

FOR LEASE > BLUFF VIEW

Retail and Restaurant Spaces

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