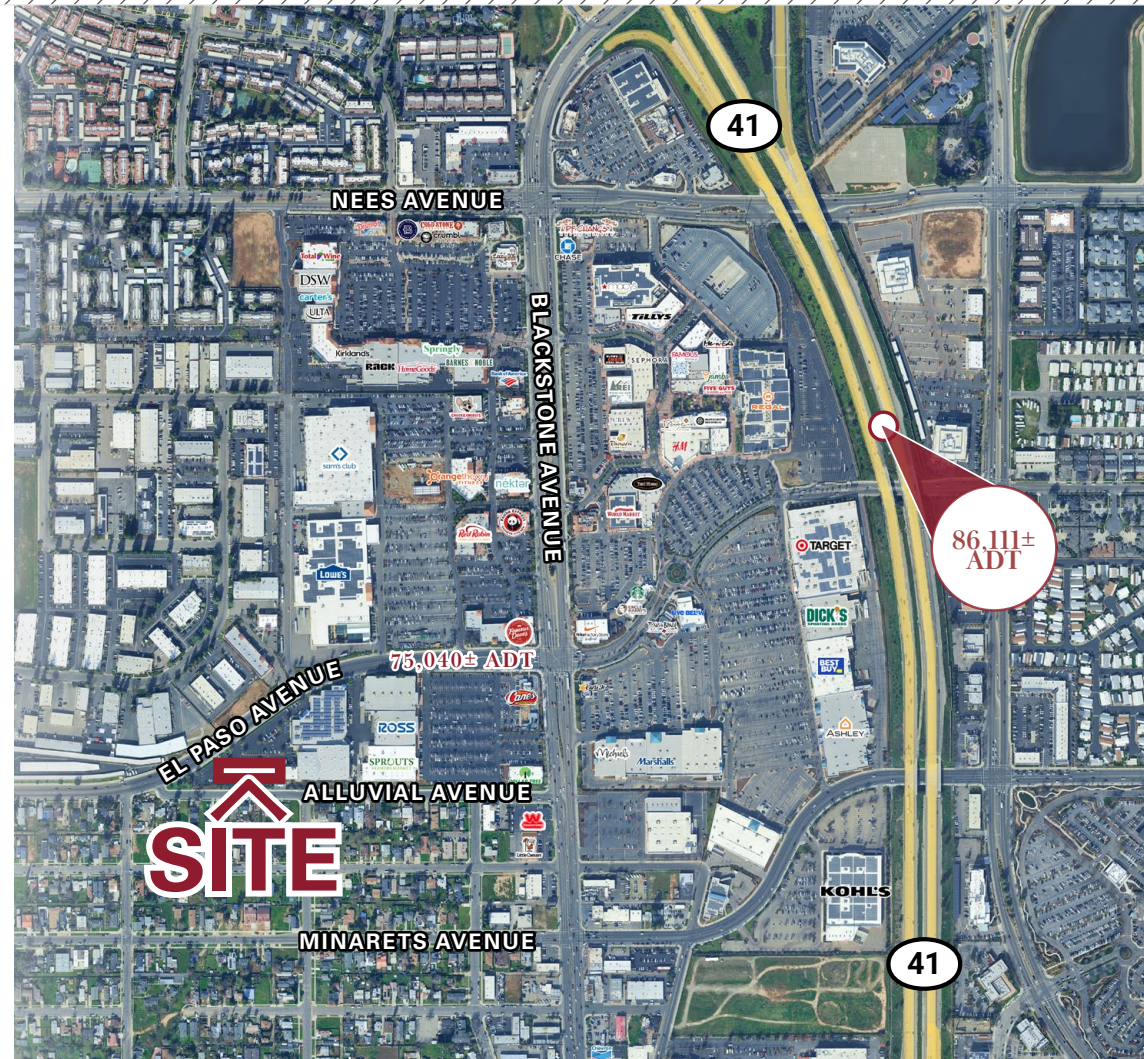
|                |                                    |
|----------------|------------------------------------|
| Building Size: | 21,138± SF <i>(Can be Demised)</i> |
| Year Built:    | 2000                               |
| Zoning:        | CG <i>(Commercial General)</i>     |
| Lease Rate:    | Contact Agent                      |
| Sales Price:   | \$4,700,000                        |

### PROPERTY HIGHLIGHTS

Surrounded by top-performing national retailers including Target, HomeGoods, Best Buy, Macy's, REI, Ulta, Old Navy, Regal Cinemas, and Costco, the site benefits from constant regional traffic and strong daytime population driven by nearby office, medical, and affluent residential neighborhoods.

|            | DEMOGRAPHICS                       | 1 MILE<br>RADIUS | 3 MILE<br>RADIUS | 5 MILE<br>RADIUS |
|------------|------------------------------------|------------------|------------------|------------------|
| POPULATION | 2030 Projection                    | 11,465           | 94,672           | 282,227          |
|            | 2025 Estimate                      | 11,440           | 94,914           | 282,408          |
|            | <i>Daytime Population</i>          | 28,446           | 140,582          | 331,785          |
| HOUSEHOLD  | 2030 Projection                    | 4,734            | 38,456           | 105,906          |
|            | 2025 Estimate                      | 4,709            | 38,435           | 105,554          |
|            | <i>2025 Est. Average HH Income</i> | \$87,210         | \$115,623        | \$107,342        |

Source: Claritas 2025



TRAFFIC COUNTS  
86,111± ADT  
75,040± ADT

Source: Kalibrate TrafficMetrix 2025

Highway 41  
(Northbound & Southbound)  
El Paseo Avenue at Blackstone Avenue  
(Intersection)

# 285 W. EL PASO AVENUE

FRESNO, CA

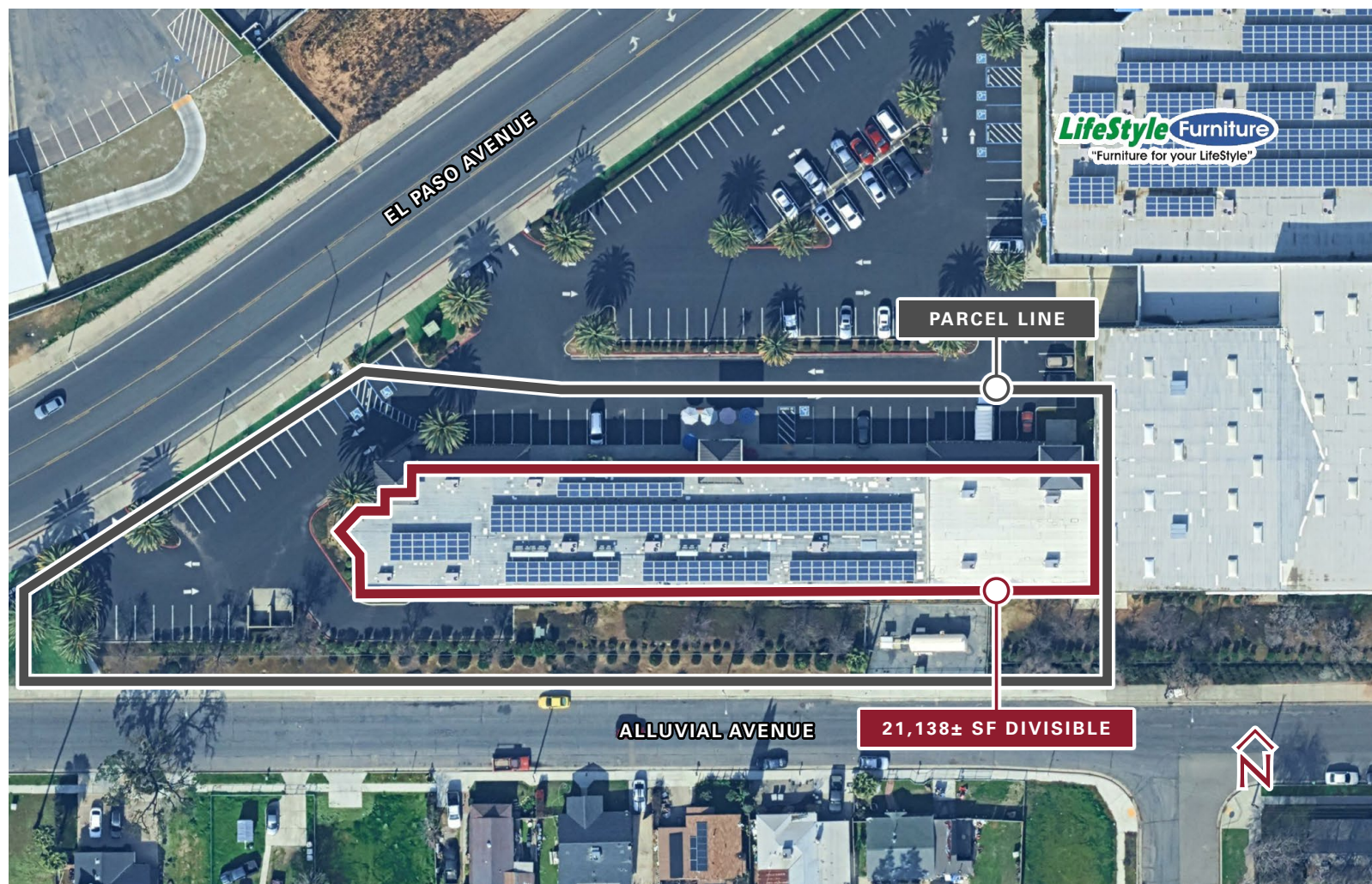
## SITE PLAN



### PROPERTY DESCRIPTION

Located in the heart of Fresno's premier retail corridor, this freestanding showroom building sits just steps from the highly traveled River Park shopping district. The property offers outstanding visibility and access within one of the busiest commercial hubs in the Central Valley.

Formerly occupied by Lou Rodman's Furniture, the building features a spacious open floorplan ideal for furniture, home décor, fitness, specialty retail, entertainment, or other destination concepts. High ceilings, extensive storefront glass, and multiple ingress/egress points make the space adaptable for a wide range of uses.





*For information, please contact:*

**Lewis Smith**

*Senior Vice President*

t 559-447-6235

lewis@retailcalifornia.com

CA RE Lic. #01214178

**Rachael Orlando**

*Vice President*

t 559-447-6252

rachael@retailcalifornia.com

CA RE Lic. #01890236

## LOCATION DESCRIPTION

Positioned near Blackstone Avenue, Herndon Avenue, and Highway 41, this location provides exceptional reach throughout Fresno and Clovis, appealing to both daily needs retailers and regional destination tenants.



*Independently Owned and Operated*

Corporate License #00020875

retailcalifornia.com

### FRESNO OFFICE

7480 N. Palm Ave. #101

Fresno, CA 93711

t 559-432-6200

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.