



Available

Commercial/
Retail Land for
Sale or Lease

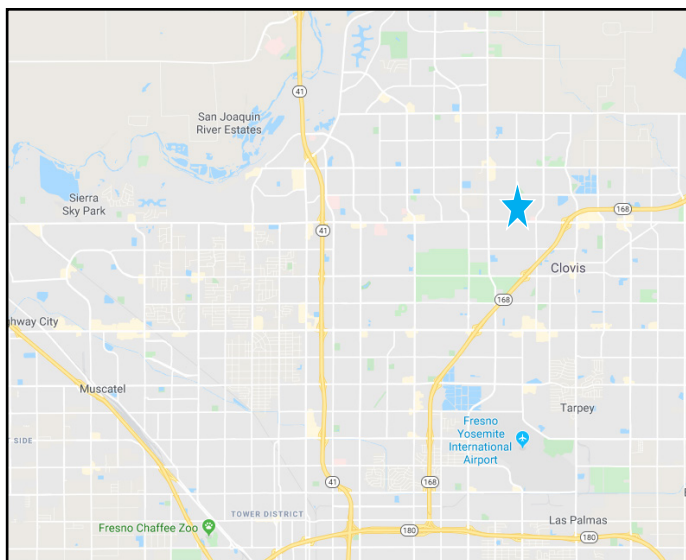
Medical/Office
Pads Available

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NEC Herndon & Helm Aves. Clovis, California



Property Features

- Regional Location for Fresno/Clovis
- Herndon Avenue Expressway/Major Traffic Corridor
- Near Fresno/Clovis Rapid Housing & Commercial Growth
- Dense Population with High Income. Many nearby New Commercial & Residential

Developments

- Near Daytime Employment Growth
- Flexible Zoning and Site Plan
- Sale or Ground Lease
- Parcels range from 1.15 - 2.31 acres

Property Summary

Location: Northeast corner of Herndon and Helm Avenues, Clovis, CA

Zoning: P-C-C, Planned Commercial Center, City of Clovis

Customer Traffic: Herndon Avenue - ±60,477 cars per day exposure

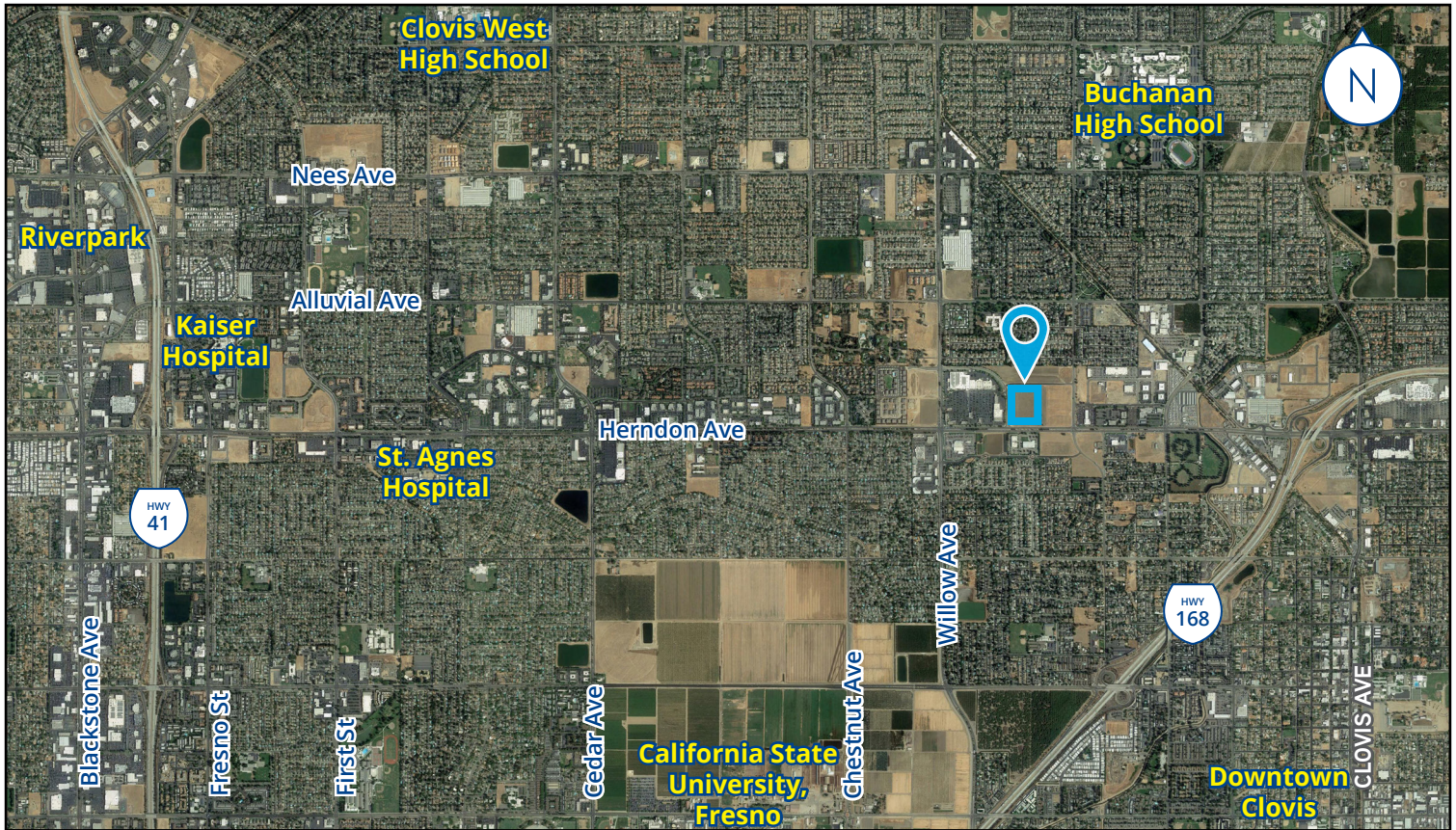
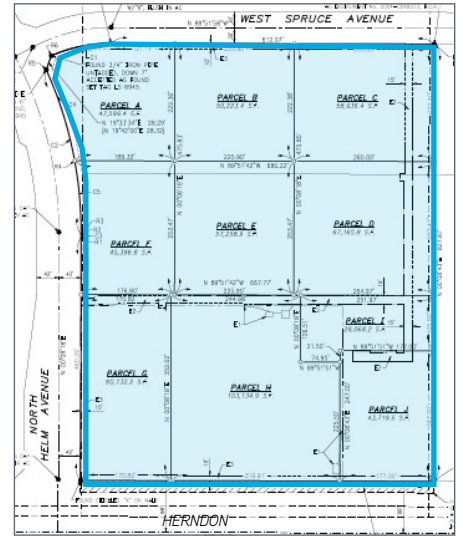
Customer Demographics:

	<u>Population</u>	<u>Avg. HH Income</u>	<u>Daytime Population</u>
1 Mile:	12,952	\$105,663	3,746
3 Miles:	134,022	\$91,750	39,179
5 Miles:	294,236	\$94,367	97,283
10 Miles:	698,690	\$82,703	198,010
20 Miles:	881,942	\$81,258	238,767

Availabilities: Specialty, veterinary, daycare, office, medical pads and multi-tenant shop pads.

Lease and Sale Terms: See Broker

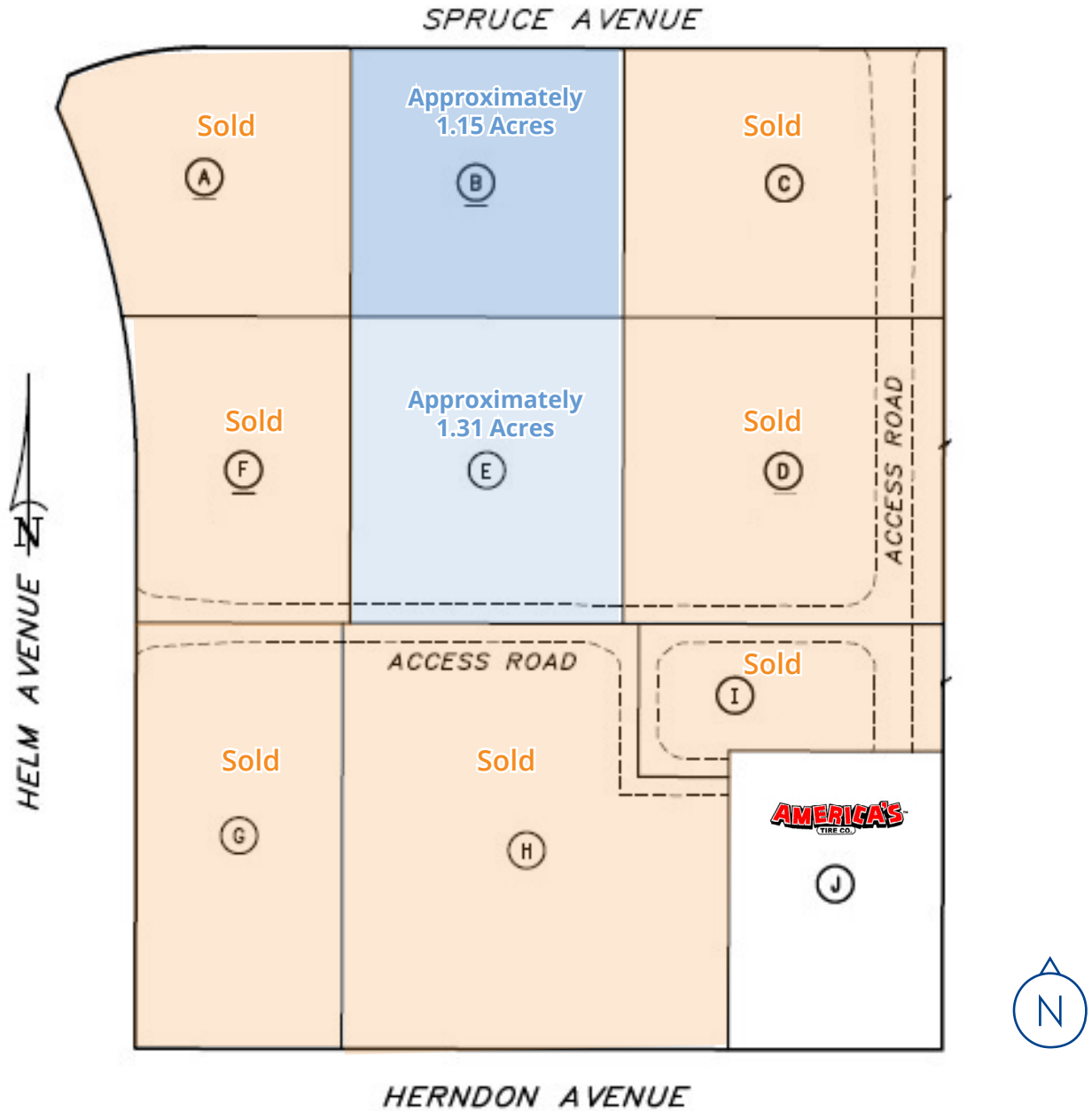
PARCEL MAP



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Site Plan



Parcel Sizes:

Parcel A: SOLD

Parcel B: ±50,223 SF (±1.15 Acres)

Parcel C: SOLD

Parcel D: SOLD

Parcel E: ±57,259 SF (±1.31 Acres)

Parcel F: SOLD

Parcel G: SOLD

Parcel H: SOLD

Parcel I: SOLD

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Demographics

	1 mile(s)	3 mile(s)	5 mile(s)	10 mile(s)	20 mile(s)
Population: 2021					
Total Population	12,952	134,022	294,236	698,690	881,942
Female Population	52.47%	52.22%	51.77%	50.92%	50.59%
Male Population	47.53%	47.78%	48.23%	49.08%	49.41%
Population Density	4,120	4,736	3,743	2,222	701
Population Median Age	40.1	34.5	35.2	33.0	32.8
Employed Civilian Population 16+	7,468	70,265	150,098	320,162	397,567
% White Collar	68.3%	65.5%	64.2%	57.3%	54.3%
% Blue Collar	31.7%	34.5%	35.8%	42.7%	45.7%
Total Q4 2021 Employees	3,746	39,179	97,283	198,010	238,767
Total Q4 2021 Establishments*	508	4,975	11,407	22,119	26,130
Population Growth 2000-2010	15.90%	17.31%	17.97%	15.97%	17.40%
Population Growth 2021-2026	0.73%	1.25%	3.74%	3.71%	4.05%
Income: 2021					
Average Household Income	\$105,663	\$91,750	\$94,367	\$82,703	\$81,258
Median Household Income	\$85,547	\$66,930	\$67,526	\$58,184	\$57,883
Per Capita Income	\$38,885	\$34,594	\$34,547	\$27,738	\$26,351
Avg Income Growth 2000-2010	29.13%	49.29%	47.44%	39.55%	39.06%
Avg Income Growth 2021-2026	2.18%	2.65%	3.46%	3.80%	3.73%
Households: 2021					
Households	4,718	50,081	107,146	232,169	283,497
Average Household Size	2.68	2.64	2.71	2.95	3.06
Hhld Growth 2000-2010	9.60%	16.06%	15.36%	13.69%	14.88%
Hhld Growth 2021-2026	1.97%	2.01%	4.02%	3.96%	4.24%
Housing Units: 2021					
Occupied Units	4,718	50,081	107,146	232,169	283,497
% Occupied Units	97.20%	95.92%	95.82%	94.98%	94.79%
% Vacant Housing Units	2.80%	4.08%	4.18%	5.02%	5.21%
Owner Occ Housing Growth 2000-2010	10.12%	13.41%	12.44%	10.24%	11.50%
Owner Occ Housing Growth 2000-2026	10.44%	16.63%	26.11%	21.73%	24.52%
Owner Occ Housing Growth 2021-2026	1.16%	1.95%	5.08%	4.84%	5.03%
Occ Housing Growth 2000-2010	19.60%	16.06%	15.36%	13.69%	14.88%
Occ Housing Growth 2010-2026	7.46%	8.00%	14.09%	13.81%	14.63%
Occ Housing Growth 2021-2026	1.97%	2.01%	4.02%	3.96%	4.24%
Race and Ethnicity: 2021					
% American Indian or Alaska Native Population	1.14%	1.29%	1.35%	1.60%	1.66%
% Asian Population	11.68%	11.89%	12.63%	12.99%	11.60%
% Black Population	2.43%	4.41%	4.54%	6.48%	5.62%
% Hawaiian or Pacific Islander Population	0.19%	0.29%	0.26%	0.21%	0.19%
% Multirace Population	4.67%	5.73%	5.58%	5.58%	5.31%
% Other Race Population	7.19%	12.51%	14.97%	21.63%	23.72%
% White Population	72.70%	63.88%	60.68%	51.51%	51.89%
% Hispanic Population	24.35%	31.24%	34.37%	46.35%	51.45%
% Non Hispanic Population	75.65%	68.76%	65.63%	53.65%	48.55%