

AVAILABLE FOR LEASE OR BUILD-TO-SUIT

NWC OF HERNDON & FARRINGTON AVENUES

FRESNO, CA



Rachael Orlando
Vice President
t 559-447-6252
rachael@retailcalifornia.com
CA RE Lic. #01890236

Vincent Giorlando
Sales Associate
t 559-447-6225
vincent@retailcalifornia.com
CA RE Lic. #02225390

Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com

FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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.

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

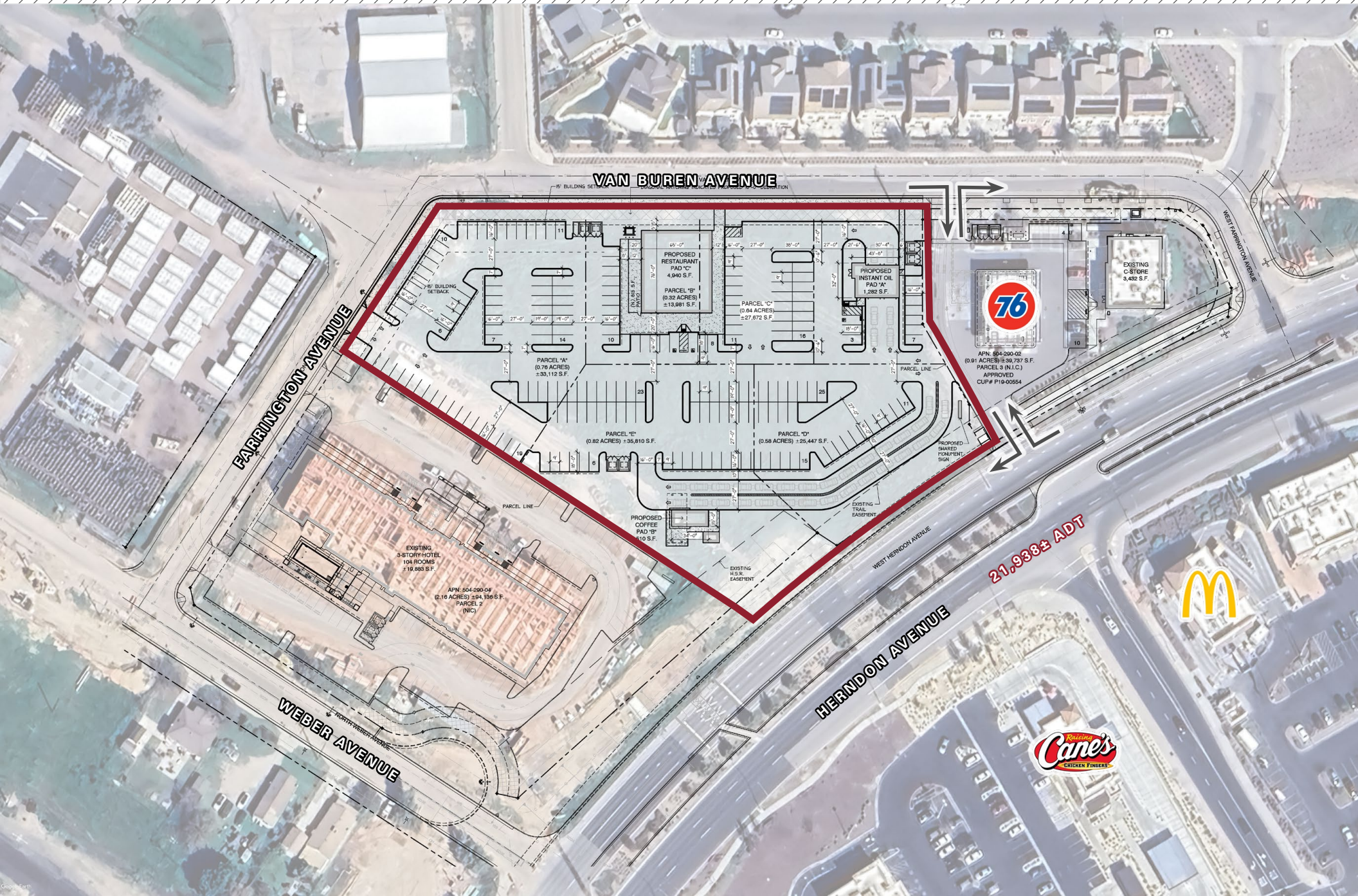
Herndon Avenue at Weber Avenue
(Eastbound & Westbound)
Highway 99
(Northbound & Southbound)

Source: Kalibrate TrafficMetrix 2025

NWC OF HERNDON & FARRINGTON AVENUES

FRESNO, CA

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.

99



For information, please contact:

Rachael Orlando

Vice President

t 559-447-6252

rachael@retailcalifornia.com

CA RE Lic. #01890236

Vincent Giorlando

Sales Associate

t 559-447-6225

vincent@retailcalifornia.com

CA RE Lic. #02225390



Independently Owned and Operated
Corporate License #00020875
retailcalifornia.com

FRESNO OFFICE
7480 N. Palm Ave. #101
Fresno, CA 93711
t 559-432-6200

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.