FOR LEASE > BLUFF VIEW

Retail and Restaurant Spaces

Colliers

NEC HERNDON AND WEST AVENUES, FRESNO, CALIFORNIA





NEC Herndon and West Avenues Fresno, CA









Property Features

- > High Income Area of Fresno!
- > Gourmet Grocery/Drug Store Anchors.
- > Signalized Access.
- > Ample Parking.
- > Street Signage Available.
- > Retail and Restaurant Spaces.



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Property Summary

Location: Northeast corner of Herndon and West Avenues, Fresno, CA

Anchors: CVS Pharmacy, The Market, Spectrum Salon and DiCicco's

Zoning: C-1 Commercial, City of Fresno

Customer Demographics: Population Avg. HH Income Daytime Population

1 Mile: 10,949 \$119,788 4,387 2 Miles: 37,819 \$97,967 19,629 3 Miles: 88,989 \$76,821 42,370

Customer Traffic: Approximately 70,000 cars per day

Availability: 2,618 SF - Restaurant (May consider splitting the space for a

qualified tenant!)

Lease Rate: \$1.25 NNN





- 1. Salon
- 2. Sun Wah Chinese Food
- 3. Nail Salon
- 4. Massage
- 5. European Market/Deli
- 6. Cheaners
- 7. Donuts
- 8. Available Restaurant 2,618 SF
- 9. Ms. Fits
- 10. DiCicco's Italian Restaurant

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