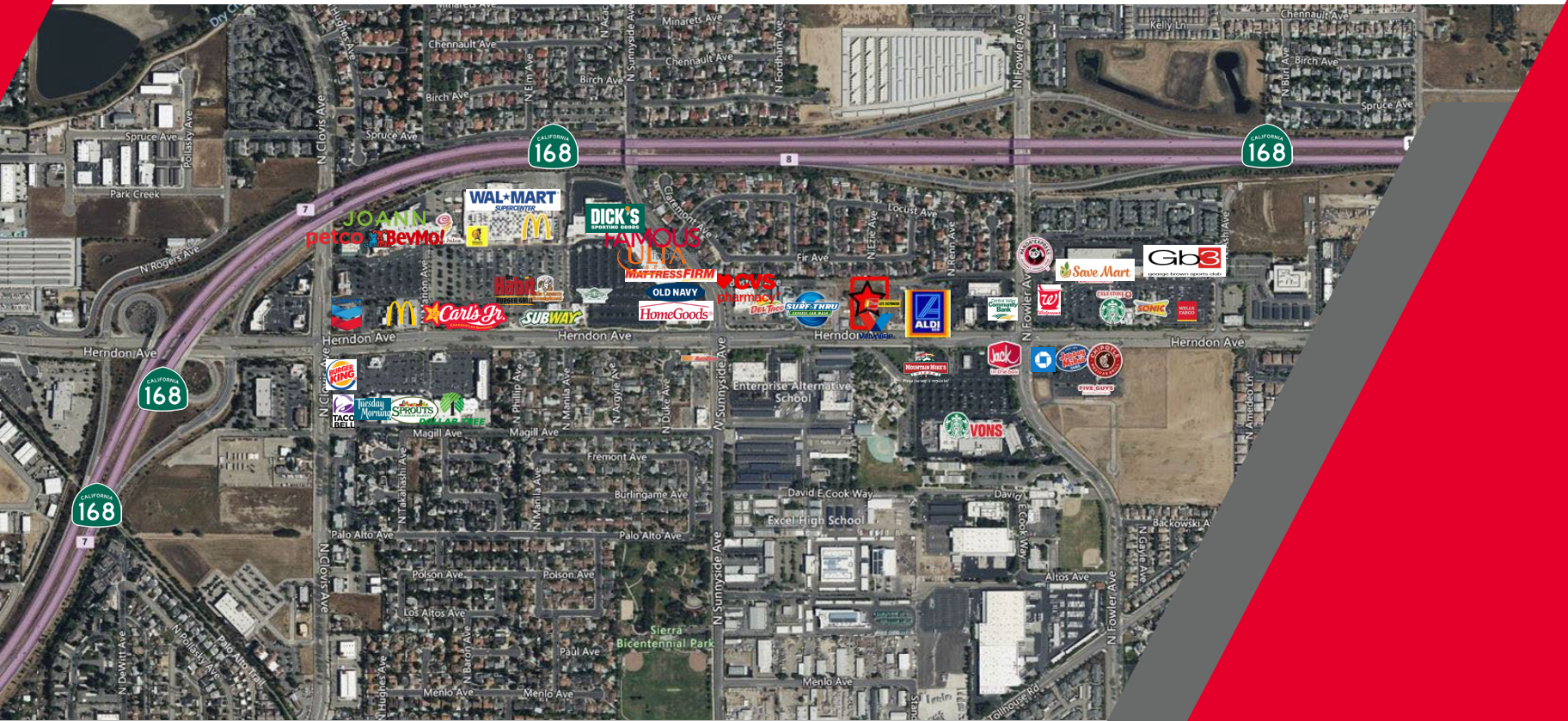


GROUND LEASE OPPORTUNITY

1515 HERNDON AVENUE

CLOVIS, CA 93612



PROPERTY INFO

Excellent ground lease opportunity on Herndon Avenue, the premier Clovis retail corridor.

Surrounded by newly constructed retail on heavily traveled Herndon Avenue with Herndon frontage.

Neighboring tenants include Les Schwab, Valvoline, Del Taco, CVS and more. East of Walmart Super Center shopping mall and West of Clovis Community Hospital and medical complex.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	13,417	98,706	203,531
PERCENT GROWTH	8.73%	7.65%	7.64%
AVERAGE HH INCOME	\$110,699	\$108,439	\$105,958
MEDIAN HH INCOME	\$95,944	\$93,698	\$88,502
HOUSEHOLDS	4,635	34,731	72,152
TOTAL EMPLOYEES	4,184	27,289	80,114
TOTAL ESTABLISHMENTS	273	2,070	4,873
CONSUMER EXPENDITURES	\$353,301,000	\$2,606,580,000	\$5,275,374,000



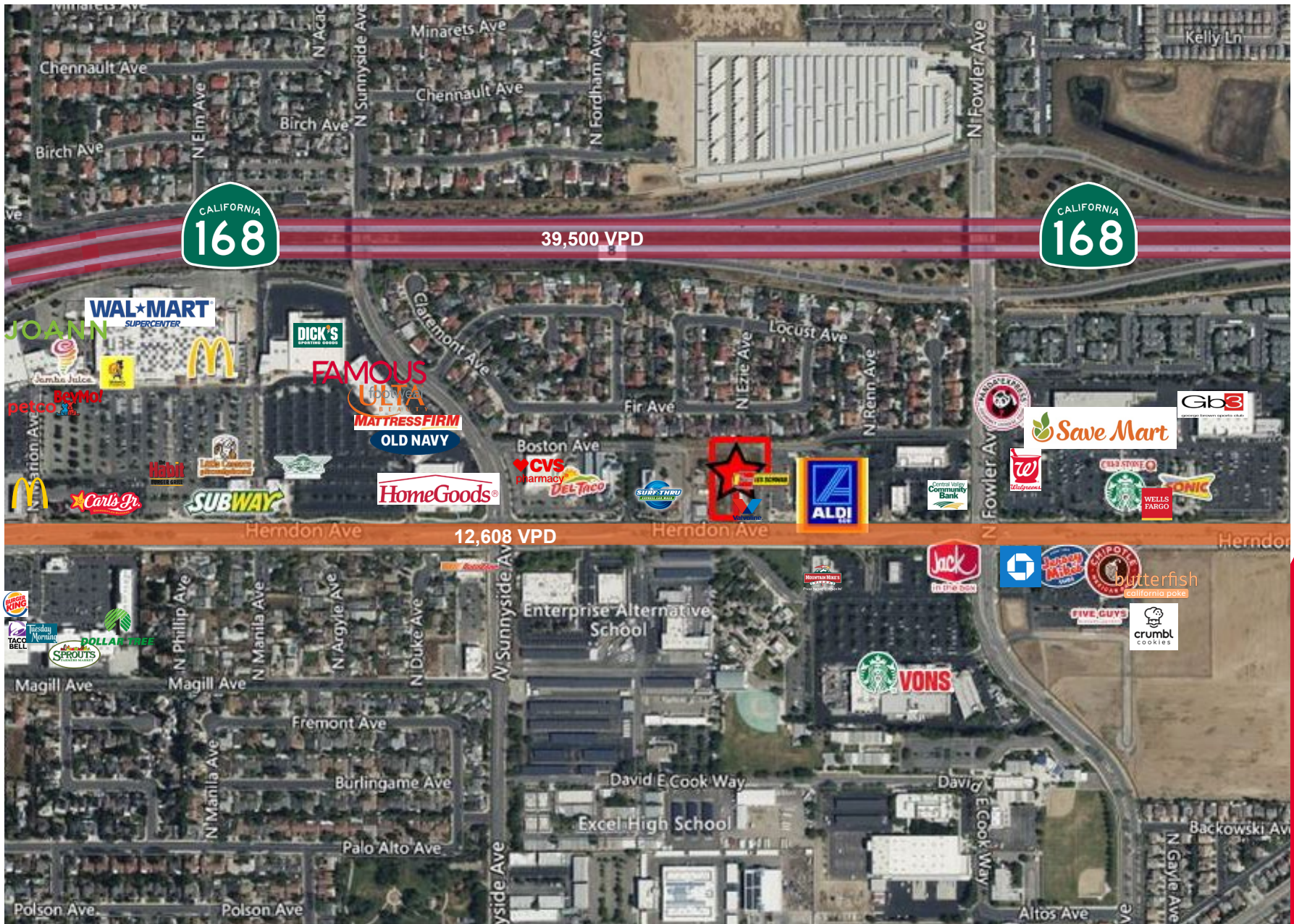
- Ground lease opportunity
- Lease Rate: \$25 per foot
- Herndon Avenue frontage



TRAFFIC COUNTS

HERNDON: 12,608 VPD

HWY 168: 39,500 VPD





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