

THE TRADING POST SHOPPING CENTER

SEC Herndon & Clovis Avenues, Clovis CA

- 100% Full Occupancy
- High-visibility Signage & Easy Access
- \$104k± Avg Income within 3 Miles
- Close to Major Retail Traffic Generators and Fwy 168
- High-Traffic Signalized Intersection - 87,000± ADT



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



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

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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 Dress For Less, Skechers, Dollar Tree, Ace Hardware, Cyclebar, Blue Moon Yoga, Rubio's, Pieology, Eureka! Burger, Taco Bell, Burger King, Deli Delicious, Xfinity, AAA and Union Bank.

Area Highlights:

The Trading Post largely benefits from the influence of proven retailers and its ease of access to Herndon Ave., Freeway 168, the Clovis community and surrounding trade area. The Clovis Crossing Regional Shopping Center located directly across the street ensures Herndon Avenue as Clovis' regional retail corridor, anchored by Walmart Supercenter and Dick's Sporting Goods, including Homegoods, Kirkland's, Ulta Beauty, Petco, Old Navy, Maurice's, Ulta, BevMo! and more.



2023 Demographics:

	1 Mile	3 Miles	5 Miles	
Total Population:	16,677	126,786	285,991	
Total Households:	64,11	44,110	95,440	
Avg HH Income:	\$66,859	\$104,178	\$102,715	
Total Daytime Pop:	26,227	144,223	318,216	

Source: Claritas, LLC

2023 Traffic Counts:

Herndon @ Clovis (E/W):	60,642 ADT
Clovis @ Herndon:	26,360 ADT
Surface Street Total:	87,002 ADT
State Hwy 168 @ Clovis Ave:	93,230 ADT
Total Traffic Exposure:	180,232 Avg Daily Traffic

Source: Kalibrate TrafficMetrix

Signage:

High visibilty monument signage is located at Clovis Ave and Shaw Ave entrances.



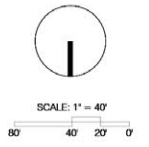
Trading Post Site Plan



THE TRADING POST

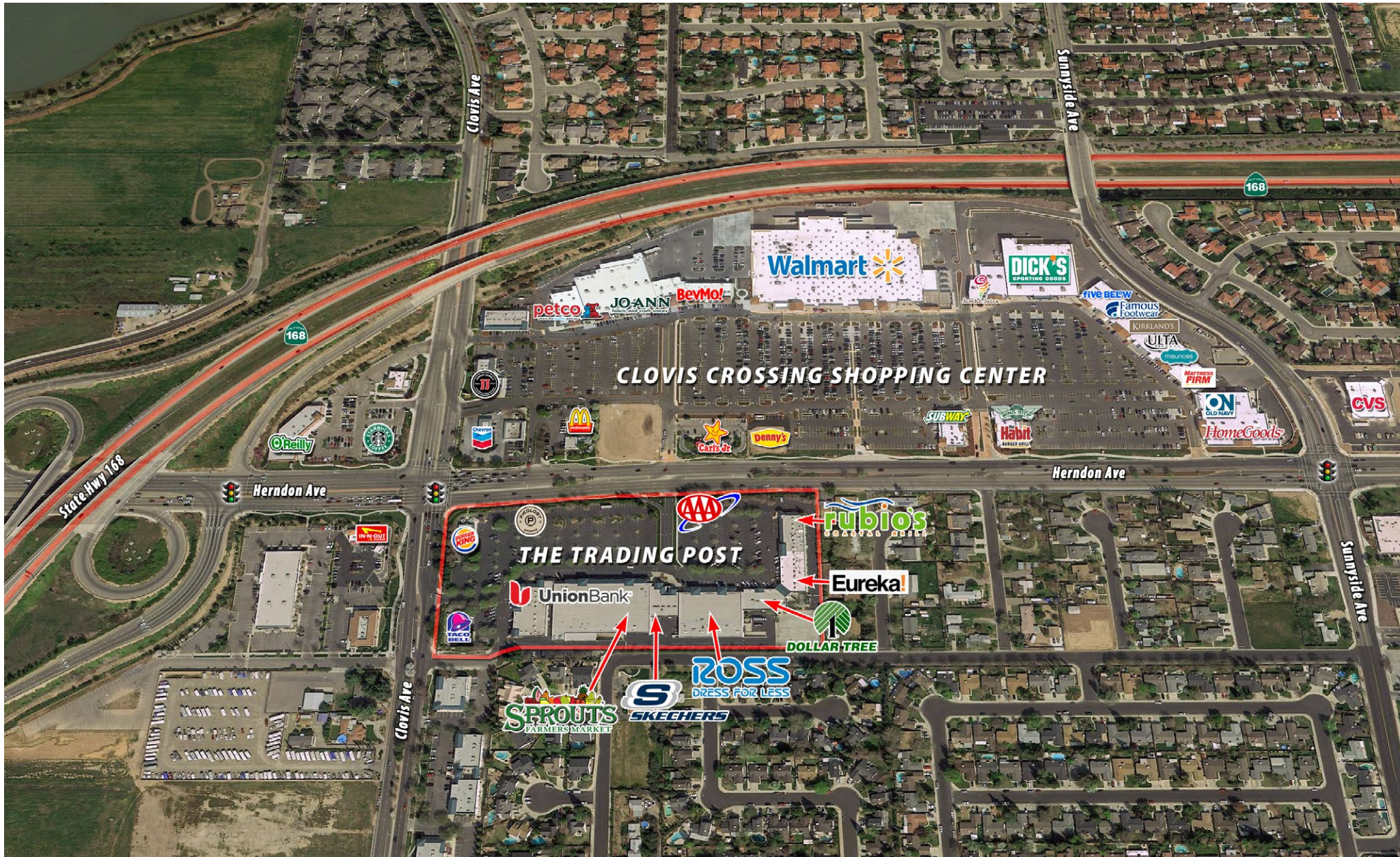
LEGEND:

- OPEN
- SIGNED LEASE
- LEASE NEGOTIATIONS
- LOI NEGOTIATIONS
- TENANT RESEARCH / MARKET ANALYSIS



Scheme 15 - 110823

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



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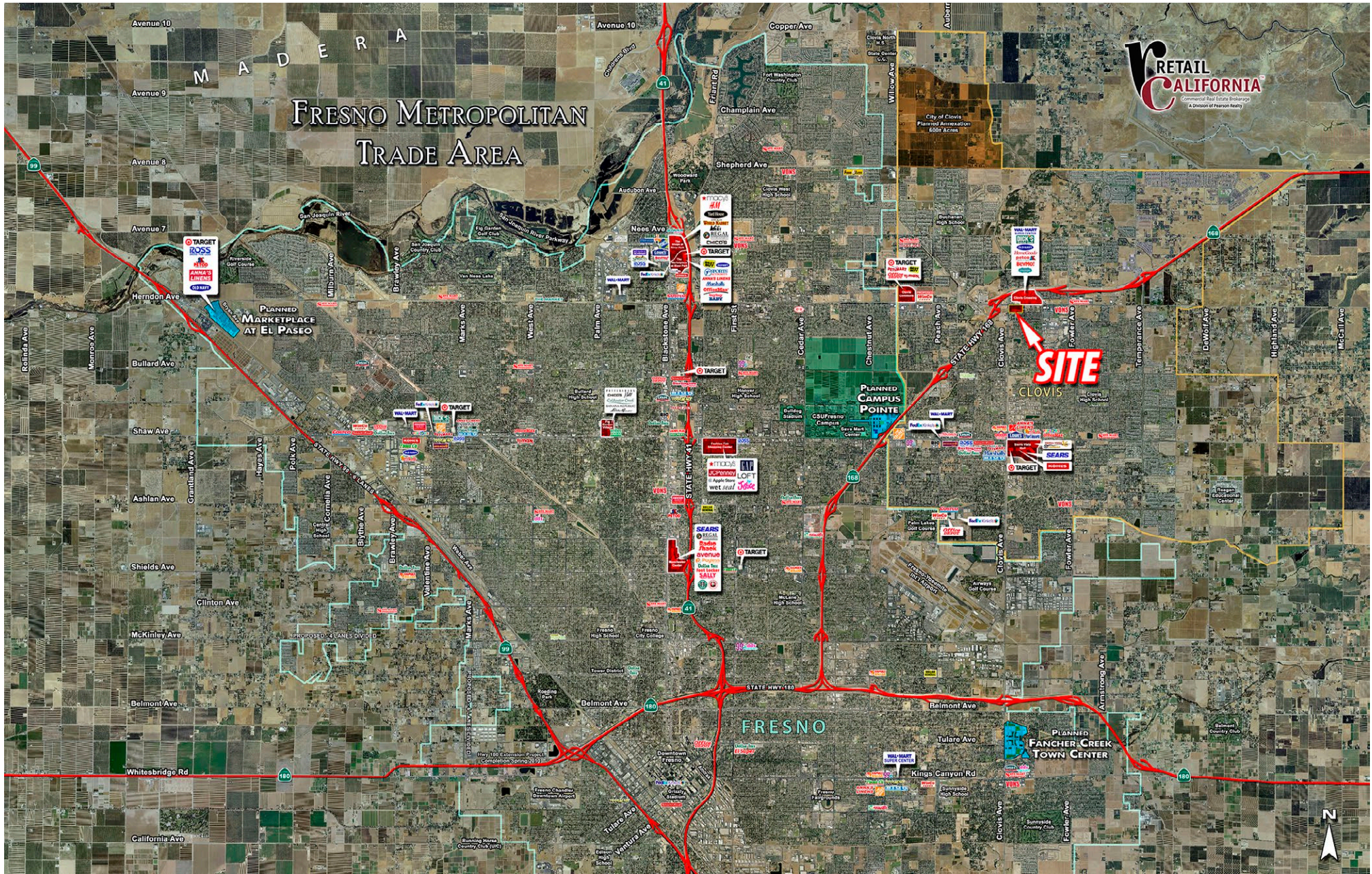
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Fresno/Clovis Metropolitan Trade Area



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