

Colliers

Accelerating success.

COSTCO
WHOLESALE

THE
HOMES
DEPARTMENT

RIVER PARK

Highway 41
On/Off Ramp

HWY
41

Fresno St

CTA
CALIFORNIA
TEACHERS
ASSOCIATION

Coming Soon
SOLD

CVS
pharmacy

Herndon Ave

2-Story Medical/Imaging
Center
Coming Soon

Proposed Parcel B
±.902 Acre Pad | 39,304 SF
Available

Proposed Parcel C
±.736 Acre Pad | 32,056 SF
Available

Proposed Parcel D
±.816 Acre Pad | 35,537 SF
Available

Available

For Sale or Lease Street Pads

Contact:

Zack Kaufman
559 256 2448
zack.kaufman@colliers.com
DRE #01902869

Brandon Takemoto
559 221 1278
brandon.takemoto@colliers.com
DRE #02208100

7485 N. Palm Avenue, Suite 110
Fresno, CA 93711
P: +1 559 221 1271
F: +1 559 222 8744
www.colliers.com/fresno

SEC Herndon Ave. and Fresno St. Fresno, CA

FAST FOODS WITH DRIVE-THRU RETAIL & OFFICE

Property Features

- High Traffic Street Pads, with Herndon Frontage
- Small lots for Sale or Lease
- Major Professional/Medical Office Corridor
- Retail or Medical
- Large Daytime Workforce
- Near Two Major Hospitals
- Anchored by Two Hotels and CVS
- Close to FWY 41 Access
- Near Riverpark/Woodward Park Areas
- Retail, Office, Restaurant, Fast Food

CVS
pharmacy

SPRINGHILL
SUITES
Marriott

HOMESWOOD
SUITES
Hilton

For Lease

Property Summary

Location: Southeast corner of Herndon Avenue and Fresno Street, Fresno, CA

Anchors: CVS Pharmacy, Springhill Suites Marriott Hotels, Homewood Suites by Hilton and a proposed 50,000 SF two-story medical imaging building (est. Spring 2023).

Land Pad Size: 20,000 SF to 106,879 SF

Zoning: "O" Office (Allows for Restaurant/Fast Food uses)

Customer Traffic: Herndon Avenue - 60,000 cars per day
Fresno Street - 20,000 cars per day
Total Exposure - 80,000 cars per day in intersection

Customer Demographics:	Population	Avg. HH Income	Daytime Population
1 Mile:	15,142	\$64,907	12,286
3 Miles:	121,803	\$84,946	64,457
5 Miles:	310,637	\$78,424	116,105
10 Miles:	700,818	\$73,000	226,656
20 Miles:	897,980	\$72,360	282,555

www.fresno.gov (Fresno is the 5th largest City in CA/34th in USA)
www.co.fresno.ca.us
www.fresnoedc.com
www.fresnochamber.com
www.samc.com (St. Agnes Hospital nearby with 2,400 employees)
www.kpmedicare.org (Kaiser Permanente nearby with 2,300 employees)

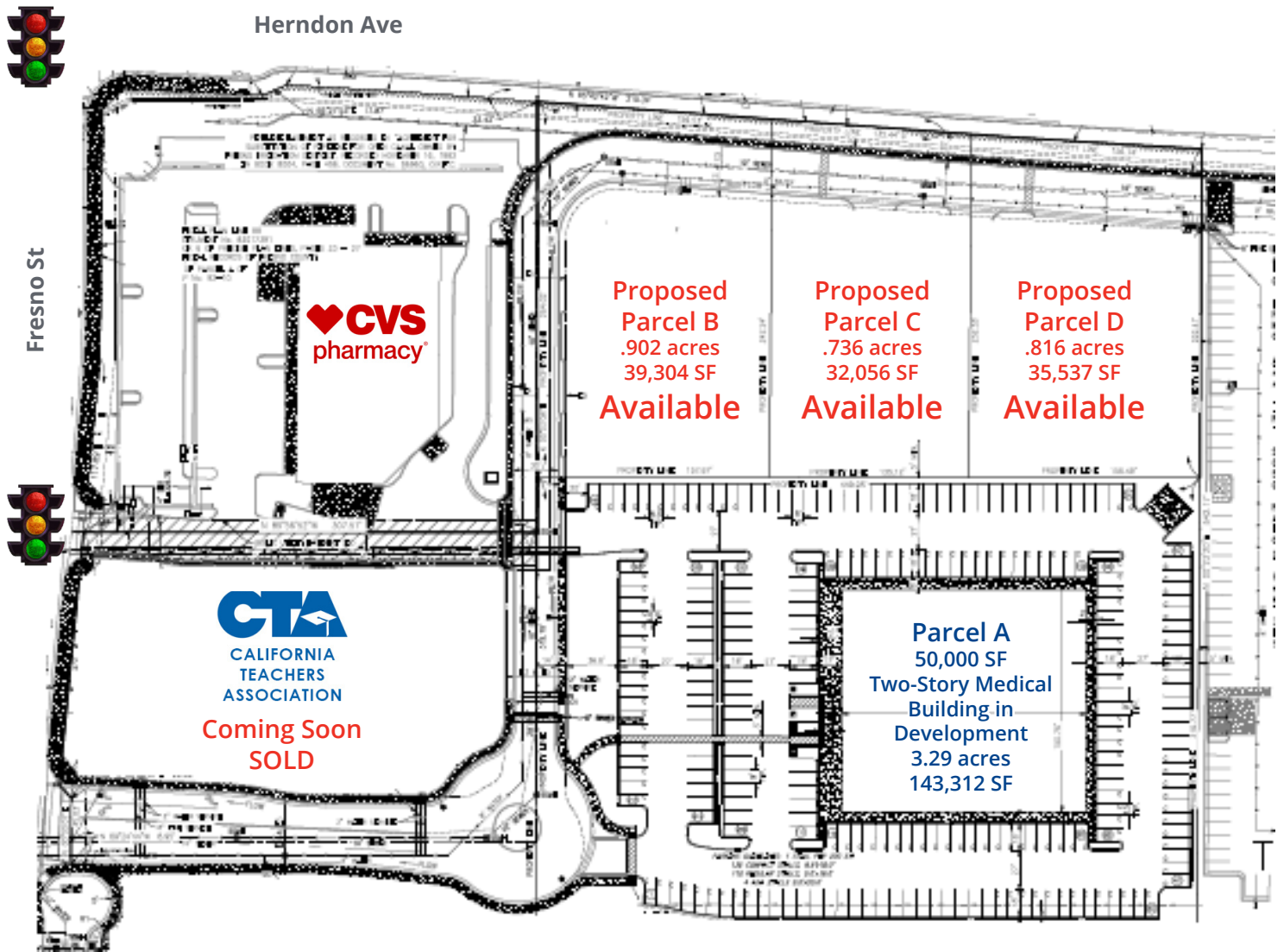
Sale/Lease Terms: See Broker

No Medical Uses Allowed



Site Plan

SEC Herndon Ave. and Fresno St. | Fresno, CA



Contact:

For Sale or Lease

Zack Kaufman
Senior Vice President | Principal
P: 559 256 2448
zack.kaufman@colliers.com
DRE #01902869

Brandon Takemoto
Associate
P: 559 221 1278
brandon.takemoto@colliers.com
DRE #02208100

Colliers

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.