

WINDMILL MARKETPLACE

CLOVIS, CA



SIZE

27,486 square feet

DEMOGRAPHICS

1 mile 3 mile 5 mile

Population

12,953 105,153 227,381

Households

4,582 37,047 79,202

Median HH Income (\$)

104,049 104,136 97,598

MAJOR TENANT(S)

Starbucks
Panda Express
Save Mart Supermarket
Walgreens

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

1835 Herndon Avenue | Clovis, CA 93611

PROPERTY HIGHLIGHTS

- Shadow-anchored by Save Mart Supermarkets
- National tenants include Starbucks Coffee, The UPS Store, Panda Express and Cold Stone Creamery
- Located at the intersection of Fowler Avenue and Herndon Avenue with a combined traffic count of more than 39,900 VPD
- Population exceeds 103,700 in a three-mile radius with an average household income over \$125,900



PHILLIPS EDISON & COMPANY®

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Space	Tenant	SQ. FT.
1A	European Wax Center	1,800
1B	555 Relaxing Station	1,918
1C	Haircuts Plus	2,188
2A	Fresno Cigars	1,200
2C	CBD Center	1,200
2H	Tokyo Steakhouse	5,100
2K	The UPS Store	1,500
2M	Royal Nails	900
2P	Juice It Up	900
2R	Clovis Cleaners	1,800
A1	Cold Stone Creamery	1,030
A2	Bubble Bee USA	750
A3	Russo's New York Pizzeria	1,400
A4	Starbucks	1,800
D1	Bag O' Crab	2,200
D2	Panda Express	1,800
SHAD1	Save Mart Supermarket	N/A
SHAD2	Walgreens	N/A
SHAD3	Wells Fargo	N/A
SHAD4	Sonic	N/A
Total SQ. FT.		27,486



Available
 Occupied
 Coming Available
 Non-Owned
 Site Boundary

DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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Demographic Summary Report

1990 - 2000 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval Retrieval

Jun 2, 2025



Latitude: 36.838879

Longitude: -119.682543

Windmill Marketplace Clovis, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2024 Estimated Population	12,568	103,798	228,526
	2029 Projected Population	13,309	113,467	250,886
	2010 Census Population	11,387	85,027	183,702
	2000 Census Population	9,669	62,226	143,971
	1990 Census Population	4,664	45,776	111,361
	Historical Annual Growth 1990 to 2000	7.56%	3.12%	2.60%
	Historical Annual Growth 2000 to 2010	1.65%	3.17%	2.47%
	Estimated Annual Growth 2010 to 2024	0.67%	1.36%	1.49%
	Projected Annual Growth 2024 to 2029	1.15%	1.80%	1.88%
	Median Age	39.2	39.1	37.3
Households	Q4 2024 Estimated Households	4,438	36,631	79,645
	2029 Projected Households	4,700	39,871	86,976
	2010 Census Households	3,926	29,786	64,596
	2000 Census Households	3,209	21,934	51,475
	1990 Census Households	1,554	16,125	39,861
	Historical Annual Growth 1990 to 2000	7.52%	3.12%	2.59%
	Historical Annual Growth 2000 to 2010	2.04%	3.11%	2.30%
	Estimated Annual Growth 2010 to 2024	0.84%	1.41%	1.43%
	Projected Annual Growth 2024 to 2029	1.15%	1.71%	1.78%
	Population per Household	2.83	2.82	2.84
Population by Race	White	51.7%	50.7%	45.3%
	Black or African American	1.9%	2.2%	2.9%
	Asian & Pacific Islander	9.4%	12.5%	14.6%
	Other Races	5.9%	5.7%	5.9%
	Hispanic Population	31.1%	28.9%	31.2%
Income	Average Household Income	\$126,165	\$131,871	\$123,742
	Median Household Income	\$104,947	\$104,164	\$97,885
	Per Capita Income	\$44,590	\$46,729	\$43,359
Education (Age 25+)	Elementary	2.5%	3.0%	3.4%
	Some High School	4.1%	4.1%	4.3%
	High School Graduate	18.8%	18.9%	18.6%
	Some College	24.7%	24.7%	24.1%
	Associates Degree Only	11.9%	11.0%	11.1%
	Bachelors Degree Only	22.2%	24.0%	24.4%
	Graduate Degree	15.8%	14.2%	14.1%
Business	Number of Businesses	926	4,603	10,145
	Total Number of Employees	6,464	34,503	83,723
	Employees per Business	6.98	7.50	8.25
	Residential Population per Business	13.57	22.55	22.53

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.