

AVAILABLE FOR LEASE
21,138± SQUARE FEET

285 W. EL PASO AVENUE
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

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

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PROPERTY INFORMATION

Availability:	3 Suites
Suite A:	11,338± SF
Suite B:	4,800± SF
Suite C:	5,000± SF
Building Size:	21,138± SF
Year Built:	2000
Zoning:	CG (<i>Commercial General</i>)
Lease Rate:	Contact Agent

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 RADIUS	3 MILE RADIUS	5 MILE 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)

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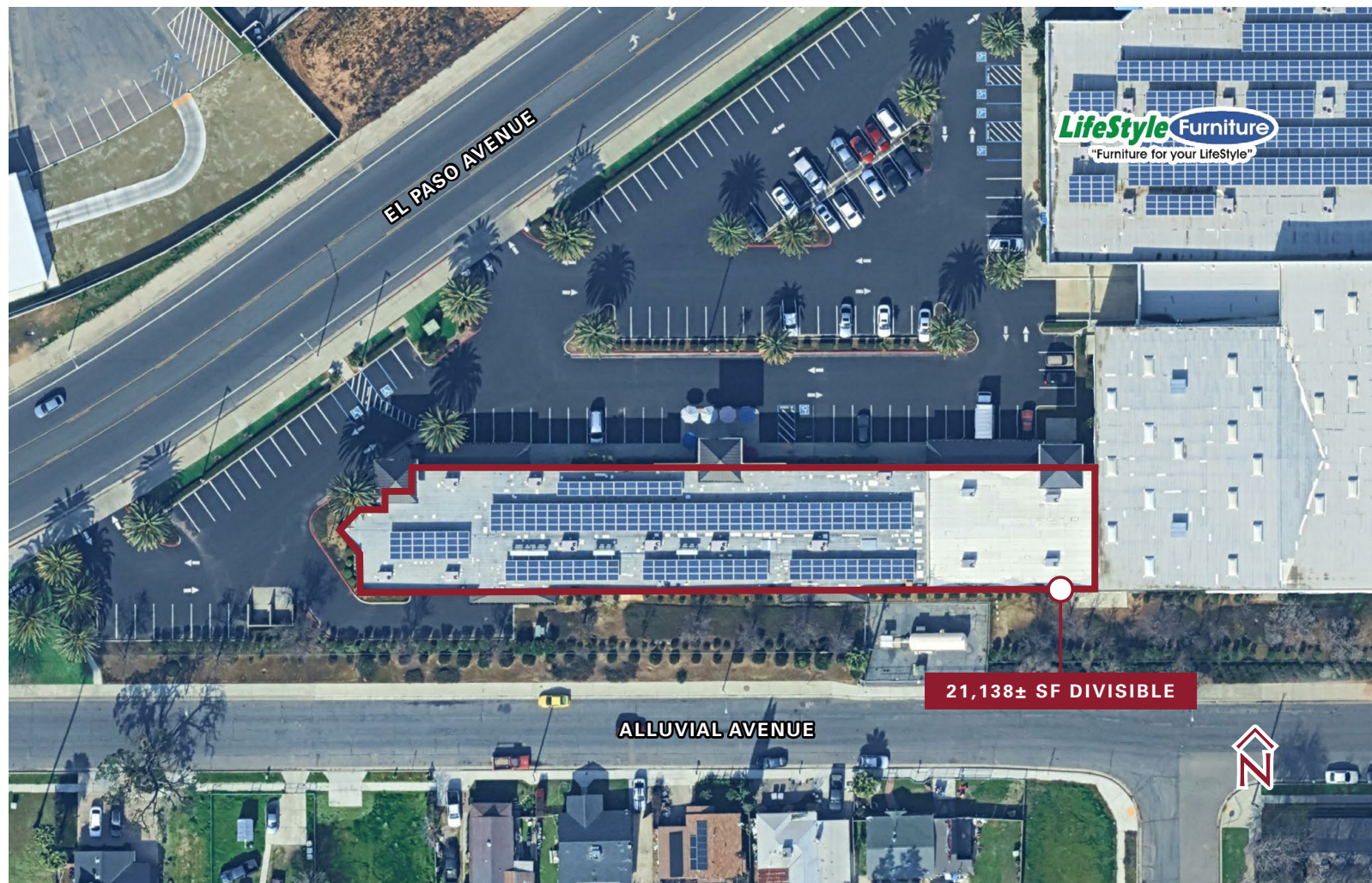
SITE PLAN



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.





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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.



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