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.

AGENT: STEVE RONTELL 559 221 1271 | EXT. 113 FRESNO, CA steve.rontell@colliers.com BRE #00932510



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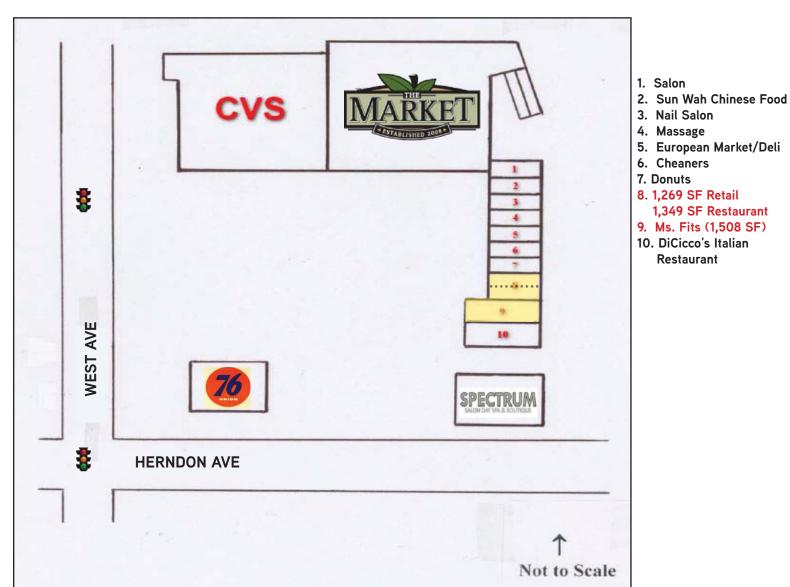
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Property Summary

| Location: | Northeast corner of Herndon and West Avenues, Fresno, CA | | | |
|-----------------------|--|--|--|--|
| Anchors: | CVS Pharmacy, The Market, Spectrum Salon and DiCicco's | | | |
| Zoning: | C-C Commercial Community, City of Fresno | | | |
| Customer Demographics | : 1 Mile: 2 Miles: 3 Miles: | | <u>Avg. HH Income</u> \$119,788 \$97,967 \$76,821 | <u>Daytime Population</u> 4,387 19,629 42,370 |
| Customer Traffic: | Approximately 70,000 cars per day | | | |
| Availability: | Suite 7058 - 1,269 SF retail space Suite 7054 - 1,349 SF with kitchen (Can be combined for a total of 2,618 SF) Suite 7042 - 1,508 SF retail space (Aug. 1st, 2018) | | | |
| Lease Rate: | \$1.25 NNN | | | |



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