

NOW UNDER CONSTRUCTION!

MARKETPLACE

• AT EL PASO •

NOW LEASING



This planned Target anchored power center is conveniently located in northwest Fresno and will serve Fresno, Madera, Kerman, and the Freeway 99 corridor with 750,000 SF of Big Box Retail, Lifestyle Retail, Restaurants and Services on 75+ acres.

Estimated Delivery: January 2014

Estimated Opening: March 2014

Join these National Tenants:



Marshall's

ANNA'S LINENS



Burlington
Coat Factory

ROSS

Famous Footwear

Location, demographics and site plan information is supplied by sources believed to be reliable. However, we can not guarantee its accuracy and make no warranty or representation as to its veracity. It is presented here 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.



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Proposed Marketplace at El Paseo Site Plan & Tenant Lineup



LEGEND:

- LEASE EXECUTED
- LEASE NEGOTIATIONS
- NEGOTIATING LOI
- TENANT RESEARCH / MARKET ANALYSIS

gryphon capital
 500 South Sepulveda Blvd.
 Suite 304
 Manhattan Beach, CA 90266

RICH DEVELOPMENT
 600 N. Tustin Ave. # 150
 Santa Ana, CA. 92705
 T. (714) 835-3311



HERNDON AVE., LLC
 600 N. Tustin Ave. # 150
 Santa Ana, CA. 92705
 T. (714) 835-3311

DLR Group
 117 E. Colorado Blvd., #500
 Pasadena, CA 91105
 t: 626.796.8230
 f: 626.796.8735

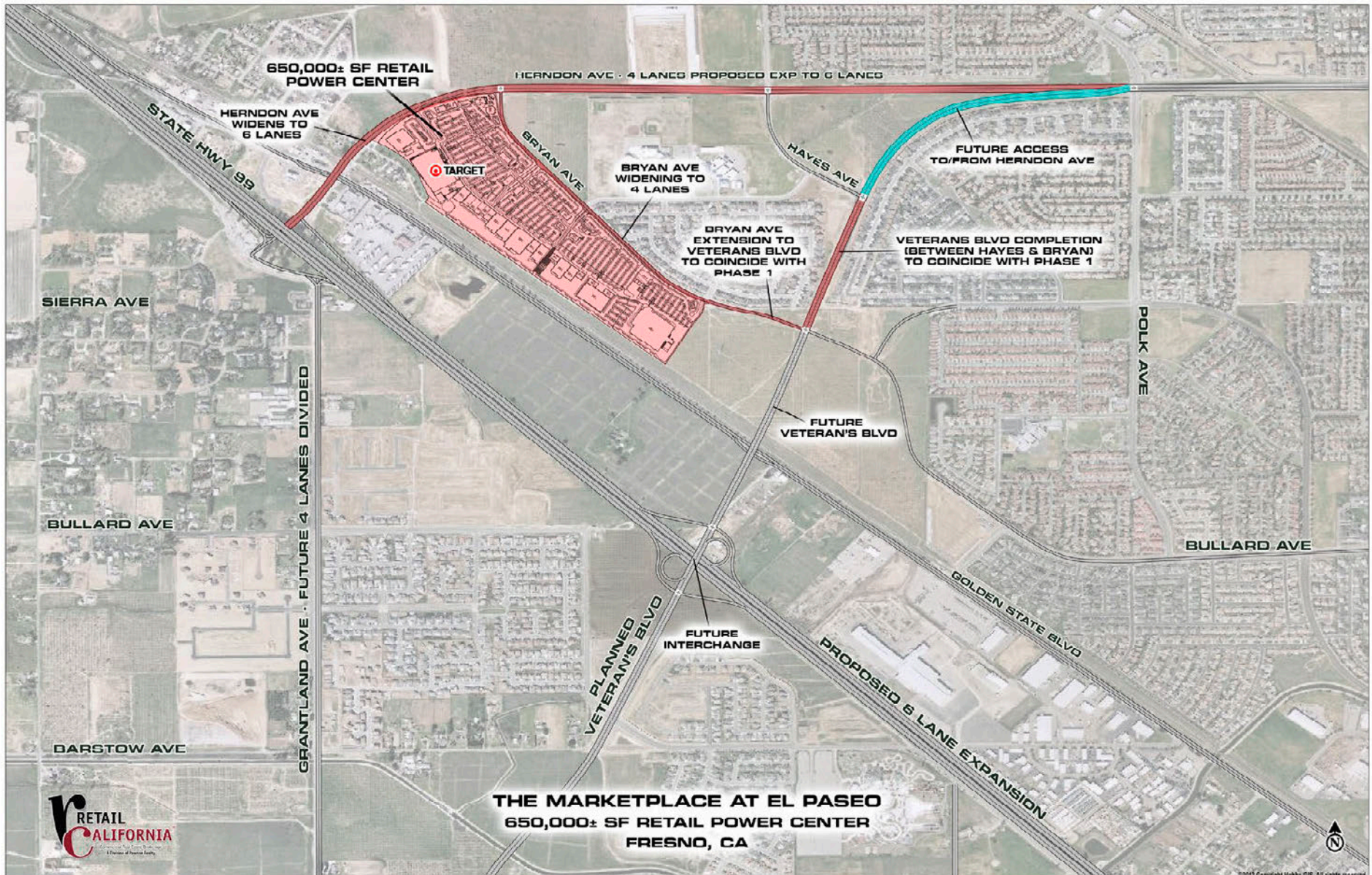
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April 12, 2013

MARKETPLACE AT EL PASEO
 SEC BRYAN AND HERNDON, FRESNO, CA

PRELIMINARY DESIGN SET

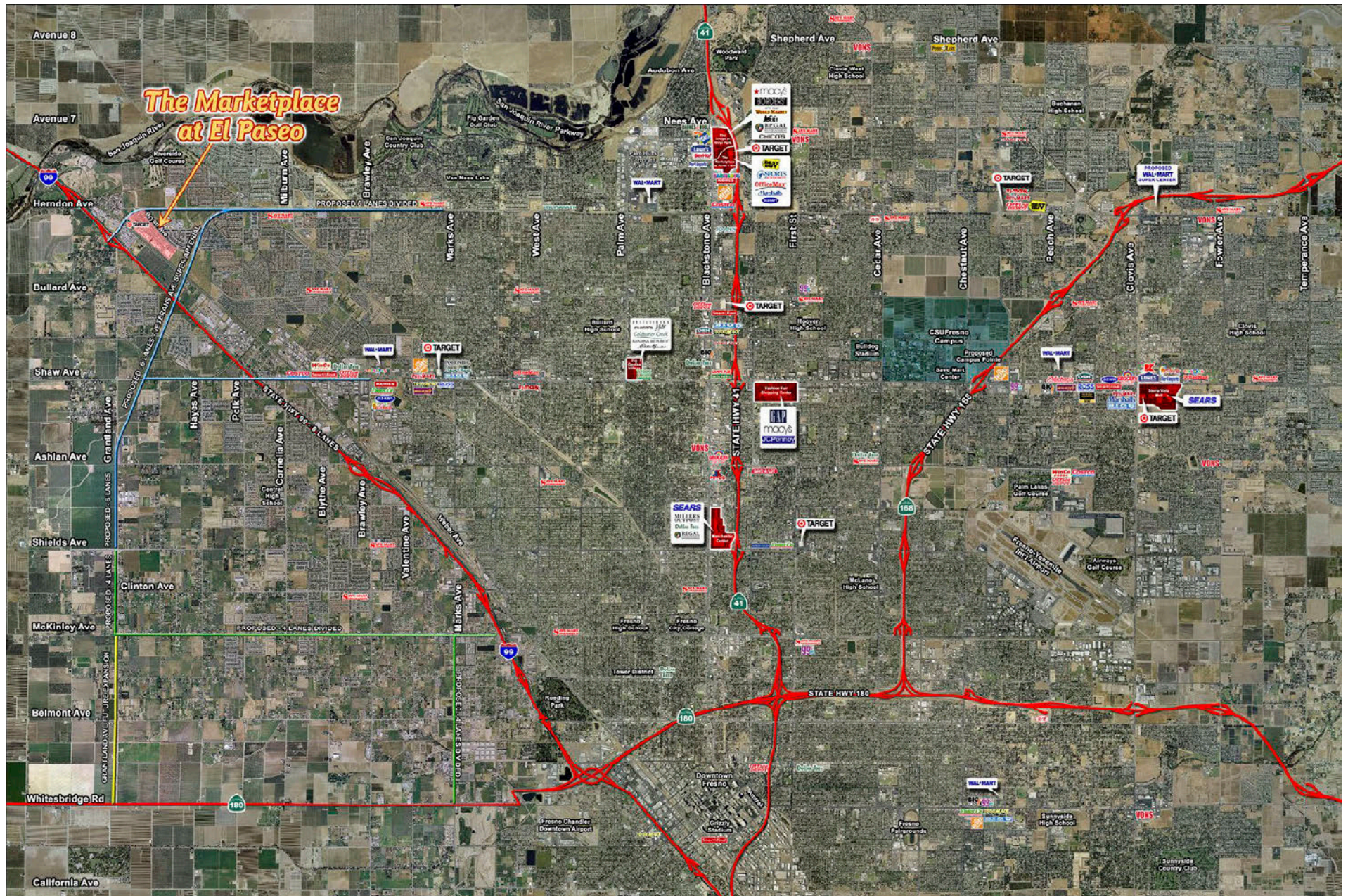
Marketplace at El Paseo Planned Circulation Overview



Marketplace at El Paseo - Northwest Fresno, CA Proximity



Fresno, CA Area - Existing Retail Centers





MARKETPLACE
• AT EL PASEO •

MADERA

FRESNO

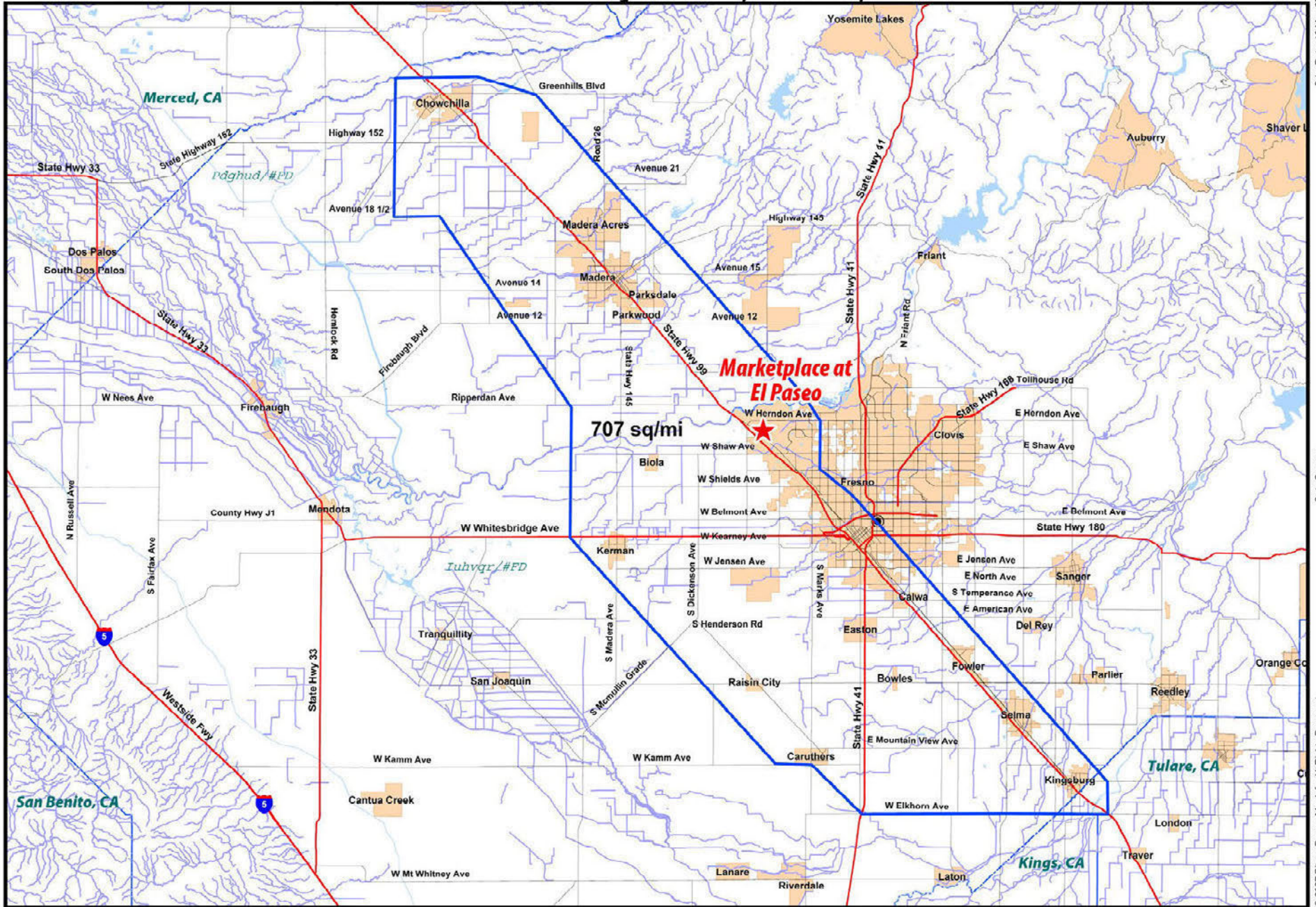
OUNTY

W Highway 198

State Hwy 65



El Paseo Trade Area
Herndon Ave. & Bryan Ave., Fresno, CA



Retail California CRE Demographic Study. Updated Summary Report

Marketplace at El Paseo Regional Trade Area
W Herndon Ave & N Bryan Ave CA 93722



28 January 2013

Coordinates Longitude: -119.793999
Latitude: 36.783095

CUSTOM
BOUNDARY
707.86 SQ/MI

Population Trend

2000 Total Population	348,506
2010 Total Population	417,014
2012 Total Population	426,429
2017 Total Population	446,846

Households Trend

2000 Total Households	102,312
2010 Total Households	118,955
2012 Total Households	118,470
2017 Total Households	124,579

Population Change Trend

2000 to 2010 Population Change	19.7%
2000 to 2012 Population Change	22.4%
2010 to 2017 Population Change	7.2%
2012 to 2017 Population Change	4.8%

Household Change Trend

2000 to 2010 Household Change	16.3%
2000 to 2012 Household Change	15.8%
2010 to 2017 Household Change	4.7%
2012 to 2017 Household Change	5.2%

2012 Race

White alone	50.9%
Black or African American alone	6.8%
American Indian and Alaska Native alone	2.1%
Asian alone	7.5%
Native Hawaiian and OPI alone	0.1%
Some Other Race alone	27.8%
Two or More Races	4.6%

2012 Income

Per Capita Income	\$17,193
Household Income: Median	\$42,737
Household Income: Average	\$59,753

Less than \$10,000	7.1%
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\$10,000 to \$14,999	8.0%
\$15,000 to \$19,999	6.9%
\$20,000 to \$24,999	7.4%
\$25,000 to \$29,999	6.4%
\$30,000 to \$34,999	5.8%
\$35,000 to \$39,999	5.4%
\$40,000 to \$44,999	5.3%
\$45,000 to \$49,999	4.5%
\$50,000 to \$59,999	7.7%
\$60,000 to \$74,999	9.3%
\$75,000 to \$99,999	10.2%
\$100,000 to \$124,999	7.2%
\$125,000 to \$149,999	3.7%
\$150,000 to \$199,999	2.7%
\$200,000 or more	2.3%
Average household size	3.5
Total Daytime Population	444,872
Total Daytime at Home Population	281,586
Total Daytime at Home Population (% of Daytime Population)	63.3%