

NORTHERN VILLAGE

5,950± SF RESTAURANT AVAILABLE



SEC HERNDON AVE & FIRST ST, FRESNO, CA

Former FRIDAYS Location available!

- ◆ Second Generation Restaurant Available
- ◆ Close to River Park Shopping Center, St. Agnes and Kaiser Medical Centers
- ◆ Daytime Population 84,202 in 2-Miles
- ◆ Traffic Counts of 141K± cars per day
- ◆ Avg HH Income \$100,926 within 3 Miles
- ◆ Close to Freeway 41 Ramps at Herndon
- ◆ Area Surrounded by Dense Residential

For more information, please contact:

Lewis Smith
559.447.6235
lewis@retailcalifornia.com

CA DRE # 01214178



Nick Frechou
559.447.6266
nick@retailcalifornia.com

CA DRE # 01887999

Location, demographics and site plan information is supplied by sources believed to be reliable. However, we can not guarantee its accuracy and make no warranty or representation as to its veracity. It is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and these may not represent current or future performance of the property.

Northern Village Shopping Center

Retail Shops & Office Space Available

SEC Herndon Avenue & First St., Fresno, CA

Property Description

LOCATION: Northern Village Shopping Center is situated in one of Fresno's most desirable areas for retail growth at the southeast corner of Herndon Ave. and First St. in Fresno, CA.

Northern Village experiences extremely high traffic flow of 140,778± cars per day at this busy intersection. The subject property is 3/4 miles from Freeway 41 on/off-ramps, near Kaiser Permanente Medical Center, and positioned a quarter-mile from Saint Agnes Medical Center complex. There is also a robust medical specialty services community in the immediate area.

This site is well-established in the area near the River Park Shopping Center along heavily traveled Herndon Avenue. The location benefits from a large daytime population of 91,906± people within two miles.

AVAILABLE SPACE: 5,950± SF (2nd generation restaurant space); 1,368± SF; 1,200; 625± SF

ZONING: Commercial C-2

2024 DEMOS:	1 Mile	2 Miles	3 Miles
Population:	14,932	61,097	118,578
Total Households:	5,968	24,126	45,509
Avg HH Income:	\$83,755	\$92,669	\$100,926
Daytime Pop:	26,525	84,202	176,133

Source: Claritas, LLC

2024 TRAFFIC: Herndon Avenue - East/West: 95,778 ADT
 First Street - North/South: 45,000 ADT
 Total Intersection Traffic: 140,778 Average Daily Traffic

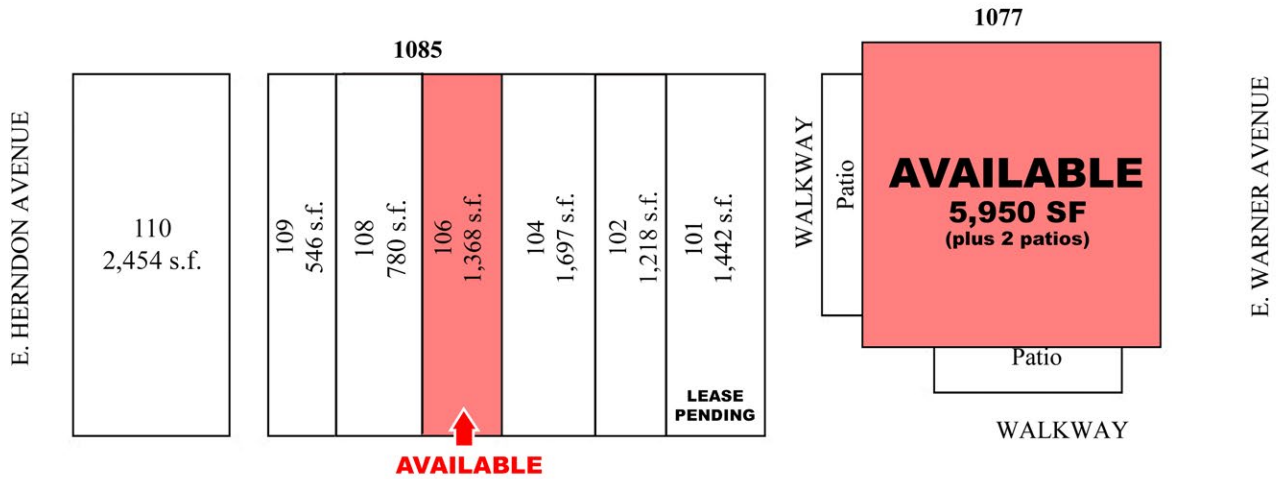
Source: Kalibrate TrafficMetrix



Northern Village Shopping Center Site Plan



PARKING



NORTHERN VILLAGE SHOPPING CENTER

1025-1085 E. HERNDON AVENUE FRESNO, CALIFORNIA 93720

Building 1025

106 Phoenician Garden
109 Village Liquor

Building 1055

102 Mtn Mike's Pizza
103 1,200± SF
104 Massage
106 Dog Groomer
108 625± SF
109 Roxanne's Birkenstock

Building 1077

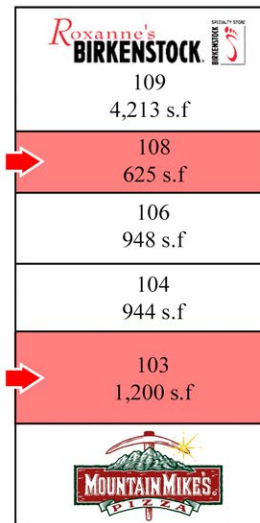
5,950± SF

Building 1085

101 The Philipine Kitchen
102 Salon
104 HQ Dance Studio
106 1,368± SF
108 Perfect Threading
109 Djanie Chocolate
110 Dragon Wok

AVAILABLE →

AVAILABLE →



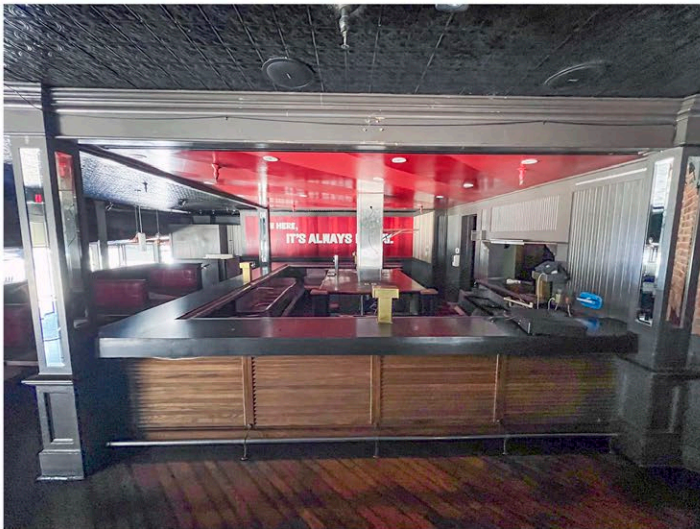
PARKING



Northern Village Shopping Center



HERNDON SIGNAGE

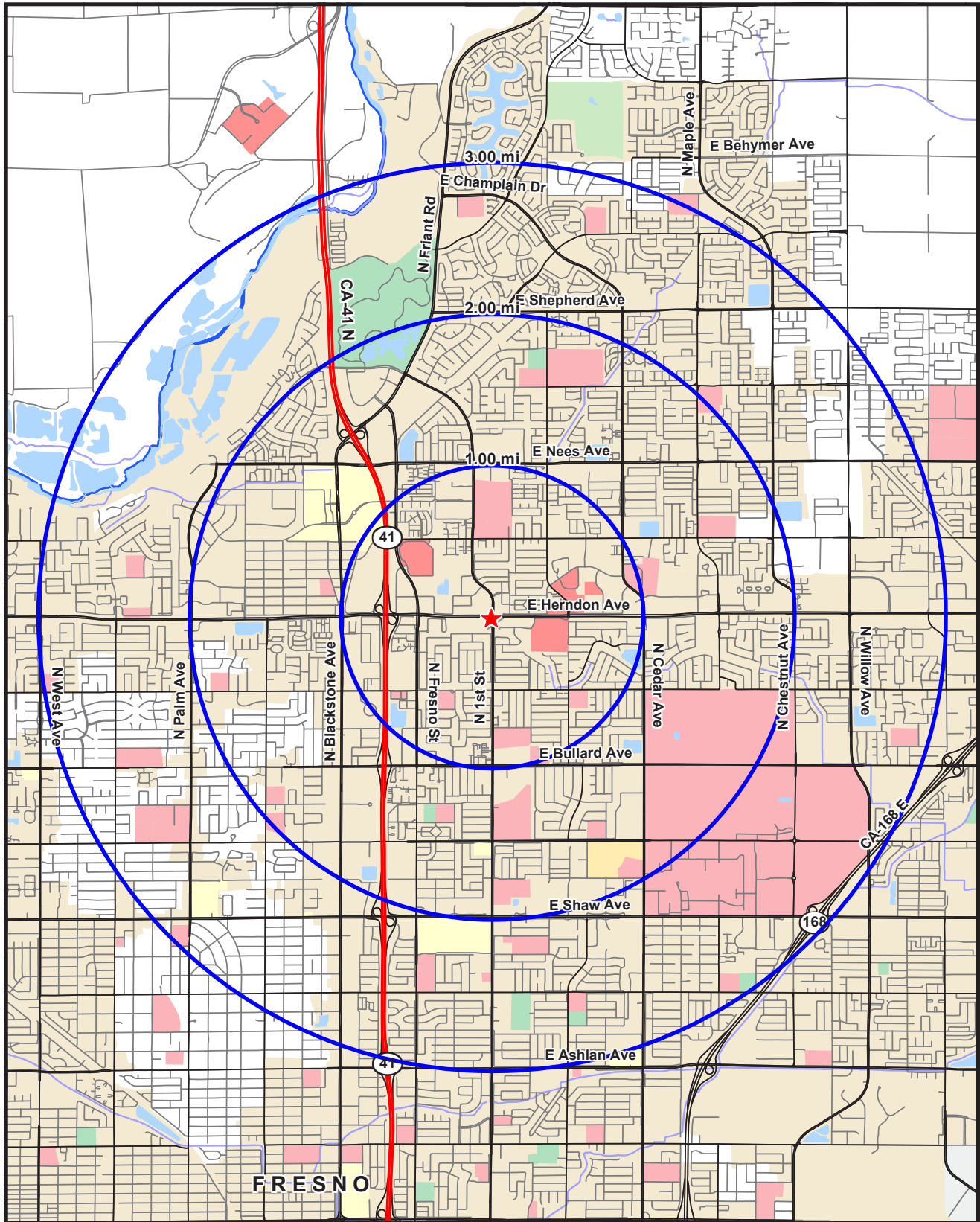


SEC Herndon & First - Fresno, CA

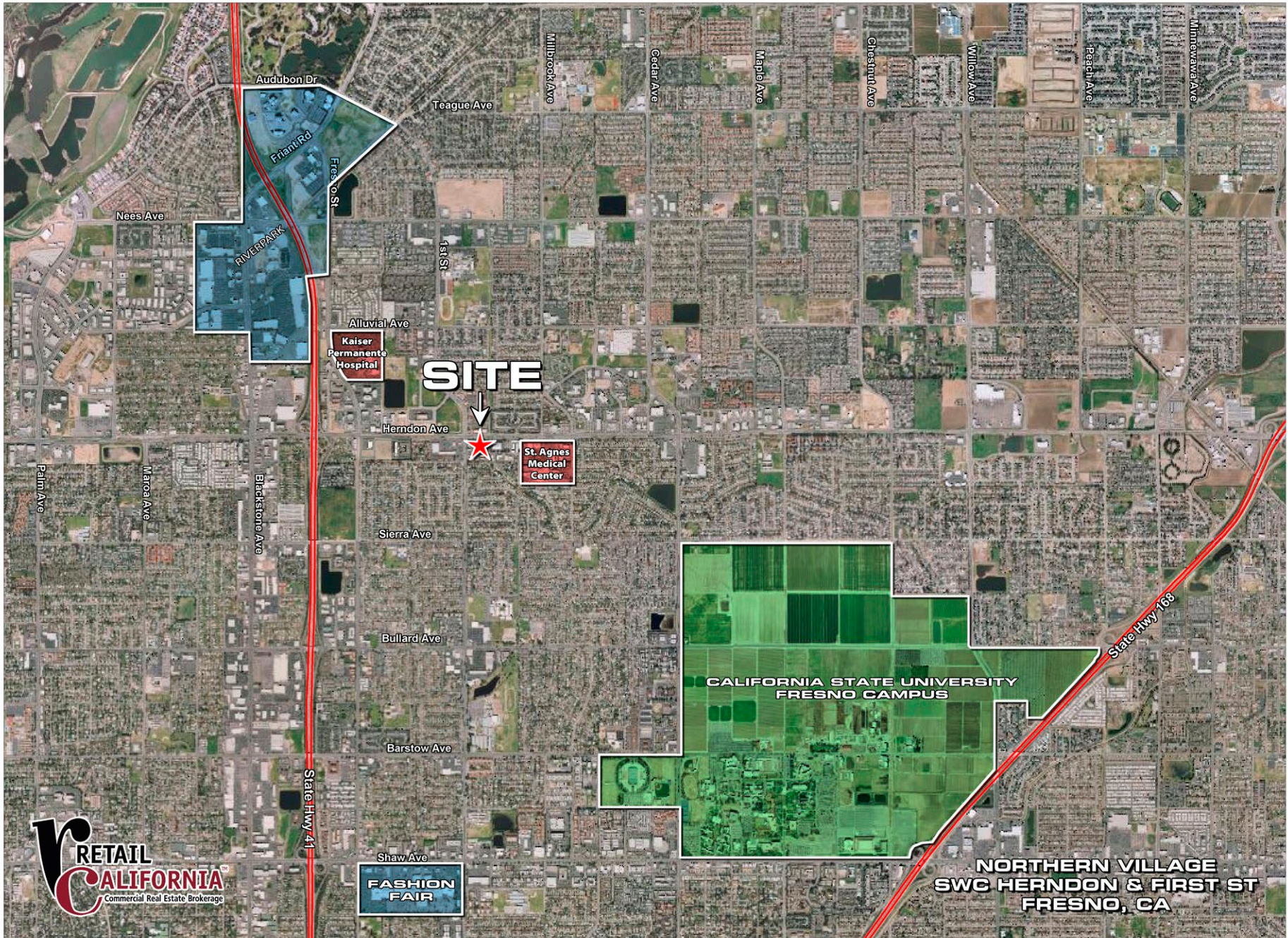
Print Date: 17 May 2012

Data Source:

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Site Coordinates Longitude/X: -119.772330 Latitude/Y: 36.837210



**NORTHERN VILLAGE
SWC HERNDON & FIRST ST
FRESNO, CA**