WINDMILL MARKETPLACE





SIZE

27,486 square feet

DEMOGRAPHICS

I 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

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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



MORE INFO

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SPACE	TENANT	SQ. FT.			
ΑI	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			
DI	Bobby Salazar's Mexican Restaurant	2,200 SF			
D2	Panda Express	1,800 SF			
SHADI	Save Mart Supermarket				
SHAD2	Walgreens				
SHAD3	Wells Fargo				
SHAD4	Sonic				
IA	European Wax Center	1,800 SF			
IB	555 Relaxing Station	1,918 SF			
IC	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			
TOTAL	TOTAL SQ. FT. 27,486				
SITE LEGEND					
Available					





Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections Calculated using TAS Retrieval Retrieval Apr 17, 2024



Latitude: 36.838879 Longitude: -119.682543

	mill Marketplace s, 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
	Q4 2023 Estimated Households	4,460	36,610	80,071
Households	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
nseh	Historical Annual Growth 1990 to 2000	7.57%	3.13%	2.59%
HO.	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
_	White	52.8%	50.4%	45.3%
ulatior Race	Black or African American	2.0%	2.6%	3.1%
<u>Ra</u> Ra	Asian & Pacific Islander	9.0%	11.7%	13.8%
Population by Race	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
	Flomontony	2.8%	3.5%	2 70/
	Elementary Some High School	2.8% 4.6%	3.5% 4.8%	3.7% 4.7%
₽ (£	High School Graduate	18.6%	19.0%	18.6%
Education (Age 25+)	Some College	26.9%	25.9%	24.9%
duc	Associates Degree Only	10.7%	10.3%	11.1%
ш 🌣	Bachelors Degree Only	21.7%	23.1%	23.9%
	Graduate Degree	14.6%	13.4%	13.0%
-10	Number of Businesses	020	1 121	0.639
Business	Total Number of Employees	928 6,438	4,431 33,650	9,628 80,642
	Employees per Business	6.94	7.59	8.38
Bu	Residential Population per Business	13.62	23.41	23.78
	1 to state it aparation per business	10.02	20.71	20.70

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