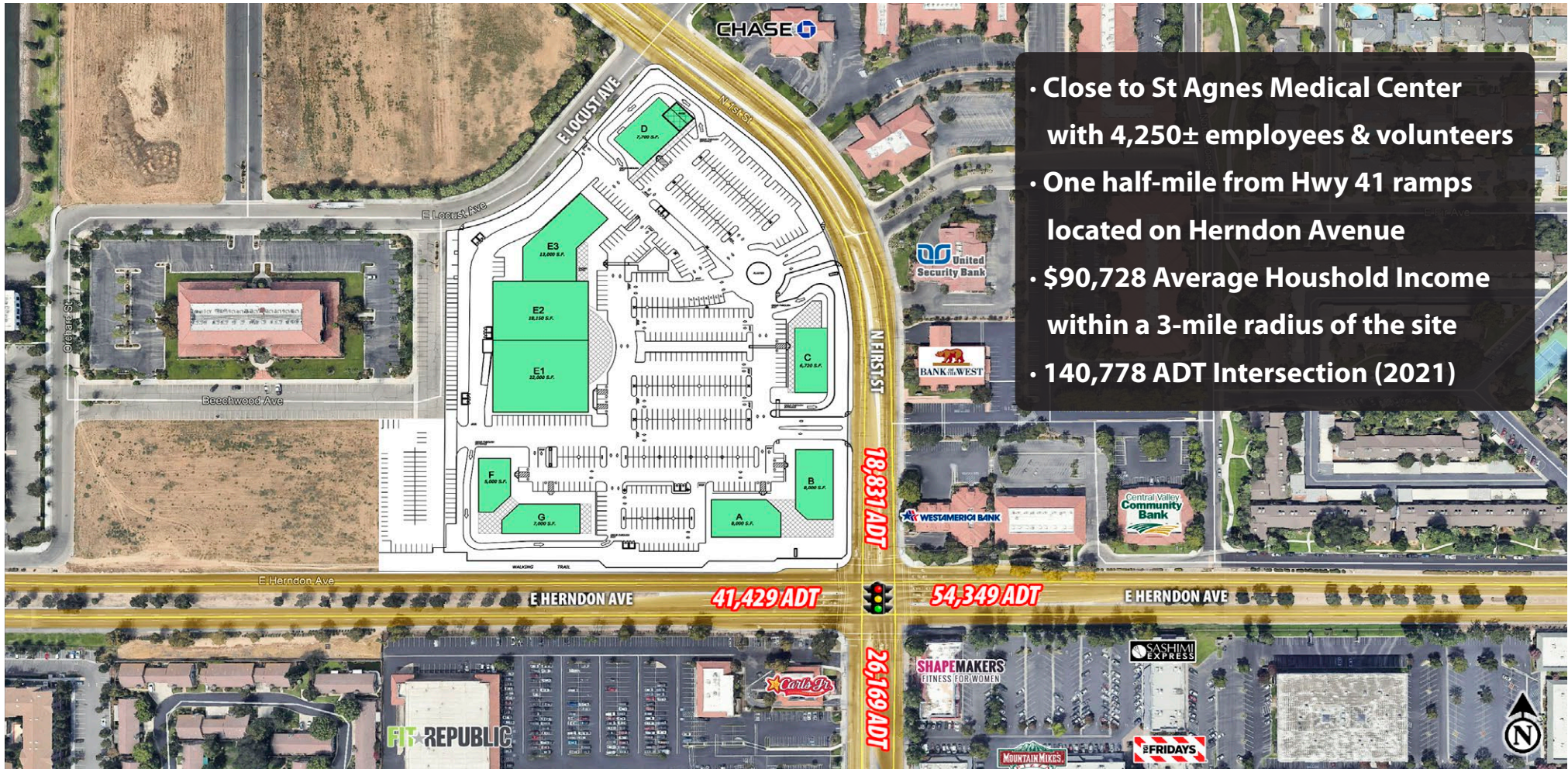


9.69 ACRES & 0.43 ACRES · HIGH TRAFFIC INTERSECTION

# PROPOSED COMMERCIAL LAND AVAILABLE FOR LEASE

NWC HERNDON AVE & FIRST ST · FRESNO, CA 93720



- Close to St Agnes Medical Center with 4,250± employees & volunteers
- One half-mile from Hwy 41 ramps located on Herndon Avenue
- \$90,728 Average Household Income within a 3-mile radius of the site
- 140,778 ADT Intersection (2021)



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9.69 ACRES & 0.43 ACRES · HIGH TRAFFIC INTERSECTION

# PROPOSED COMMERCIAL LAND AVAILABLE FOR LEASE

NWC HERNDON AVE & FIRST ST · FRESNO, CA 93720

## Property Description:

Undeveloped commercial land is available at the northwest corner of Herndon Avenue and First Street in north Fresno, CA.

## Property Highlights:

The subject intersection experiences extremely high traffic counts of 140,778 average cars per day as a result of several factors: Busy Highway 41 ramps are a half-mile west of the location on Herndon Ave; Herndon is the main connecting arterial between the cities of Clovis and Fresno; St Agnes Medical Center is located only quarter-mile east of the site with 4,250± hospital staff, medical staff, and volunteers. Also, River Park regional shopping center is located within a mile of the site, drawing customers from Fresno, Clovis, Madera and nearby communities.

**Available Parcels:** 9.69 ac; 0.43 ac

**Lease Rate:** Please contact agent for more information.

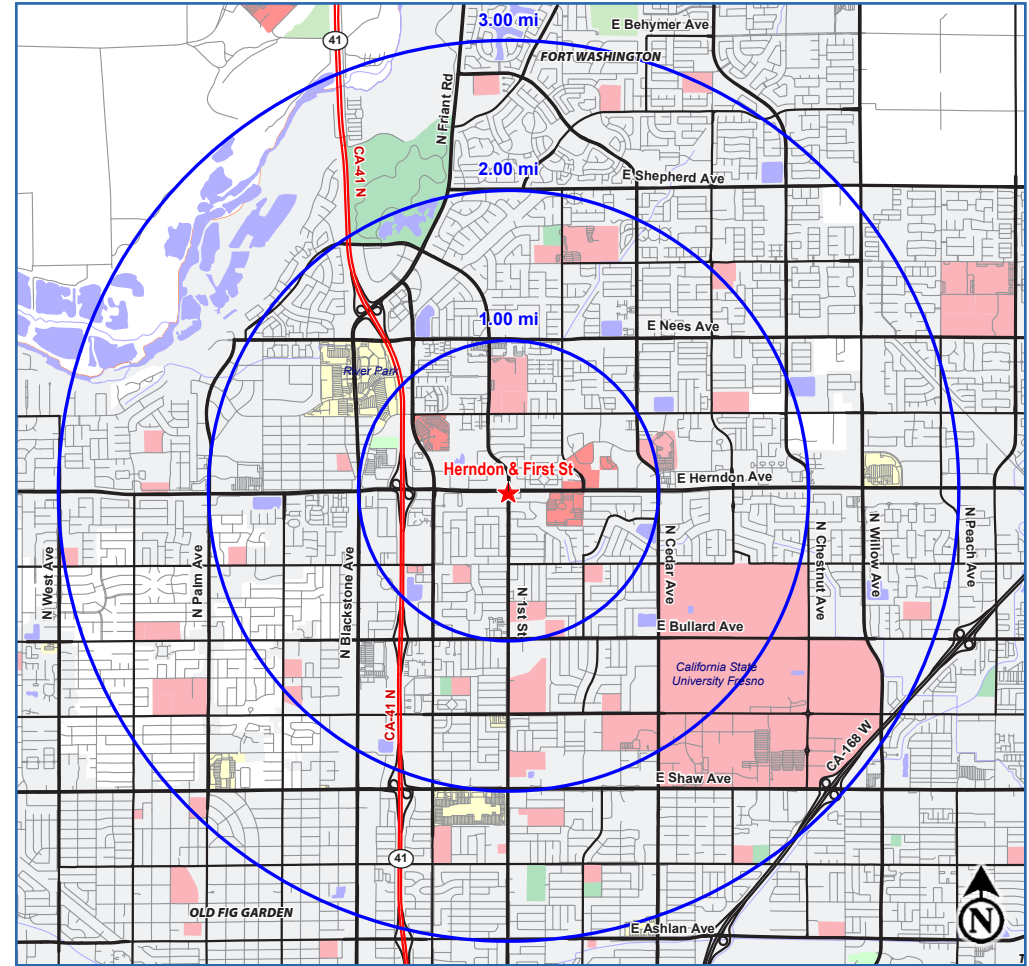
## 2021 Demographics:

	1 Mile	2 Miles	3 Miles
Total Population:	14,951	62,945	128,786
Total Households:	5,961	24,612	48,804
Avg. HH Income:	\$83,036	\$86,040	\$90,728
Total Daytime Pop:	24,637	92,746	178,914

## 2021 Traffic Counts:

Herndon Ave. at First St:	95,778 ADT
First St. @ Herndon:	45,000 ADT
Surface Street Total:	140,778 ADT
State Hwy 41 at Herndon Ave:	115,690 ADT
Total Exposure:	256,468 Avg Daily Traffic

Data Source: Claritas LLC, Kalibrate, CalTrans



## RETAIL CALIFORNIA CRE

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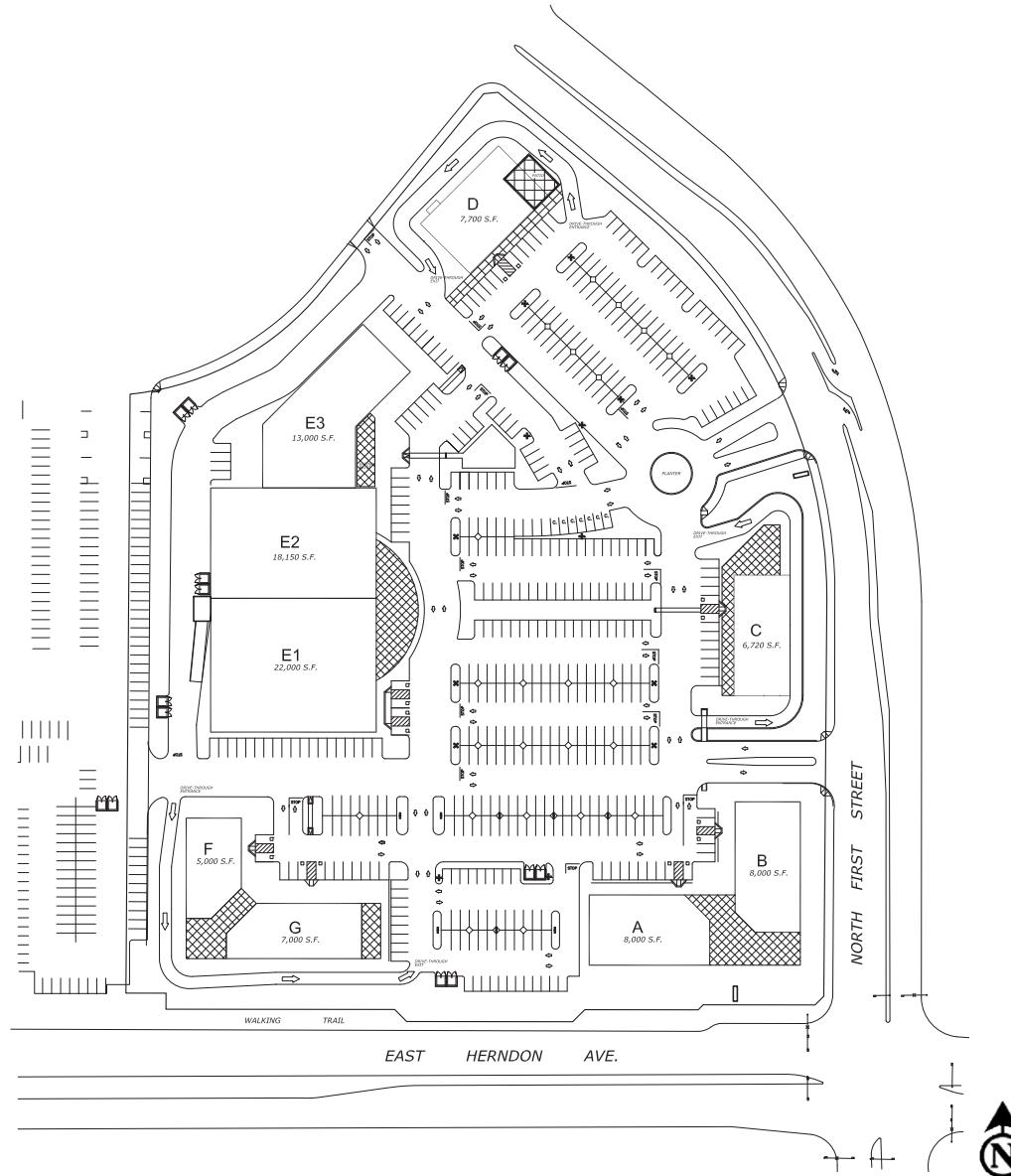
DRE # 01181635

9.69 ACRES & 0.43 ACRES · HIGH TRAFFIC INTERSECTION

# PROPOSED COMMERCIAL LAND AVAILABLE FOR LEASE

NWC HERNDON AVE & FIRST ST · FRESNO, CA 93720

## CONCEPTUAL SITE PLAN

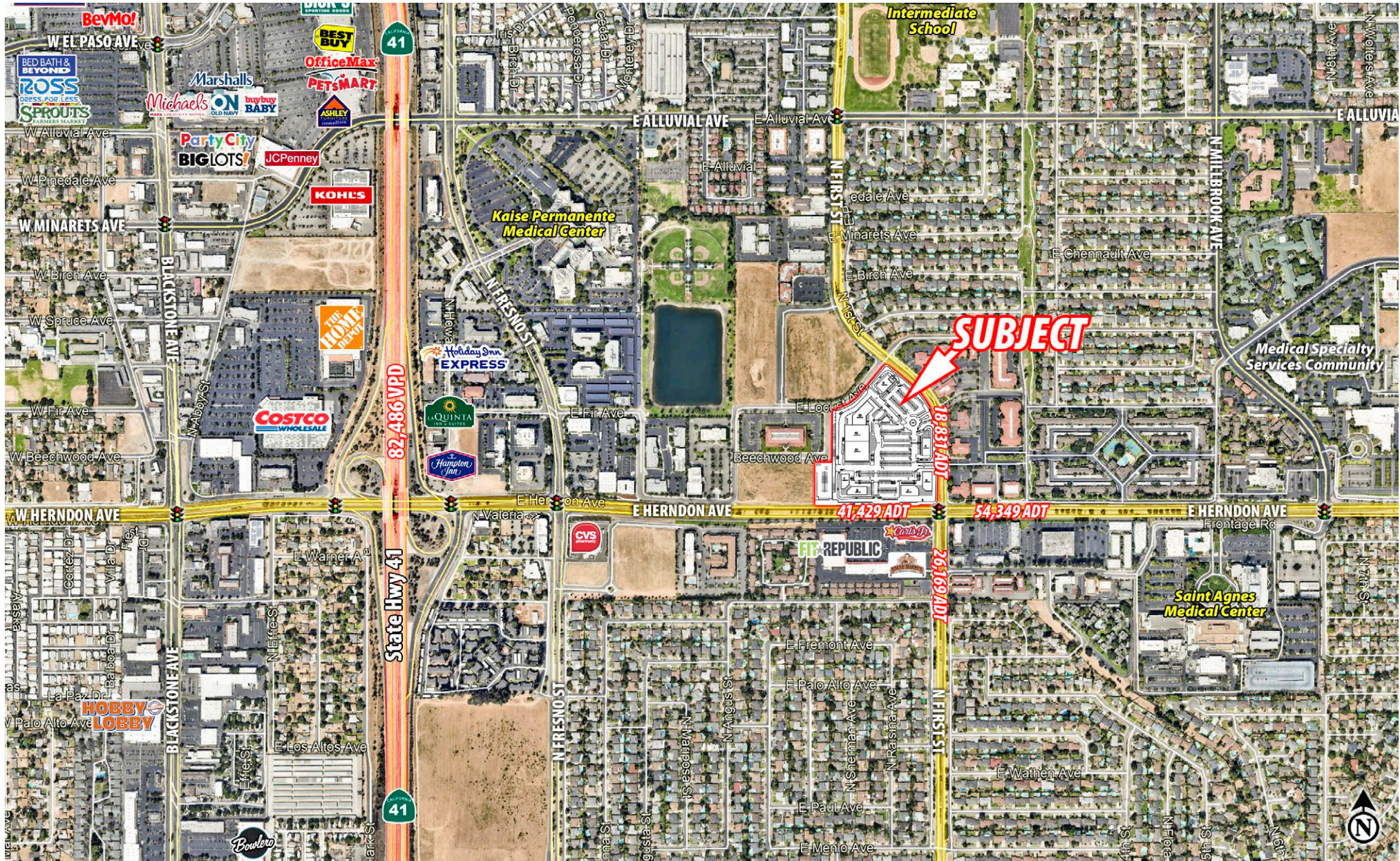


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9.69 ACRES & 0.43 ACRES · HIGH TRAFFIC INTERSECTION

# PROPOSED COMMERCIAL LAND AVAILABLE FOR LEASE

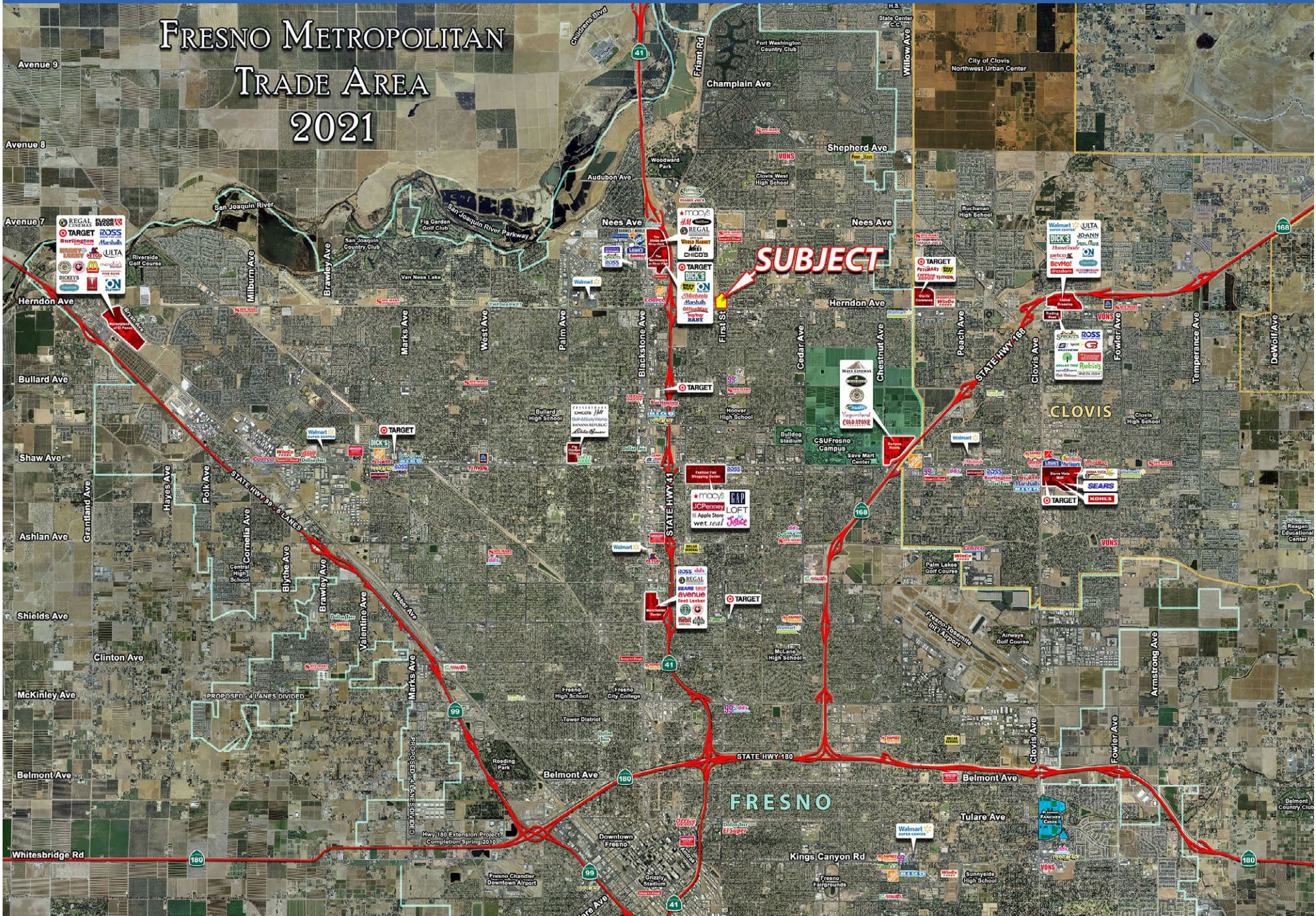
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# GREATER FRESNO-CLOVIS METROPOLITAN TRADE AREA & RETAIL COMPETITION

## FRESNO METROPOLITAN TRADE AREA 2021



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