

SAITO COMPANY

OFFERING MEMORANDUM

El Paseo Neighborhood Center

5 Retail Space Available
1,000-4,554 sq. ft.



Patrick Monreal

DRE 02007579

President, Executive Sales Agent

patrick@saitocompany.com

+1 559 284 9028

NEC of N. Marks and
W. Bullard Avenues

For Lease

Location, demographics and information on subject property is supplied by sources believed to be reliable. However, the Mark Saito Company cannot guarantee its accuracy and make no warranty or representations as to its veracity. It is presented hereon with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and these may not represent current or future performance of the property. All inquiries about content should be directed to the broker (BRE LIC# 00701227) Mark Saito and the Mark Saito Company. All rights reserved, 2025.

PROPERTY OVERVIEW

El Paseo Plaza
3006-3082 W. Bullard Ave.

SAITO
COMPANY

Property Overview

El Paseo Plaza at 3006-3082 W. Bullard Ave. is an expansive L-shaped neighborhood center with 18± tenant spaces, pylon signage, and approximately 120± parking stalls—all with excellent frontage along W. Bullard Avenue. This high-visibility location offers strong exposure and creates a dynamic retail environment with built-in synergy.

Situated in the heart of North Fresno, this center is surrounded by established residential neighborhoods, schools, and major commuter routes frequented by both students and professionals alike.

With its combination of visibility, accessibility, and consistent daily traffic, El Paseo Plaza presents a strong opportunity for businesses seeking growth in a vibrant, high traffic area.

HIGHLIGHTS

Prime Location: Intersections provide excellent traffic counts along with prime street frontage along Bullard Ave. Easy access points and ample parking lot.

Amenities: Close proximity to major freeways and established retailers and restaurants.

Excellent Co Tenancy: Strong tenant synergy with established businesses and divers services.

[**Schedule a Tour Now**](#)

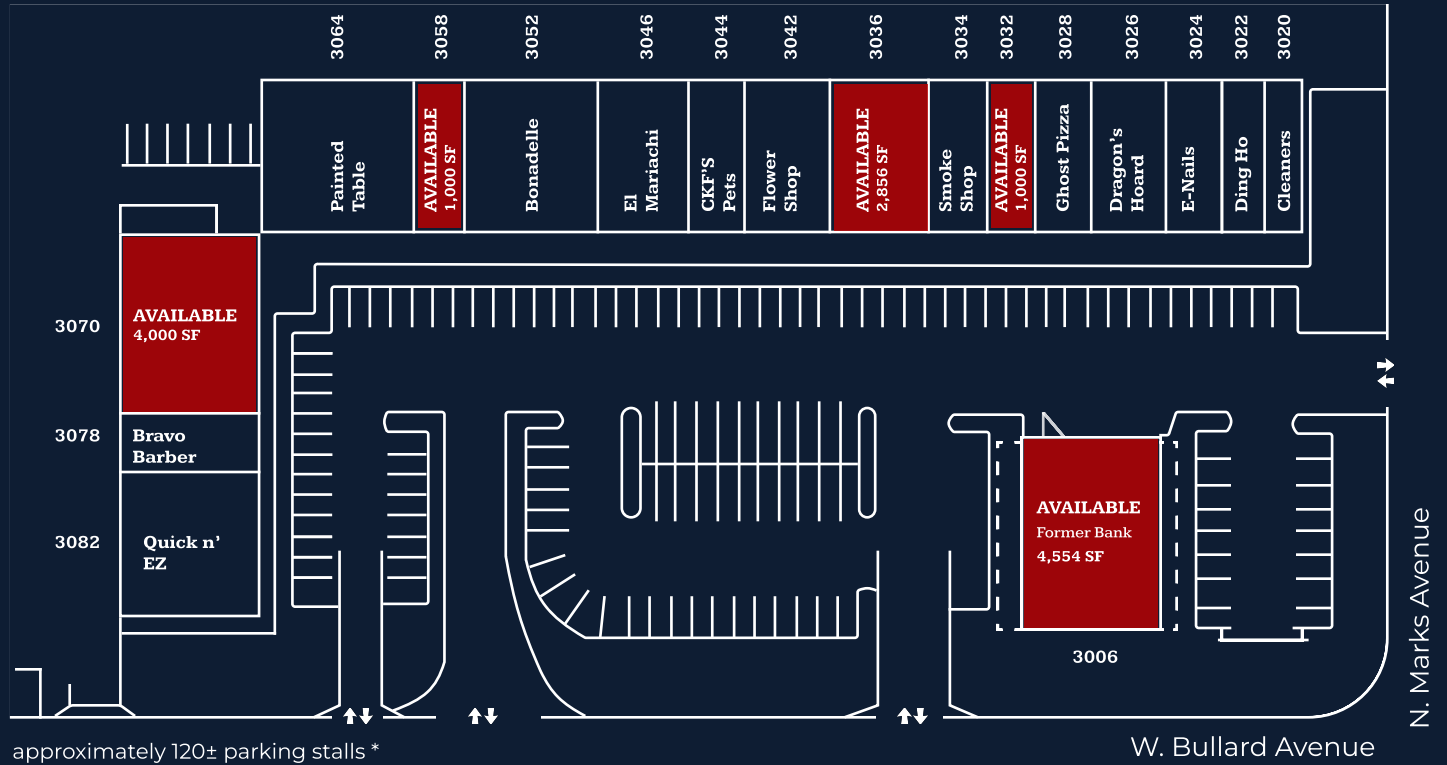
Lease Offering

| | |
|-------------------|------------------------------|
| LEASE TYPE: | Contact for Details |
| AVAILABLE SUITES: | 3006, 3032, 3036, 3058, 3070 |
| PARKING: | Shared Parking Stalls |
| TYPE: | Retail |
| ZONING: | C1 |
| COUNTY: | Fresno County |



Location, demographics and information on subject property is supplied by sources believed to be reliable. However, the Mark Saito Company cannot guarantee its accuracy and make no warranty or representations as to its veracity. It is presented hereon with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and these may not represent current or future performance of the property. All inquiries about content should be directed to the broker (BRE LIC# 00701227) Mark Saito and the Mark Saito Company. All rights reserved, 2025.

Site Plan



SURROUNDING MAJOR RETAILERS

| | |
|-------------------------------------|-------|
| Fashion Fair Mall | 3.2MI |
| Riverpark Shopping Center | 4.6MI |
| Kaiser Permanente Medical Center | 5.2MI |
| California State University, Fresno | 6.7MI |

TRAFFIC COUNTS

| | |
|-----------------------------|--------------------|
| Marks Ave Northbound | 18,814± VPD |
| Bullard Ave Westbound | 22,958± VPD |
| Total Traffic Counts | 41,772± VPD |

Location, demographics and information on subject property is supplied by sources believed to be reliable. However, the Mark Saito Company cannot guarantee its accuracy and make no warranty or representations as to its veracity. It is presented hereon with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and these may not represent current or future performance of the property. All inquiries about content should be directed to the broker (BRE LIC# 00701227) Mark Saito and the Mark Saito Company. All rights reserved, 2025.

LOCATION OVERVIEW

Fresno, CA.

SAITO
COMPANY

Location Overview

Fresno, CA.

A Thriving Retail Hub

As the 6th largest city in California, Fresno is a major player in the commercial sector. Its central location ensures connectivity to major cities like Los Angeles and San Francisco, making it an ideal hub for businesses targeting the Central Valley market.

Fresno's growing population and economic activity drive a thriving market. The attraction to notable intersections like Blackstone, Shaw, and Bullard Avenues, coupled with the sheer pull of shopping centers such as River Park and Villaggio, highlights the city's retail appeal. These hotspots draw significant foot traffic, underscoring Fresno's reputation as a retail destination.

The city's economy, supported by sectors such as agriculture, healthcare, and education, provides a foundation for sustained retail growth.

Successful business ventures in the area highlight this statement: Fresno is well-positioned for retail success now and in the future.

*Prominent Marks and Bullard Avenues * serves as a thoroughfare for Fresno and Clovis, California. With over 40,000± vehicles per day, these routes are easily one of the most essential streets for students and daily commuters alike. **

Population

Population of Fresno, CA.

| | |
|-----------------|-----------|
| 2023 POPULATION | 1,032,114 |
| 2022 POPULATION | 1,015,190 |
| 2021 POPULATION | 1,014,000 |



Location, demographics and information on subject property is supplied by sources believed to be reliable. However, the Mark Saito Company cannot guarantee its accuracy and make no warranty or representations as to its veracity. It is presented hereon with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and these may not represent current or future performance of the property. All inquiries about content should be directed to the broker (BRE LIC# 00701227) Mark Saito and the Mark Saito Company. All rights reserved, 2025.