

# HERNDON ARMSTRONG PROFESSIONAL CENTER

Medical/General Office Space for Lease  
Clovis, California



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559 221 1271



# Highlights

- Excellent corner visibility
- Signalized intersection
- Close to Kaiser Permanente and Clovis Community Hospital
- Restaurants, banks and retail shopping services nearby
- Close to Freeway 168/Fowler and Freeway 168/Temperance interchanges

## Property Features

Location	Located at the northwest corner of Herndon and Armstrong Avenues
Address	2101 - 2187 Herndon Avenue, Clovis, California
Available Space	<a href="#">2101 Herndon Avenue</a> - Shell Condition (±2,414 SF) <a href="#">2151 Herndon Avenue, #102</a> - Medical Office (±1,029 SF) Available 10/2025
Lease Rate	\$2.10 PSF, NNN
Lease Term & Tenant Improvement Allowance	Negotiable
Signage	Exterior building fascia signage available

## Tenant List

Quest Diagnostics  
Sierra Pacific Orthopedic  
Edward Jones & Co.  
Clovis Insurance Agency  
Patrick J. Brauner, MD  
Electric Power Systems, Inc.  
First Steps Recovery  
Ameriprise Financial  
Sante Health Systems  
Premier Valley Oral Surgery & Dental Implants

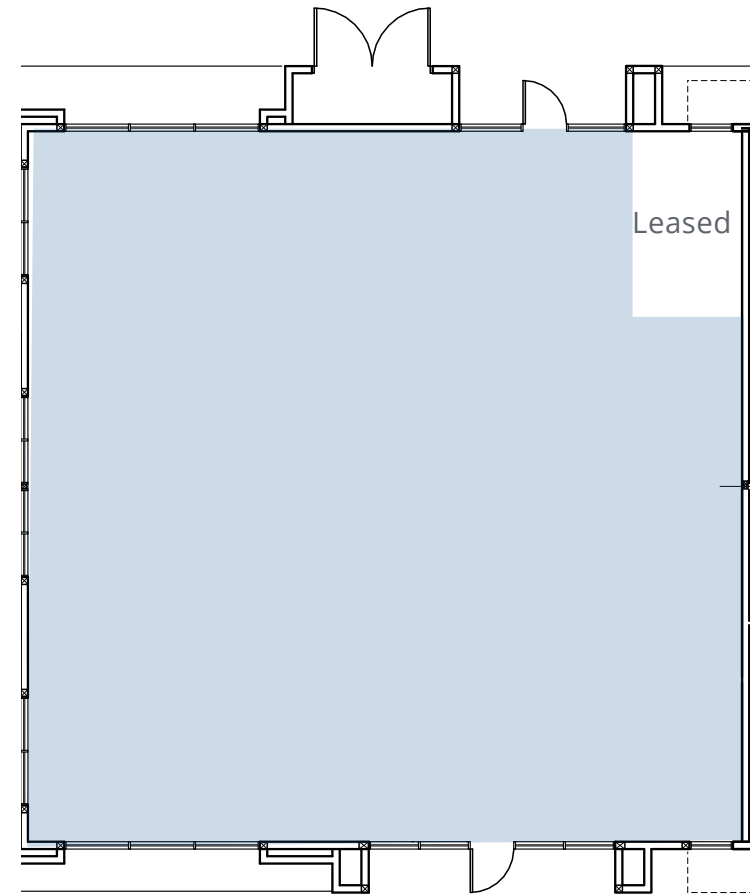
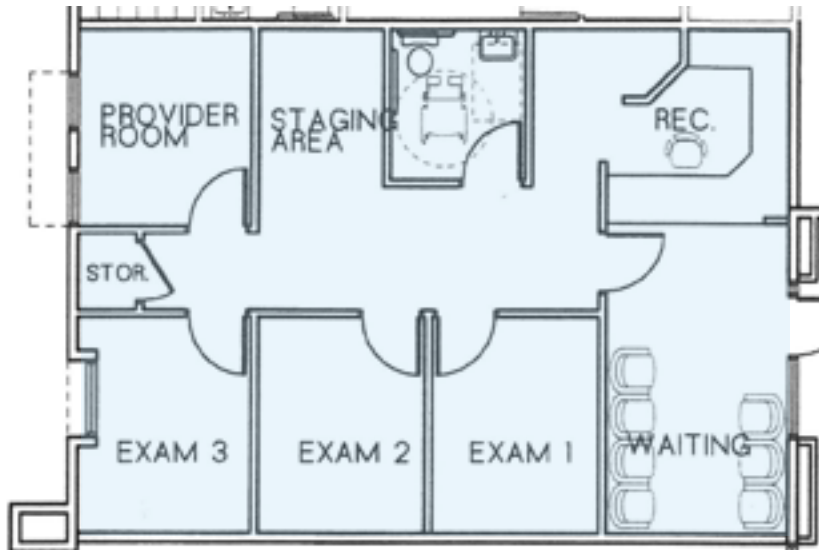
DiCiccio Freeman Orthodontics  
Benjamin Magelby, DDS  
Sharmel Kasten, D.O.  
Embrace Aesthetics  
MixMed Compounding Pharmacy  
Express Care Medical Group  
Synergy Wellness Center  
Sampson & Sampson CPA's



# For Lease | Floor Plans



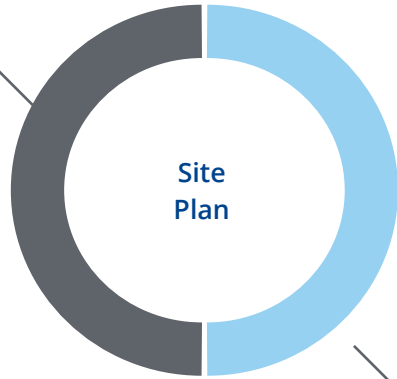
2151 Herndon, Suite 102  
±1,029 RSF



2101 Herndon, Suite 101  
±2,414 RSF

Leased

100% Leased



Site Plan

Available for Lease

2101 | ±2,414 SF

2151 | ±1,029 SF

# Availability

## Herndon Armstrong Professional Center Site Plan



### Demographics

Within a 3 Mile Radius



Population  
92,753



Population Growth (2025)  
98,737



Avg. Household Income  
\$101,647



Contact:

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# Amenities

Petco  
JoAnn's Fabric  
BevMo!  
Chicaco Pizza  
Jimmy John's  
Chevron  
McDonald's  
Robertito's  
Arco  
Carl's Jr  
Denny's  
The Habit Burger

Walmart  
Jamba Juice  
Tillys  
Dick's Sporting Good  
Five Below  
Famous Footwear  
Ulta Beauty  
Kay Jewelers  
Old Navy  
Home Goods  
Kirkland's  
Mattress Firm

Alluvial Ave

Bobby Salazar's  
Panda Express  
Haircuts Plus  
Walgreens  
Save Mart Grocery  
Doy Grill  
Wells Fargo Bank  
Starbucks  
Sonic Drive-In  
The UPS Store  
GB3 Sports Club

Armstrong Ave

CLOVIS COMMUNITY  
MEDICAL CENTER

H

HWY  
168

Kaiser  
PERMANENTE

H

Herndon Ave

Sprouts Market  
Tuesday Morning  
Skechers  
Ross Dress for Less  
Dollar Tree  
Pokiland  
Impression Nails  
Great American Barber  
Pieology  
Burger King  
Taco Bell  
Union Bank  
Deli Delicious  
Rubio's  
AAA - Clovis Branch

Vons Grocery  
Tractor Supply Co  
4 Paws Pet Salon  
Liv's Donuts  
EECU Bank  
Dutch Bros. Coffee  
Jack in the Box  
Dickey's BBQ  
Calpac Pizza

Clovis Ave

Fowler Ave

Temperance Ave

● Retail Centers

● Schools



Transit Stop Nearby



Hospital

1. Black Horse Center
2. The Trading Post
3. Windmill Marketplace
4. Buchanan Crossroads

5. Gateway High School
6. Mickey Cox Elementary
7. Century Elementary

