

FOR LEASE

NWC HERNDON & WEST AVENUES

7015 N WEST AVENUE
FRESNO, CA 93711

FORMER WALGREENS

Bldg Size: 14,820+/-Square feet

Lot Size: 81,022+/-Square feet



For More Information Please Contact:

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

The subject property is located at the northwest corner of Herndon and West Avenues in the Fresno Commons Shopping Center in Fresno, CA. Formerly occupied by Walgreens, this freestanding building sits at the main corner of the Fresno Commons Shopping Center. The center is in a Northwest Fresno neighborhood where the population is both older and more affluent than Fresno overall. West Herndon Avenue is a major arterial route connecting CA State Highway 41 to the east with CA State Highway 99 to the west.

PROPERTY HIGHLIGHTS

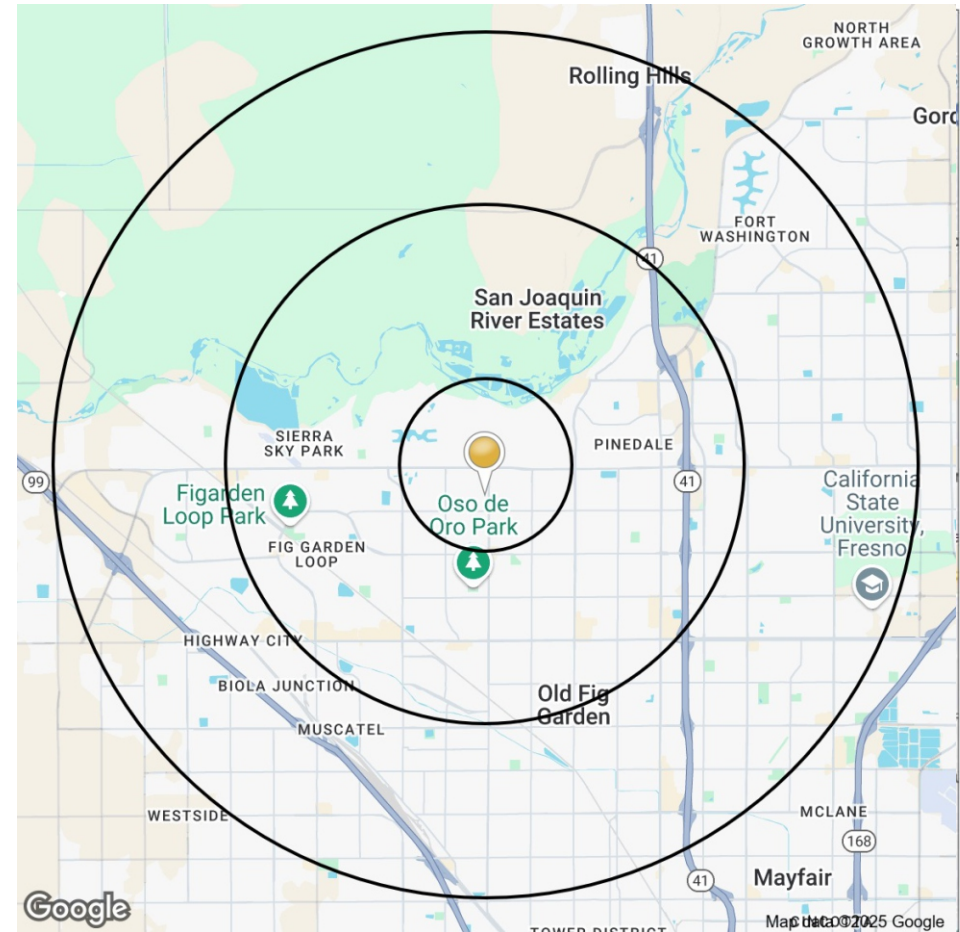
- +/-14,820 SF freestanding building
- Signalized hard corner location with excellent visibility
- Drive-thru capabilities
- Easy access to Highway 99 and Highway 41

DEMOGRAPHICS

	1 Mi	3 Mi	5 Mi
Total Population in 2024	10,481	91,074	280,213
Total Households in 2024	4,384	36,488	101,834
Average HH Income	\$165,104	\$117,744	\$107,336

2024 TRAFFIC TOTALS

Herndon Ave (N/S)	51,995 ADT
West Ave (E/W)	7,188 ADT
Total	59,183 Avg Daily Traffic Exposure



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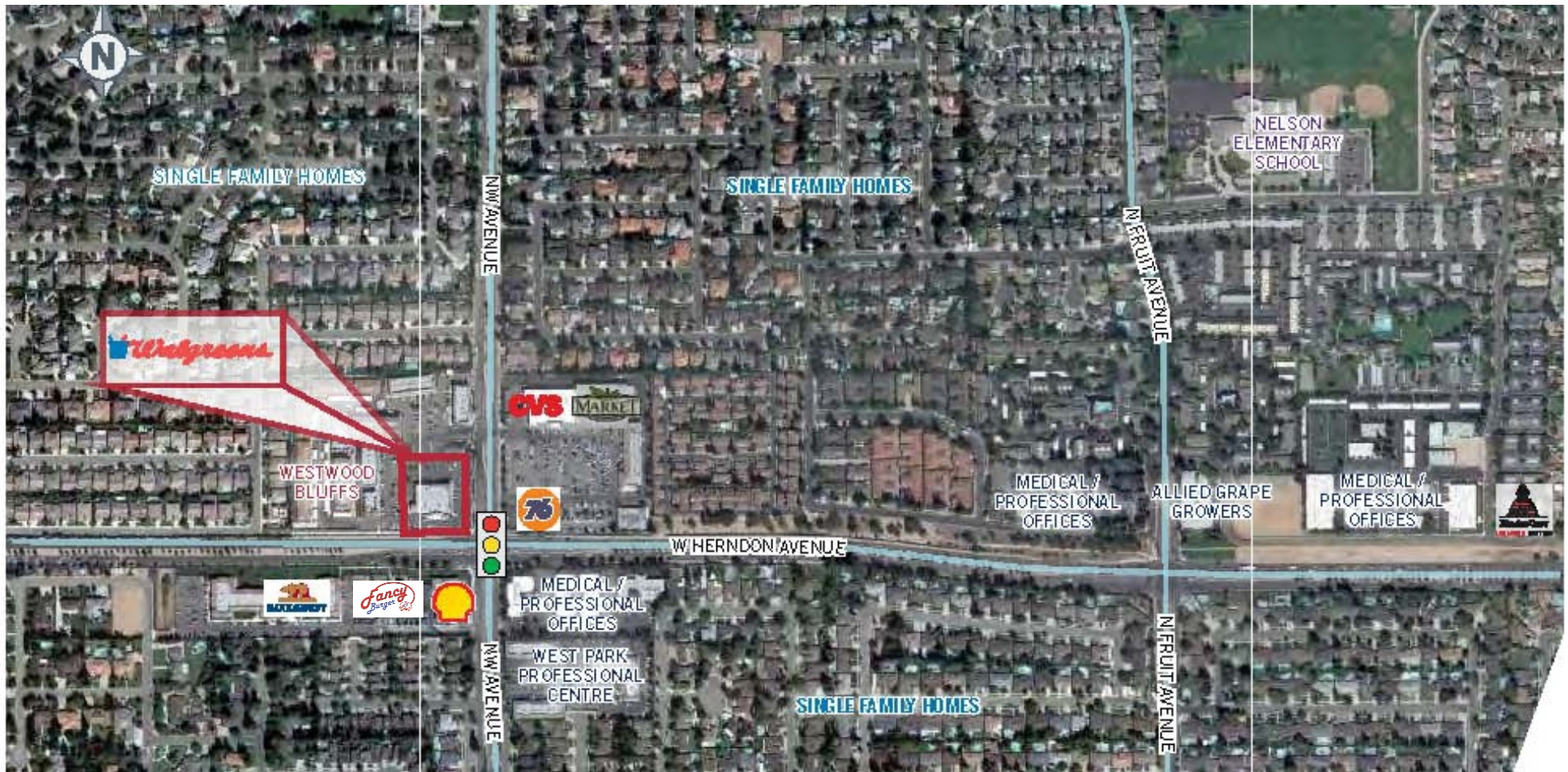
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PROPERTY AERIAL



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AERIAL PHOTOS



EAST



SOUTH



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