

AVAILABLE FOR LEASE OR BUILD-TO-SUIT

NWC OF HERNDON & FARRINGTON AVENUES

FRESNO, CA



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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.

HOUSEHOLD POPULATION

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



TRAFFIC COUNTS

21,938± ADT

81,659± ADT

Herndon Avenue at Weber Avenue

(Eastbound & Westbound)

Highway 99

(Northbound & Southbound)

Source: Kalibrate TrafficMetrix 2025

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SITE PLAN



LOCATION DESCRIPTION

The property is located at the high-traffic intersection of Herndon and Farrington in northwest Fresno, directly across from Marketplace at El Paseo—a premier regional shopping center anchored by Target, Hobby Lobby, and Burlington.



For information, please contact:

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