



# Marketplace at El Paseo

6549 N Riverside, Fresno CA 937226

Coordinates:  
Latitude: 36.8324  
Longitude:-119.9105

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Property managed by Inland Commercial Real Estate Services LLC

## Store Listing

Center Size: 224,683 Sq. Ft.

| Unit # | Sq. Ft.   | Tenant                         |
|--------|-----------|--------------------------------|
| 1      | 1,950 SF  | Panda Express                  |
| 2      | 1,170 SF  | Jamba Juice                    |
| 3      | 1,885 SF  | Simply Pita                    |
| 4      | 1,024 SF  | Judy's Donuts                  |
| 5      | 1,000 SF  | The Great American Barber Shop |
| 6      | 1,200 SF  | Subway                         |
| 7      | 1,500 SF  | Crumbl Cookies                 |
| 8      | 3,500 SF  | AT&T Mobility                  |
| 9      | 2,520 SF  | Pieology                       |
| 10     | 1,500 SF  | Jersey Mike's Subs             |
| 11     | 100 SF    | United Security Bank ATM       |
| 12     | 300 SF    | Tesla Motors Charging Stations |
| 13     | 2,700 SF  | Five Guys Burgers & Fries      |
| 14     | 1,500 SF  | V-Tech Nails and Spa           |
| 15     | 4,200 SF  | Pacific Dental                 |
| 16     | 1,235 SF  | Menchie's Frozen Yogurt        |
| 17     | 1,058 SF  | Rare Tea                       |
| 18     | 1,365 SF  | Ten Gu Ramen & Sushi           |
| 19     | 1,449 SF  | King Indian Restaurant         |
| 20     | 2,400 SF  | Chicken Shack                  |
| 21     | 3,308 SF  | Vans                           |
| 23     | 1,200 SF  | Goodwill                       |
| 24     | 1,300 SF  | The UPS Store                  |
| 25     | 1,600 SF  | Verizon Wireless               |
| 26     | 2,200 SF  | Robertito's Taco Shop          |
| 27     | 800 SF    | Iknoor Threading & Beauty      |
| 28     | 1,300 SF  | European Wax Center            |
| 29     | 1,700 SF  | Qamaria Yemeni Coffee Co.      |
| 30     | 60,013 SF | Burlington                     |
| 31     | 24,895 SF | Ross Dress for Less            |
| 32     | 25,000 SF | Marshalls                      |
| 33     | 12,500 SF | Petco Supplies & Fish          |
| 34     | 9,278 SF  | Victoria's Secret              |
| 35     | 8,003 SF  | Skechers                       |
| 36     | 10,032 SF | Ulta Beauty                    |
| 37     | 3,000 SF  | Bath & Body Works              |
| 38     | 5,000 SF  | Famous Footwear                |

## Store Listing - Continued

| Unit # | Sq. Ft.   | Tenant                         |
|--------|-----------|--------------------------------|
| 39     | 5,000 SF  | Maurices                       |
| 40     | 15,000 SF | Old Navy                       |
| 41     |           | Target                         |
| 42     |           | McDonald's                     |
| 43     |           | Olive Garden                   |
| 44     |           | Panera Bread                   |
| 45     |           | Mattress Firm                  |
| 46     |           | AAA & Angry Chickz             |
| 47     |           | Dutch Bros. Coffee             |
| 49     |           | Raising Cane's Chicken Fingers |

Items in blue and italicized are owned by others



NORTH

# 2024

Demographics Estimate

1/2025

|         | Resident Population | Households | Average HH Income |
|---------|---------------------|------------|-------------------|
| 1 Mile  | 9,340               | 2,921      | \$147,431         |
| 3 Mile  | 54,856              | 17,888     | \$128,451         |
| 5 Miles | 120,478             | 40,497     | \$126,206         |

