



## SIZE

27,486 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
12,611	102,413	218,812
<b>Households</b>		
4,360	35,338	75,967
<b>Median HH Income (\$)</b>		
92,760	92,272	84,040

## MAJOR TENANT(S)

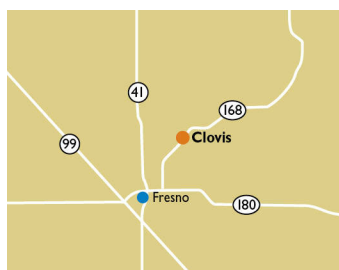
Panda Express  
Starbucks  
Walgreens  
Save Mart Supermarket

## LEASING CONTACT

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

## MORE INFO

[www.phillipsedison.com](http://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 102,400 in a three-mile radius with an average household income over \$117,100



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	Flex Factory	900 SF
2R	Clovis Cleaners	1,800 SF
<b>TOTAL SQ. FT.</b>		<b>27,486</b>

SITE LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Available	<span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span> Occupied
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Leased (not occupied)	<span style="display:inline-block; width:15px; height:15px; background-color:lightgray; border:1px solid black;"></span> Owned by Others
<span style="display:inline-block; width:15px; border-bottom:1px dashed blue;"></span> Site Boundary	





# WINDMILL MARKETPLACE

1835 Herndon Avenue | Clovis, CA 93611





# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Windmill Marketplace Clovis, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	12,611	102,413	218,812
	2027 Projected Population	13,373	115,056	242,434
	2010 Census Population	11,191	84,804	183,152
	2000 Census Population	9,763	62,234	142,675
	1990 Census Population	4,522	45,968	108,994
	Historical Annual Growth 1990 to 2000	8.00%	3.08%	2.73%
	Historical Annual Growth 2000 to 2010	1.37%	3.14%	2.53%
	Estimated Annual Growth 2010 to 2022	0.94%	1.49%	1.41%
	Projected Annual Growth 2022 to 2027	1.18%	2.36%	2.07%
	Median Age	37.1	37.3	36.1
Households	Q2 2022 Estimated Households	4,360	35,338	75,967
	2027 Projected Households	4,625	39,485	83,797
	2010 Census Households	3,865	29,735	64,432
	2000 Census Households	3,226	21,893	51,179
	1990 Census Households	1,529	16,192	39,161
	Historical Annual Growth 1990 to 2000	7.75%	3.06%	2.71%
	Historical Annual Growth 2000 to 2010	1.83%	3.11%	2.33%
	Estimated Annual Growth 2010 to 2022	0.95%	1.36%	1.30%
	Projected Annual Growth 2022 to 2027	1.19%	2.24%	1.98%
	Population per Household	2.89	2.89	2.85
Population by Race	White	60.4%	55.4%	50.8%
	Black or African American	2.0%	2.6%	3.2%
	Asian & Pacific Islander	7.5%	10.8%	12.6%
	Other Races	3.5%	4.0%	4.2%
	Hispanic Population	26.6%	27.1%	29.1%
Income	Average Household Income	\$107,519	\$117,114	\$108,007
	Median Household Income	\$92,760	\$92,272	\$84,040
	Per Capita Income	\$37,215	\$40,529	\$37,666
Education (Age 25+)	Elementary	2.7%	3.3%	3.7%
	Some High School	5.6%	4.8%	4.7%
	High School Graduate	18.4%	18.1%	18.9%
	Some College	26.0%	26.9%	25.5%
	Associates Degree Only	10.1%	10.6%	11.0%
	Bachelors Degree Only	21.8%	23.4%	23.4%
	Graduate Degree	15.4%	13.0%	12.8%
Business	Number of Businesses	462	2,251	4,724
	Total Number of Employees	4,273	26,942	64,426
	Employees per Business	9.25	11.97	13.64
	Residential Population per Business	27.30	45.50	46.32

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