

FOR LEASE > RETAIL SPACE

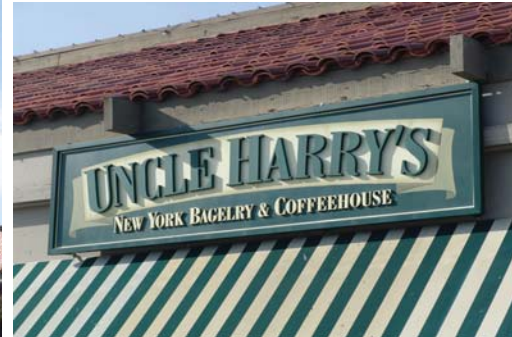


Herndon Village Shopping Center

SWC FIRST ST. AND HERNDON AVE., FRESNO, CALIFORNIA



Signage on First Street



Uncle Harry's Bagels & Coffee



Carl's Jr.

- > 4,955 SF Available
- > Located at the Base of the Woodward Park Growth Area.
- > Less than One Mile from Freeway 41 On/Off Ramps.
- > Herndon Ave. East/West Expressway and New Office Corridor.
- > Near St. Agnes Hospital and Kaiser Hospital.
- > Traffic Signal on First Street for Easy Access!
- > Excellent Visibility, Parking and Signage!



In-Line Space

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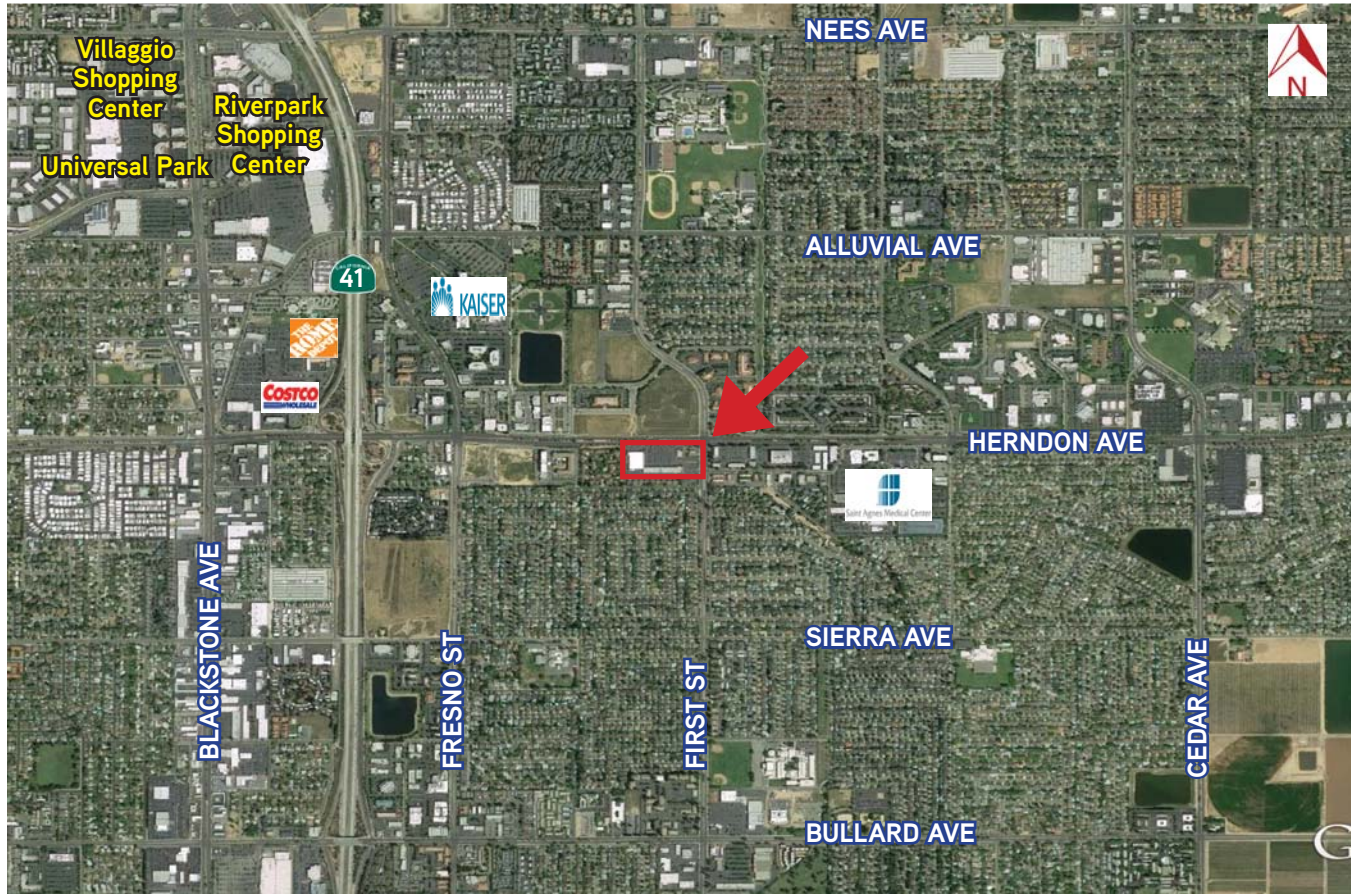
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Property Summary

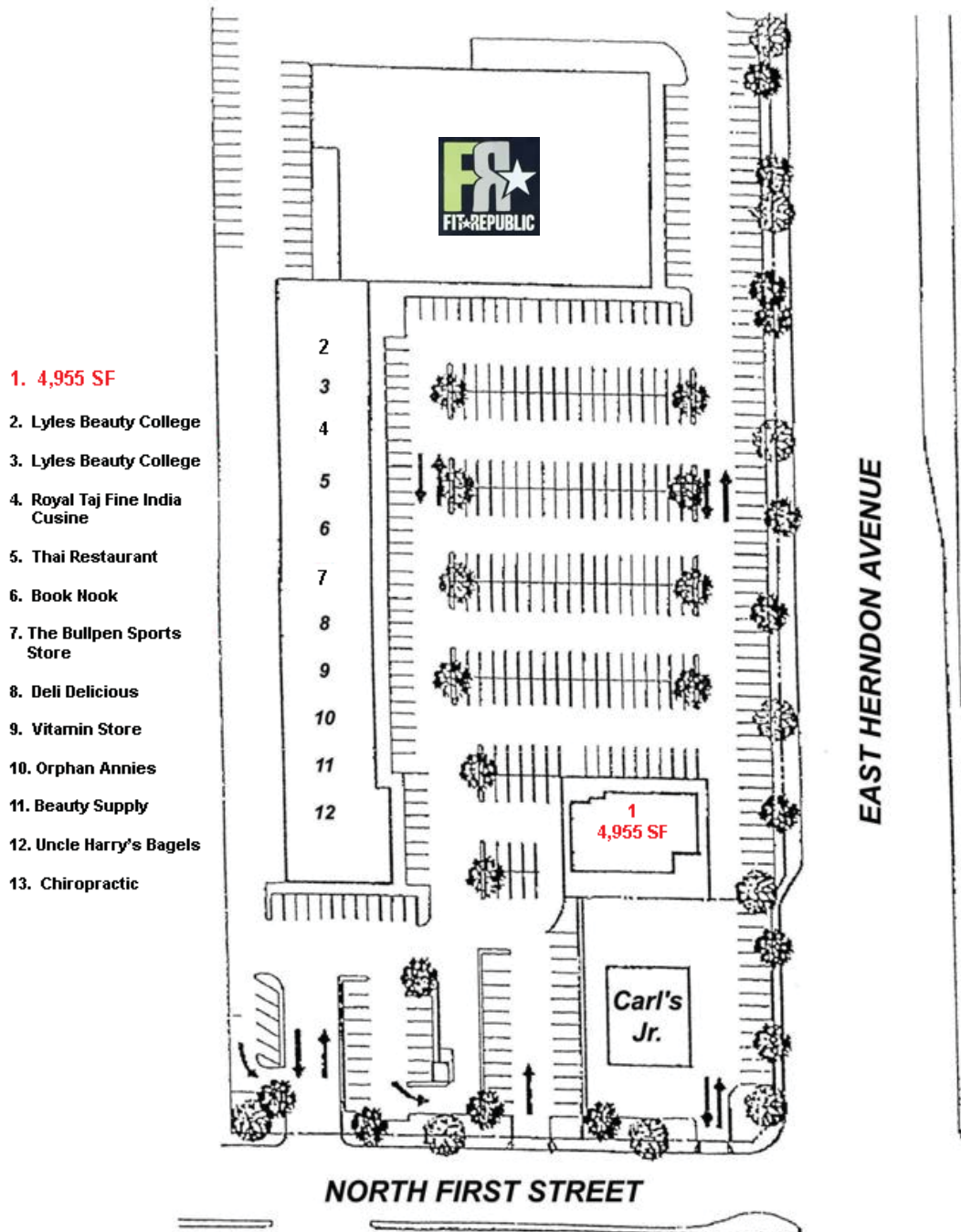
- > **Location:** Herndon Village Shopping Center at the SWC of First and Herndon, Fresno, California
- > **Asking Rent:** Pad Bldg. - \$1.35 NNN
- > **Customer Traffic Count:** 83,000+ cars per day exposure!
- > **Customer Demographics:**

	<u>Population</u>	<u>Avg. HH Income</u>	<u>Daytime Population</u>
1 Mile Radius:	14,973	\$67,211	15,528
2 Mile Radius:	61,889	\$69,180	36,764
3 Mile Radius:	125,333	\$77,779	60,665
4 Mile Radius:	208,272	\$77,849	82,178
5 Mile Radius:	301,104	\$79,090	104,621
- > **Zoning:** C-C, Commercial Community

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Contact Us

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