

Colliers

Future Luxury
Multi-Family

±9.8 Ac.
Planned
Shopping Center
Site

±9.06 Ac.

New
"Vintage Park"
Luxury
Apartments

Luxury
Townhomes

Future
Shopping
Center

Helm Ave

Willow Ave

Herndon Ave

Future
Medical
Office

Walmart
Neighborhood Market



TJ-maxx

BEST BUY

Burlington



menchie's

PETSMART



Institute
of Technology

Available

Commercial/
Retail Land for
Sale or Lease

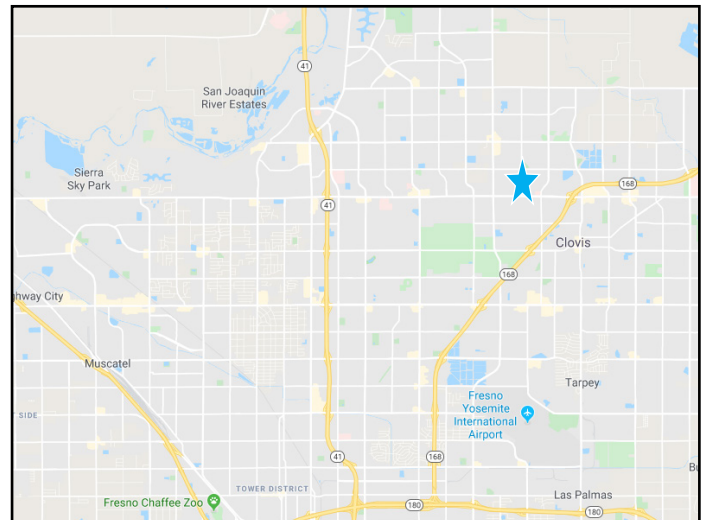
Anchors, Medical/
Office, Shops and
Pads Available

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

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

Colliers
7485 N. Palm Avenue #110
Fresno, CA 93711
www.colliers.com/fresno

NWC Herndon & Willow Aves. Fresno, California



Property Features

- Regional Intersection for Fresno/Clovis in the epicenter of the trade area
- Herndon Avenue Expressway/Willow Avenue Major Traffic Corridor
- Near Fresno/Clovis Rapid Housing Growth
- Dense Population with
- Higher Income
- 2 parcels totaling ±18.86 Ac
- Near Daytime Employment Growth
- Flexible Zoning and Site Plan
- Up to 100,000+ SF Available
- Lease or Buy, All or Part

Property Summary

Location: Northwest corner of Herndon and Willow Avenues, Clovis, CA

Site Area: 18.86 acres (821,542 SF)

APN: 404-083-35 and 42

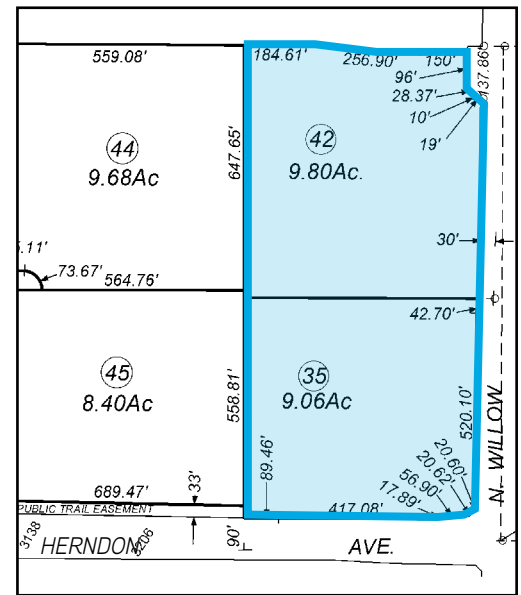
Zoning: C-C, Community Commercial, City of Fresno

Customer Traffic:
 Herndon Avenue - 50,000 cars per day
 Willow Avenue - 24,000 cars per day
 Total Exposure - 74,000 cars per day in intersection

Customer Demographics:

	Population	Avg. HH Income	Daytime Population
1 Mile:	12,952	\$105,663	3,746
3 Miles:	134,022	\$91,750	39,179
5 Miles:	294,236	\$94,367	97,283
10 Miles:	698,690	\$82,703	198,010
20 Miles:	881,942	\$81,258	238,767

Lease and Sale Terms: See Broker



www.fresno.gov
 (Fresno is the 5th Largest City in CA/34th in USA)
www.cityofclovis.com
www.co.fresno.ca.us
www.fresnoedc.com
www.fresnochamber.com



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Proposed Sample Site Plan



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Available | NWC Herndon & Willow Avenues, Clovis, CA

Demographics

	1 mile(s)	3 mile(s)	5 mile(s)	10 mile(s)	20 mile(s)
Population: 2021					
Total Population	12,952	134,022	294,236	698,690	881,942
Female Population	52.47%	52.22%	51.77%	50.92%	50.59%
Male Population	47.53%	47.78%	48.23%	49.08%	49.41%
Population Density	4,120	4,736	3,743	2,222	701
Population Median Age	40.1	34.5	35.2	33.0	32.8
Employed Civilian Population 16+	7,468	70,265	150,098	320,162	397,567
% White Collar	68.3%	65.5%	64.2%	57.3%	54.3%
% Blue Collar	31.7%	34.5%	35.8%	42.7%	45.7%
Total Q4 2021 Employees	3,746	39,179	97,283	198,010	238,767
Total Q4 2021 Establishments*	508	4,975	11,407	22,119	26,130
Population Growth 2000-2010	15.90%	17.31%	17.97%	15.97%	17.40%
Population Growth 2021-2026	0.73%	1.25%	3.74%	3.71%	4.05%
Income: 2021					
Average Household Income	\$105,663	\$91,750	\$94,367	\$82,703	\$81,258
Median Household Income	\$85,547	\$66,930	\$67,526	\$58,184	\$57,883
Per Capita Income	\$38,885	\$34,594	\$34,547	\$27,738	\$26,351
Avg Income Growth 2000-2010	29.13%	49.29%	47.44%	39.55%	39.06%
Avg Income Growth 2021-2026	2.18%	2.65%	3.46%	3.80%	3.73%
Households: 2021					
Households	4,718	50,081	107,146	232,169	283,497
Average Household Size	2.68	2.64	2.71	2.95	3.06
Hhld Growth 2000-2010	9.60%	16.06%	15.36%	13.69%	14.88%
Hhld Growth 2021-2026	1.97%	2.01%	4.02%	3.96%	4.24%
Housing Units: 2021					
Occupied Units	4,718	50,081	107,146	232,169	283,497
% Occupied Units	97.20%	95.92%	95.82%	94.98%	94.79%
% Vacant Housing Units	2.80%	4.08%	4.18%	5.02%	5.21%
Owner Occ Housing Growth 2000-2010	10.12%	13.41%	12.44%	10.24%	11.50%
Owner Occ Housing Growth 2000-2026	10.44%	16.63%	26.11%	21.73%	24.52%
Owner Occ Housing Growth 2021-2026	1.16%	1.95%	5.08%	4.84%	5.03%
Occ Housing Growth 2000-2010	19.60%	16.06%	15.36%	13.69%	14.88%
Occ Housing Growth 2010-2026	7.46%	8.00%	14.09%	13.81%	14.63%
Occ Housing Growth 2021-2026	1.97%	2.01%	4.02%	3.96%	4.24%
Race and Ethnicity: 2021					
% American Indian or Alaska Native Population	1.14%	1.29%	1.35%	1.60%	1.66%
% Asian Population	11.68%	11.89%	12.63%	12.99%	11.60%
% Black Population	2.43%	4.41%	4.54%	6.48%	5.62%
% Hawaiian or Pacific Islander Population	0.19%	0.29%	0.26%	0.21%	0.19%
% Multirace Population	4.67%	5.73%	5.58%	5.58%	5.31%
% Other Race Population	7.19%	12.51%	14.97%	21.63%	23.72%
% White Population	72.70%	63.88%	60.68%	51.51%	51.89%
% Hispanic Population	24.35%	31.24%	34.37%	46.35%	51.45%
% Non Hispanic Population	75.65%	68.76%	65.63%	53.65%	48.55%