AVAILABLE FOR SALE

2.66± ACRES OF LAND

SWQ OF CLOVIS & HERNDON AVENUES

CLOVIS, CA

RETAIL CALIFORNIA PEARSON COMMERCIAL

Rachael Orlando
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
The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

SWQ OF CLOVIS & HERNDON AVENUES
CLOVIS, CA

PROPERTY
INFORMATION

Availability: 2.66± Acres

Zoning: PCC *(Planned Commercial Center)*

APN: 491-110-29

Asking Price: Contact Agent for Pricing

PROPERTY DESCRIPTION

Located within Clovis' "Golden Triangle", subject offering 2.66± Acres. Current zoning allows for a wide spectrum of commercial and office uses, including multi-story buildings. Located adjacent to Freeway 168, Herndon Avenue, and Clovis Avenue provides convenient access as well as outstanding exposure. All ancillary services are located in the immediate area including food service, hospitality, shopping, banking, and transportation. Access points include a future signalized intersection at Clovis & Palo Alto Avenues.

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2030 Projection	10,461	121,049	288,275
	2025 Estimate	10,508	119,988	282,223
HOUSEHOLD	2030 Projection	4,129	44,304	101,655
	2025 Estimate	4,111	43,659	99,524
	2025 Est. Average HH Income	$116,756	$122,189	$120,103

Source: Claritas 2025

TRAFFIC COUNTS

101,357± ADT — Highway 168 at Herndon Avenue *(Northbound & Southbound)*

98,554± ADT — Herndon Avenue at Clovis Avenue *(Intersection)*

Source: Kalibrate TrafficMetrix 2025

SWQ OF CLOVIS & HERNDON AVENUES

CLOVIS, CA

PARCEL

MAP

For information, please contact:

Rachael Orlando
Vice President
t 559-447-6252
rachael@retailcalifornia.com
CA RE Lic. #01890236

RETAIL CALIFORNIA
PEARSON COMMERCIAL

Independently Owned and Operated
Corporate License #00020875
retailcalifornia.com

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

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.