



SIZE

27,486 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	12,640	103,728	228,925
Households	4,460	36,610	80,071
Median HH Income (\$)	104,814	100,825	93,182

MAJOR TENANT(S)

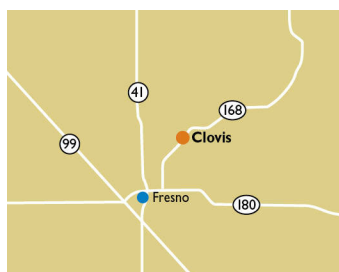
Panda Express
Starbucks
Walgreens
Save Mart Supermarket

LEASING CONTACT

Marissa Visconsi
Mobile (303) 547-4386
mvisconsi@phillipsedison.com

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



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

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



WINDMILL MARKETPLACE

1835 Herndon Avenue | Clovis, CA 93611



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 36.838879

Longitude: -119.682543

Windmill Marketplace Clovis, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	12,640	103,728	228,925
	2028 Projected Population	13,585	114,600	251,351
	2010 Census Population	11,408	85,079	183,807
	2000 Census Population	9,697	62,262	144,057
	1990 Census Population	4,653	45,784	111,411
	Historical Annual Growth 1990 to 2000	7.62%	3.12%	2.60%
	Historical Annual Growth 2000 to 2010	1.64%	3.17%	2.47%
	Estimated Annual Growth 2010 to 2023	0.75%	1.45%	1.61%
	Projected Annual Growth 2023 to 2028	1.45%	2.01%	1.89%
	Median Age	38.8	38.7	36.8
Households	Q4 2023 Estimated Households	4,460	36,610	80,071
	2028 Projected Households	4,793	40,259	87,484
	2010 Census Households	3,933	29,805	64,630
	2000 Census Households	3,218	21,946	51,503
	1990 Census Households	1,551	16,127	39,876
	Historical Annual Growth 1990 to 2000	7.57%	3.13%	2.59%
	Historical Annual Growth 2000 to 2010	2.03%	3.11%	2.30%
	Estimated Annual Growth 2010 to 2023	0.92%	1.51%	1.57%
	Projected Annual Growth 2023 to 2028	1.45%	1.92%	1.79%
	Population per Household	2.83	2.82	2.83
Population by Race	White	52.8%	50.4%	45.3%
	Black or African American	2.0%	2.6%	3.1%
	Asian & Pacific Islander	9.0%	11.7%	13.8%
	Other Races	5.4%	5.6%	5.7%
	Hispanic Population	30.8%	29.7%	32.1%
Income	Average Household Income	\$119,394	\$125,915	\$117,490
	Median Household Income	\$104,814	\$100,825	\$93,182
	Per Capita Income	\$42,167	\$44,632	\$41,327
Education (Age 25+)	Elementary	2.8%	3.5%	3.7%
	Some High School	4.6%	4.8%	4.7%
	High School Graduate	18.6%	19.0%	18.6%
	Some College	26.9%	25.9%	24.9%
	Associates Degree Only	10.7%	10.3%	11.1%
	Bachelors Degree Only	21.7%	23.1%	23.9%
	Graduate Degree	14.6%	13.4%	13.0%
Business	Number of Businesses	928	4,431	9,628
	Total Number of Employees	6,438	33,650	80,642
	Employees per Business	6.94	7.59	8.38
	Residential Population per Business	13.62	23.41	23.78

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