## **AVAILABLE FOR LEASE OR BUILD-TO-SUIT**





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## **NWC OF HERNDON & FARRINGTON AVENUES**

FRESNO, CA

**PROPERTY** 

INFORMATION

Availability: 18,540± SF

Pad A: 7,600± SF (Proposed Auto Parts Retail)

Pad B: 3,000± SF (Proposed Fast Food) Pad C: 3,000± SF (Proposed Fast Food) Pad D: 4,940± SF (Proposed Restaurant)

Availability: 18.540± SF

Lease Rate: Contact Agent for Details

Tenancy: Multiple

Zoning: CH (Commercial Highway and Auto)

APNS: 504-09-33, 504-09-33

## PROPERTY DESCRIPTION

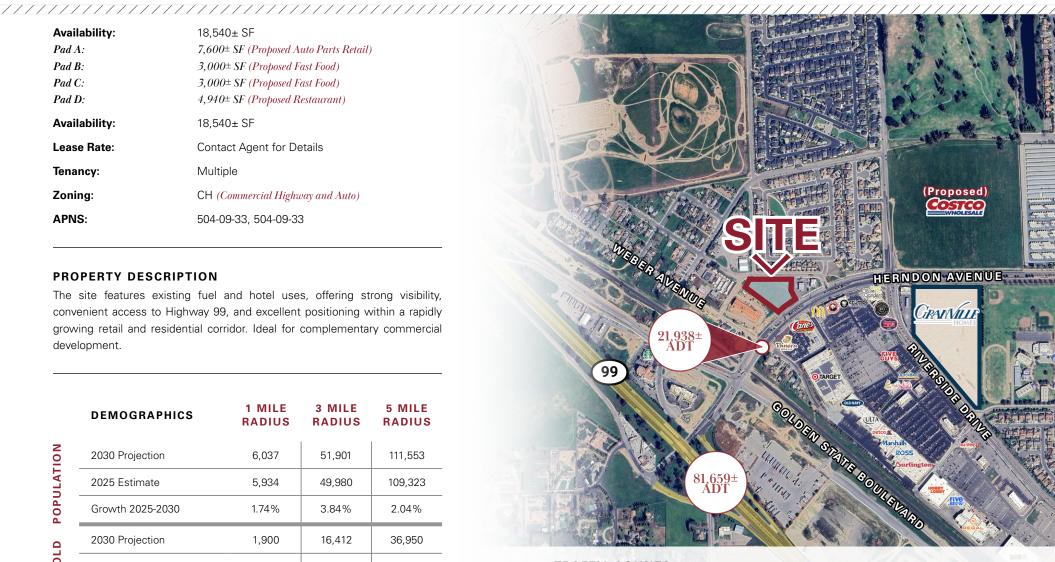
The site features existing fuel and hotel uses, offering strong visibility, convenient access to Highway 99, and excellent positioning within a rapidly growing retail and residential corridor. Ideal for complementary commercial development.

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2030 Projection	6,037	51,901	111,553
2025 Estimate	5,934	49,980	109,323
Growth 2025-2030	1.74%	3.84%	2.04%
2030 Projection	1,900	16,412	36,950
2025 Estimate	1,870	15,807	36,212
Growth 2025-2030	1.59%	3.82%	2.04%
2024 Est. Average HH Income	\$134,830	\$124,480	\$114,441

Source: Claritas 2025

**POPULATION** 

HOUSEHOLD



TRAFFIC COUNTS  $21,938 \pm ADT$  $81,659 \pm ADT$ 

Herndon Avenue at Weber Avenue (Eastbound & Westbound) Highway 99 (Northbound & Southbound)

