



THE MARKETPLACE AT EL PASEO

SUPER REGIONAL RETAIL

6587 N RIVERSIDE DRIVE, FRESNO, CA 93722 | 650,000+ SF

WWW.MARKETPLACEATELPASEO.COM

The Marketplace at El Paseo, Gryphon Capital's first major ground-up development, is a vibrant, 650,000+ SF hybrid project featuring big-box stores, entertainment venues, restaurants, and services spread across 75+ acres. Gryphon began the entitlement process in 2006, with Phase 1 breaking ground in 2013. Boasting excellent freeway visibility and easy access, the Marketplace has since become the premier super regional center for the area. Anchored by Target, it hosts a diverse mix of national and local retailers such as Bath & Body Works, Burlington, Marshalls, Old Navy, Petco, Ross Dress for Less, Tesla Motors Superchargers, Victoria Secret, and ULTA Beauty.

Phase 2, which began in October 2018 and was completed by the summer of 2021, further enhanced the center by adding Regal Cinemas, Hobby Lobby, Floor & Decor, Carter's, Five Below, and more—creating a dynamic tenant mix in this highly sought-after location.

HIGHLIGHTS

- Easy access from Highway 99 drawing highway travelers and residents from the many local communities surrounding Fresno
- Average household income within a one-mile radius in 2023 was \$132.8k with total consumer spending at \$128.7m in 2022
- Startups and tech companies are moving to Fresno on a regular basis, their hospitals rank amongst the top in the country, and master-planned communities with energy-efficient homes and great schools are on the rise

MAJOR TENANTS

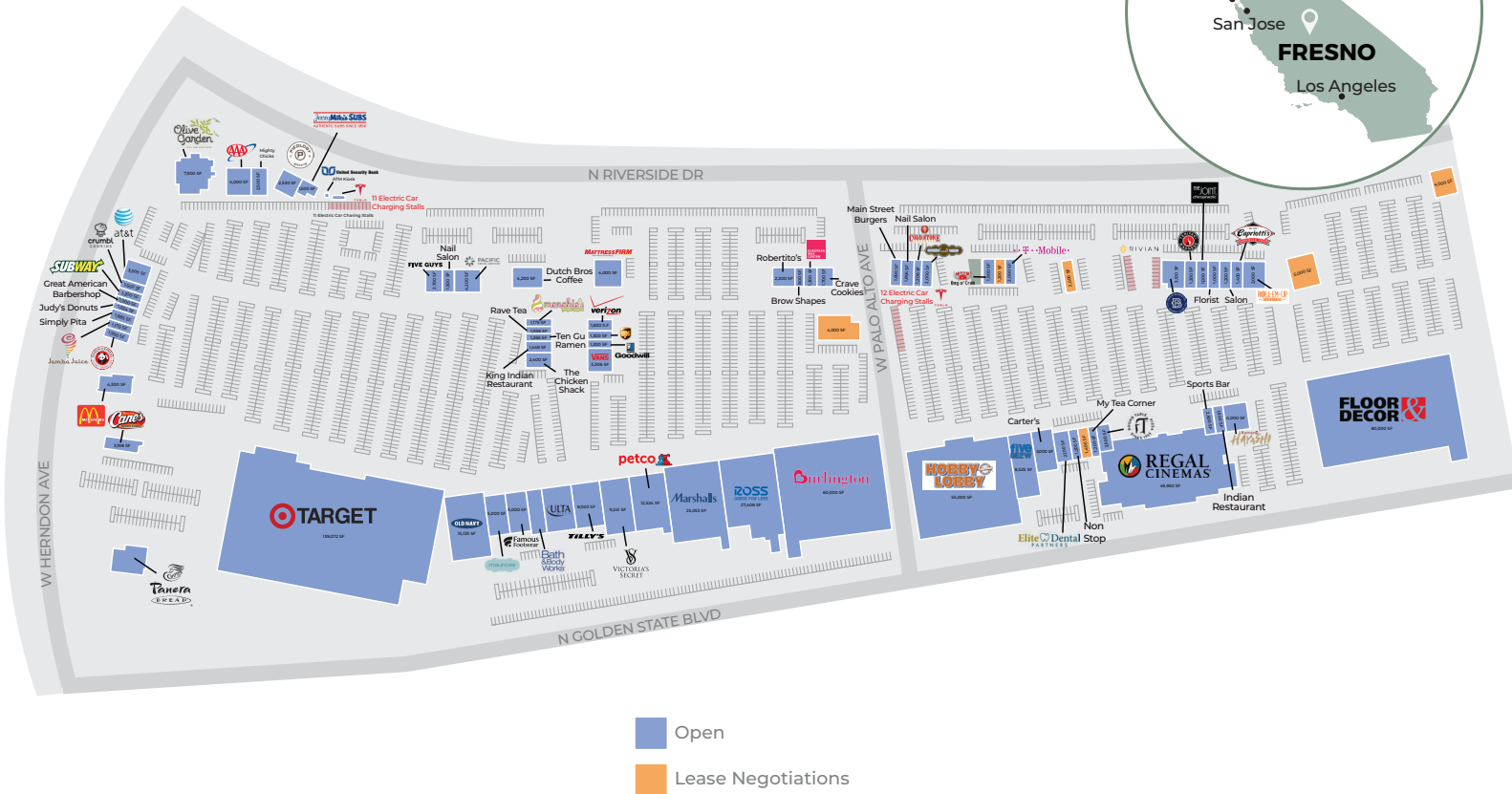


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STORE DIRECTORY

AAA
Angry Chicks
AT&T
Bag O'Crab
Bath & Body Works
Blue Shell Gaming + Collectibles
Brow Shapes
Burlington
Capriotti's
Carter's
Coldstone Creamery
Crave Cookies
Crumb Cookies
Dutch Bros. Coffee
EECU ATM
European Wax Center
Famous Footwear
Five Below

Five Guys Burgers and Fries
Floor & Decor
Goodwill
Great American Barbershop
Hayashi Ramen
Hobby Lobby
King Indian Restaurant
Jamba Juice
Jersey Mike's
Judy's Donuts
King Indian Restaurant
Main Street Burgers
Marigold Fashion House
Marketplace Smiles Dentistry
Marshalls
Mattress Firm
Maurices
McDonald's

Menchie's Frozen Yogurt
My Tea Corner
Nail Club
Nail Salon
Nothing Bundt Cakes
Old Navy
Olive Garden
Panda Express
Panera Bread
Paris Baguette
Petco
Pieology
Raising Cane's Chicken Fingers
Rave Tea
Regal Cinemas
Rivian
Robertito's
Roll 'Em Up Taquitos

Ross Dress for Less
Round Table Pizza
Simply Pita
Sports Bar
Subway
T-Mobile
Target
Tesla
Tesla Motors Superchargers
The Chicken Shack
The Joint Chiropractic
The UPS Store
Tilly's
ULTA Beauty
United Security Bank
Vans
Verizon
Victoria's Secret



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