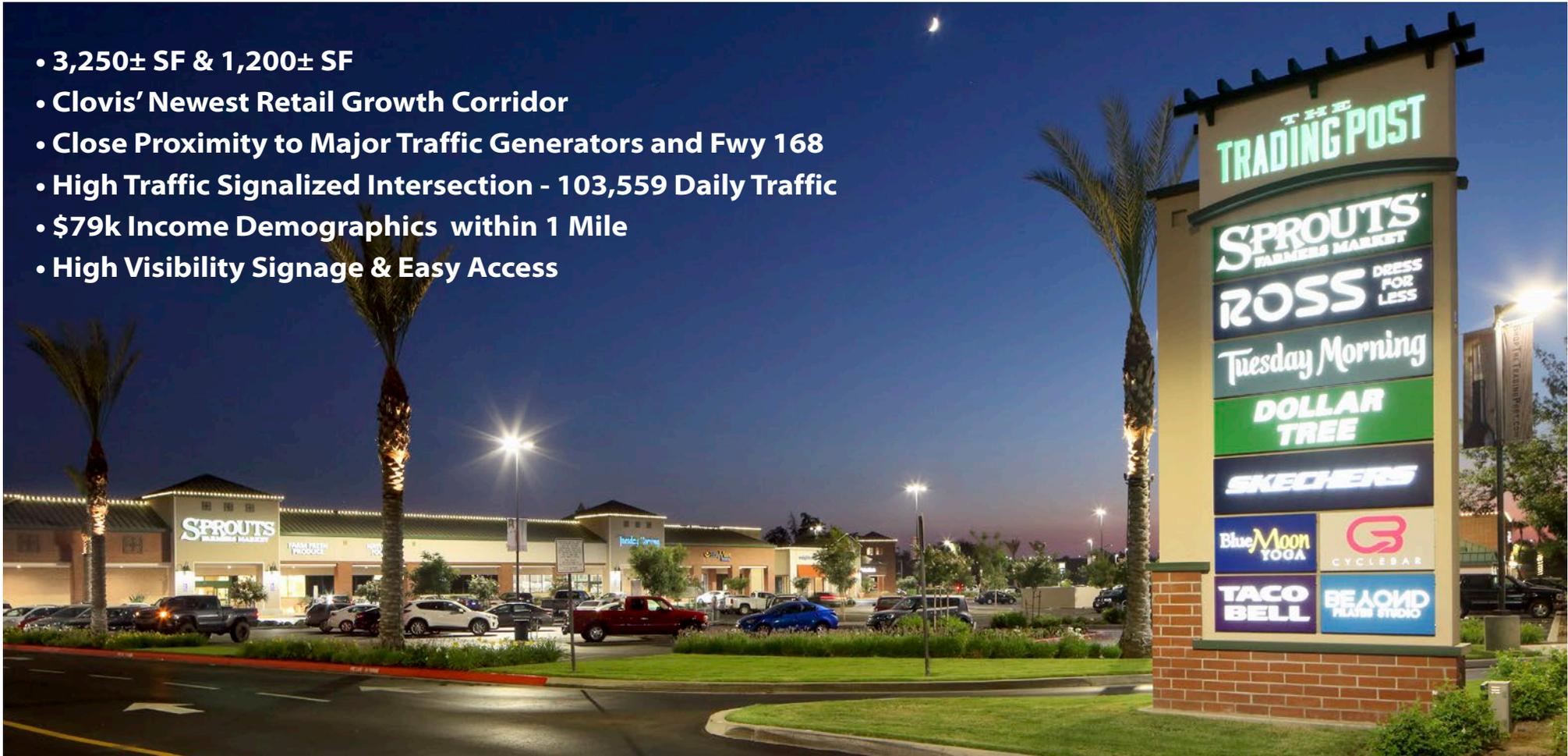


THE TRADING POST SHOPPING CENTER

SEC Herndon & Clovis Avenues, Clovis CA

- 3,250± SF & 1,200± SF
- Clovis' Newest Retail Growth Corridor
- Close Proximity to Major Traffic Generators and Fwy 168
- High Traffic Signalized Intersection - 103,559 Daily Traffic
- \$79k Income Demographics within 1 Mile
- High Visibility Signage & Easy Access



Lewis Smith
559.447.6235
lsmith@retailcalifornia.com
DRE Lic. # 01214178



Peter Orlando
559.447.6250
petero@retailcalifornia.com
DRE Lic. # 00884946

Retail California Commercial Real Estate · 7480 North Palm Avenue, Suite 101 · Fresno, CA 93711 · P 559 256-1700 · F 559 432-2938 · www.retailcalifornia.com

Location, demographics and site plan information is supplied by sources believed to be reliable. However, we can not guarantee its accuracy and make no warranty or representation as to its veracity. It is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and these may not represent current or future performance of the property.

The Trading Post Shopping Center

SEC Herndon & Clovis Avenues, Clovis CA

Property Summary

Property Description:

The Trading Post Shopping Center is located at the SEC of Herndon & Clovis Avenues with immediate access to Freeway 168. The shopping center is uniquely located to service the Clovis trade area and surrounding foothill communities. Major tenants at the Trading Post include Sprouts Farmer's Market, Ross, Skechers, Dollar Tree, Tuesday Morning, Cycle Bar, Blue Moon Yoga, Rubio's, Pieology, Pokiland, Deli Delicious, and Union Bank.

Area Highlights:

The Trading Post Shopping Center will largely benefit from the influence of proven retailers and its ease of access to Herndon Ave., Freeway 168, NWC Clovis community and surrounding trade area. The adjacent Clovis Crossing Regional Shopping Center ensures Herndon Avenue as Clovis' emerging regional retail corridor, anchored by Super Walmart and Dick's Sporting Goods, including Homegoods, Petco, Old Navy, Dress Barn, Maurice's, Ulta, Sleep Train, and more.

Available Space: 3,250± SF; 1,200± SF

2018 Demographics:

	1 Mile	3 Mile	5 Mile
Total Population:	9,862	110,521	258,198
Total Households:	3,544	37,836	88,123
Avg HH Income:	\$88,134	\$90,398	\$87,890
Total Daytime Pop:	13,879	100,533	260,533

Source: AnySite

2017 Traffic Count:

Herndon Ave. @ Clovis Ave:	36,711 ADT
Clovis Ave. @ Herndon Ave:	13,848 ADT
Surface Streets Total:	50,559 ADT
State Hwy 168 @ Clovis Ave:	53,000 Annual ADT
Total Exposure:	103,559 Avg Daily Traffic

Source: Kalibrate TrafficMetrix, CalTrans

Signage:

Monument signage is available.

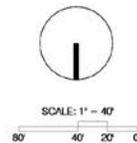


Trading Post Site Plan



THE TRADING POST

LEGEND:	
Blue	OPEN
Light Blue	SIGNED LEASE
Orange	LEASE NEGOTIATIONS
Yellow	LOI NEGOTIATIONS
Pink	TENANT RESEARCH / MARKET ANALYSIS



10/30/19



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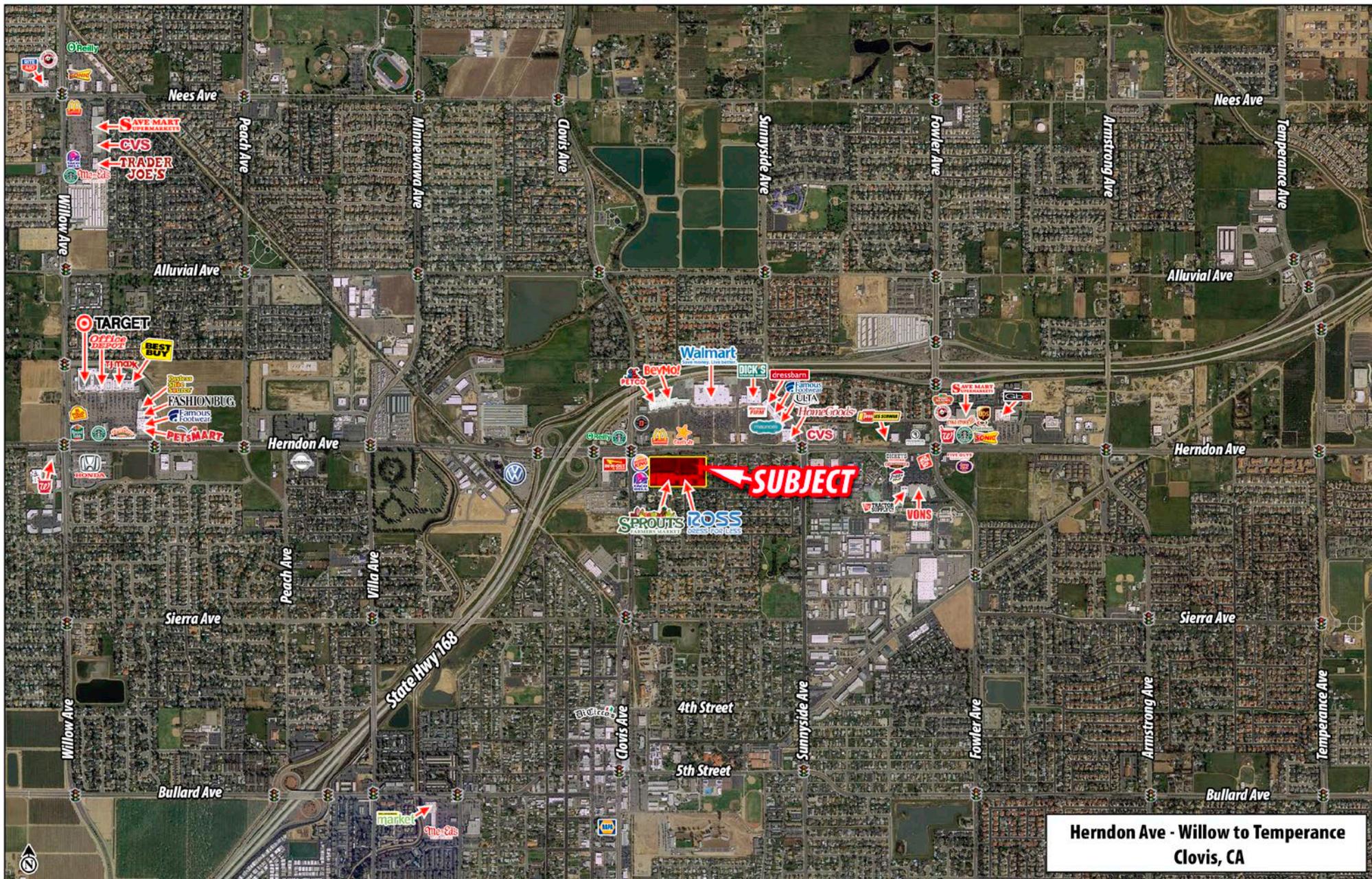
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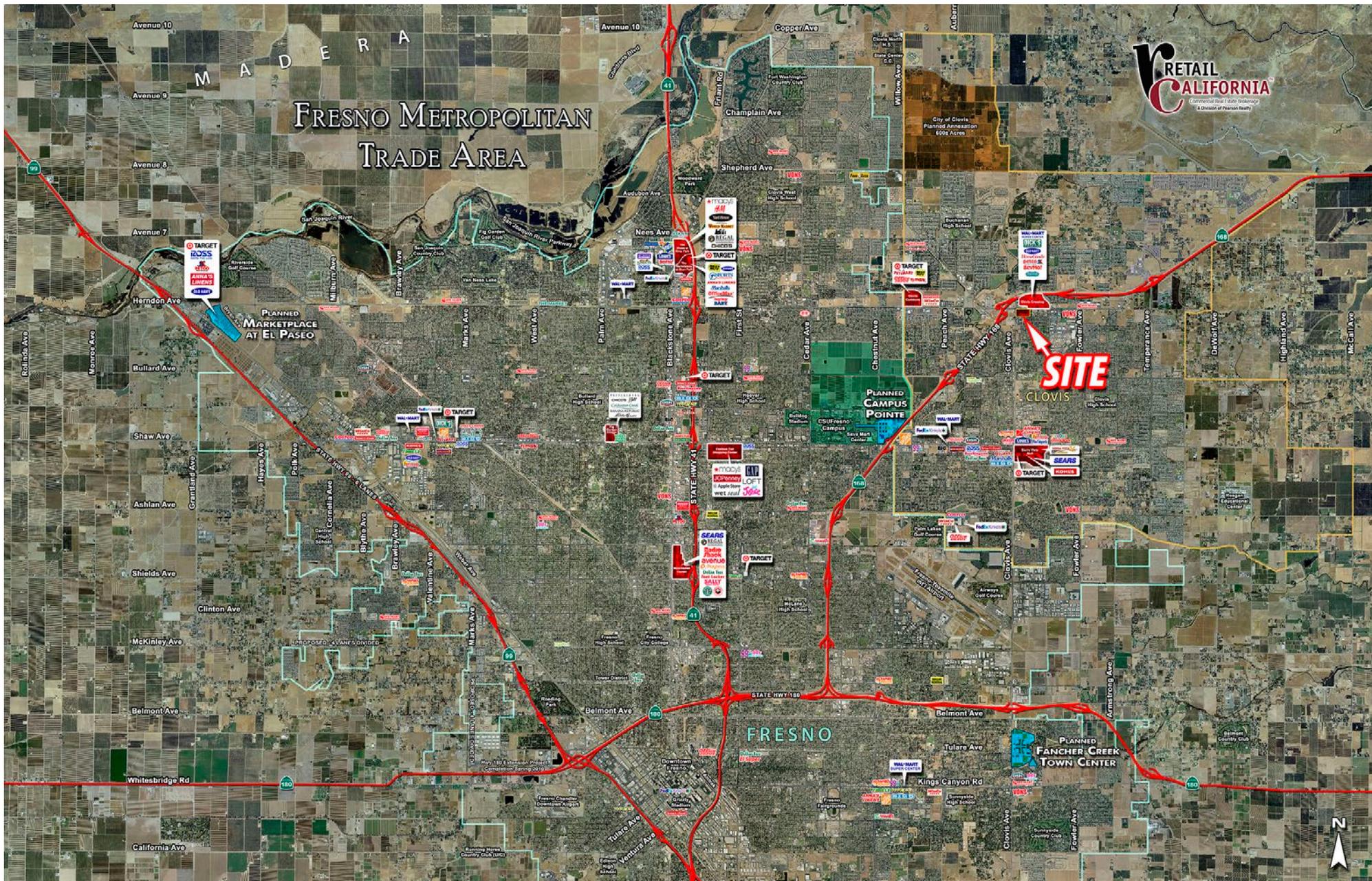
Proximity Aerial - SEC Herndon & Clovis Avenues, Clovis, CA 93611



Proximity Zoom - SEC Herndon & Clovis Avenues, Clovis, CA 93611



Fresno/Clovis Metropolitan Trade Area



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Retail California CRE
Updated Summary Report



Herndon Ave AT N Clovis Ave
Herndon Ave AT N Clovis Ave Clovis, CA 93611

1 August 2019

Coordinates Longitude: -119.700012
Latitude: 36.837364

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
Population Trend			
2000 Total Population	8,429	80,665	185,433
2010 Total Population	9,272	102,030	228,112
2018 Total Population	9,862	110,521	258,198
2023 Total Population	10,189	113,869	273,663
Households Trend			
2000 Total Households	3,081	28,872	67,358
2010 Total Households	3,448	36,445	81,291
2018 Total Households	3,544	37,836	88,123
2023 Total Households	3,621	38,576	92,283
Population Change Trend			
2000 to 2010 Population Change	10.0%	26.5%	23.0%
2000 to 2018 Population Change	17.0%	37.0%	39.2%
2010 to 2023 Population Change	9.9%	11.6%	20.0%
2018 to 2023 Population Change	3.3%	3.0%	6.0%
Household Change Trend			
2000 to 2010 Household Change	11.9%	26.2%	20.7%
2000 to 2018 Household Change	15.0%	31.0%	30.8%
2010 to 2023 Household Change	5.0%	5.8%	13.5%
2018 to 2023 Household Change	2.2%	2.0%	4.7%
2018 Race			
White alone	80.5%	76.1%	72.4%
Black or African American alone	1.5%	2.6%	3.7%
American Indian and Alaska Native alone	2.3%	2.1%	2.0%
Asian alone	6.6%	9.2%	10.6%
Native Hawaiian and OPI alone	0.3%	0.3%	0.3%
Some Other Race alone	6.4%	7.1%	8.5%
Two or More Races	2.4%	2.6%	2.6%
2018 Income			
Per Capita Income	\$31,278	\$31,116	\$30,292
Household Income: Median	\$66,062	\$65,564	\$63,561
Household Income: Average	\$88,134	\$90,398	\$87,890
Less than \$10,000	4.0%	5.4%	6.6%

Retail California CRE
Updated Summary Report



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	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
\$10,000 to \$14,999	1.4%	2.9%	4.0%
\$15,000 to \$19,999	2.8%	3.0%	3.7%
\$20,000 to \$24,999	8.0%	4.9%	4.8%
\$25,000 to \$29,999	5.4%	4.5%	4.3%
\$30,000 to \$34,999	5.2%	4.4%	4.6%
\$35,000 to \$39,999	4.9%	4.5%	3.8%
\$40,000 to \$44,999	4.0%	3.9%	4.0%
\$45,000 to \$49,999	2.6%	3.8%	3.9%
\$50,000 to \$59,999	8.3%	9.2%	8.0%
\$60,000 to \$74,999	8.7%	9.7%	9.6%
\$75,000 to \$99,999	13.2%	12.6%	12.9%
\$100,000 to \$124,999	10.3%	9.4%	9.3%
\$125,000 to \$149,999	7.1%	8.3%	7.1%
\$150,000 to \$199,999	8.9%	6.7%	6.6%
\$200,000 or more	5.3%	6.8%	6.8%
Average household size	2.8	2.9	2.9
Total Daytime Population	13,879	100,533	260,533
Total Employee Population	8,275	36,626	110,723
Total Daytime at Home Population	5,604	63,907	149,810
Total Employee Population (% of Daytime Population)	59.6%	36.4%	42.5%
Total Daytime at Home Population (% of Daytime Population)	40.4%	63.6%	57.5%