

THE TRADING POST SHOPPING CENTER

SEC Herndon & Clovis Avenues, Clovis CA

- 100% Full Occupancy
- High-visibility Signage & Easy Access
- \$120,445± Avg Income within 1 Mile
- Close to Major Retail Traffic Generators & Fwy 168 Ramps
- High-Traffic Signalized Intersection - 90,469± ADT



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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.



2024 Demographics:

	1 Mile	3 Miles	5 Miles
Total Population:	9,160	112,884	281,863
Total Households:	3,434	41,236	96,221
Avg HH Income:	\$120,445	\$112,628	\$109,474
Total Daytime Pop:	15,573	118,913	294,49

Source: Claritas, LLC

2024 Traffic Counts:

Herndon @ Clovis (E/W):	61,030 ADT
Clovis @ Herndon:	29,439 ADT
Surface Street Total:	90,469 ADT
State Hwy 168 @ Clovis Ave:	93,230 ADT
Total Traffic Exposure:	183,699 Avg Daily Traffic

Source: Kalibrate TrafficMetrix

Signage:

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



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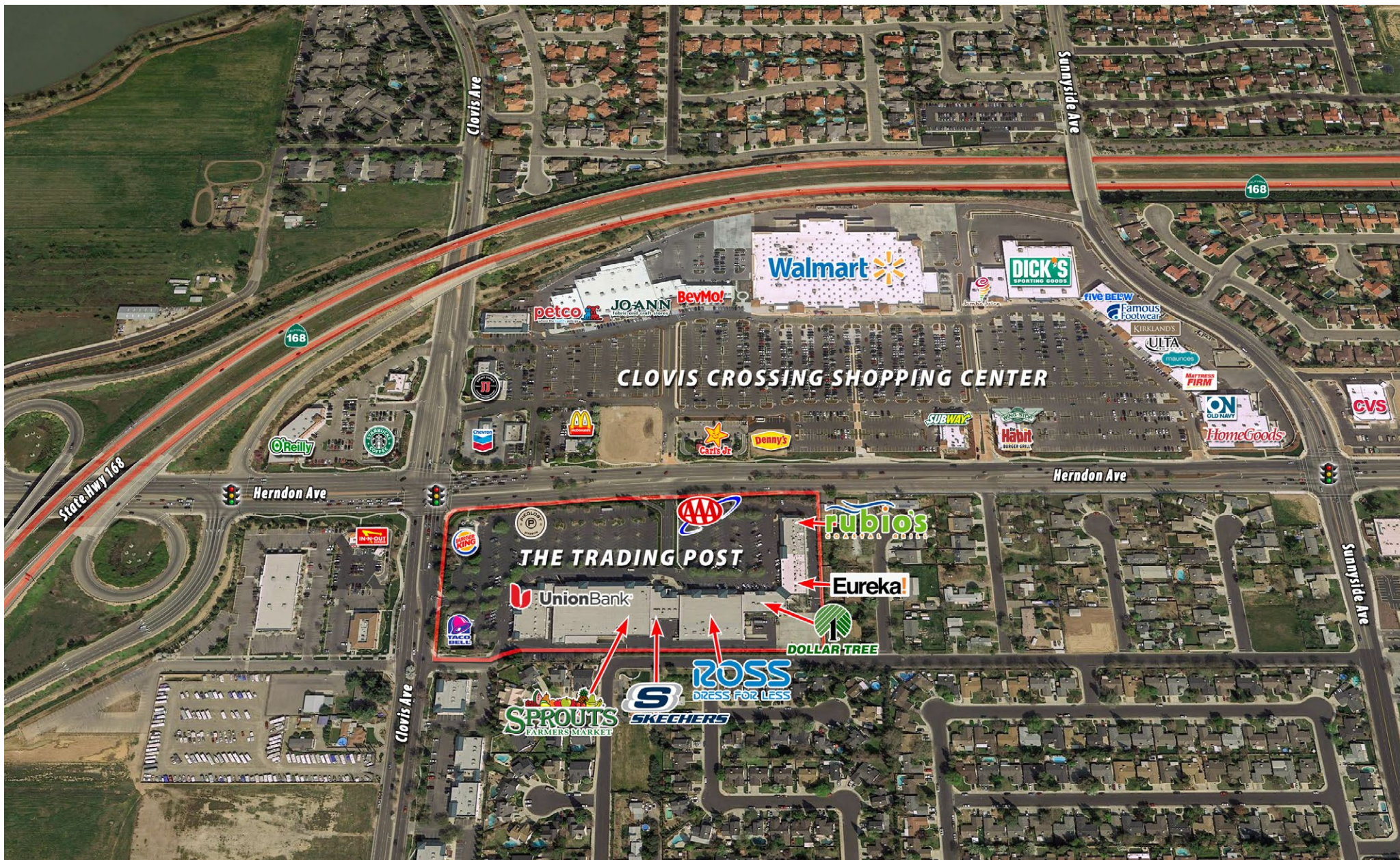


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Proximity Aerial - SEC Herndon & Clovis Avenues, Clovis, CA 93611



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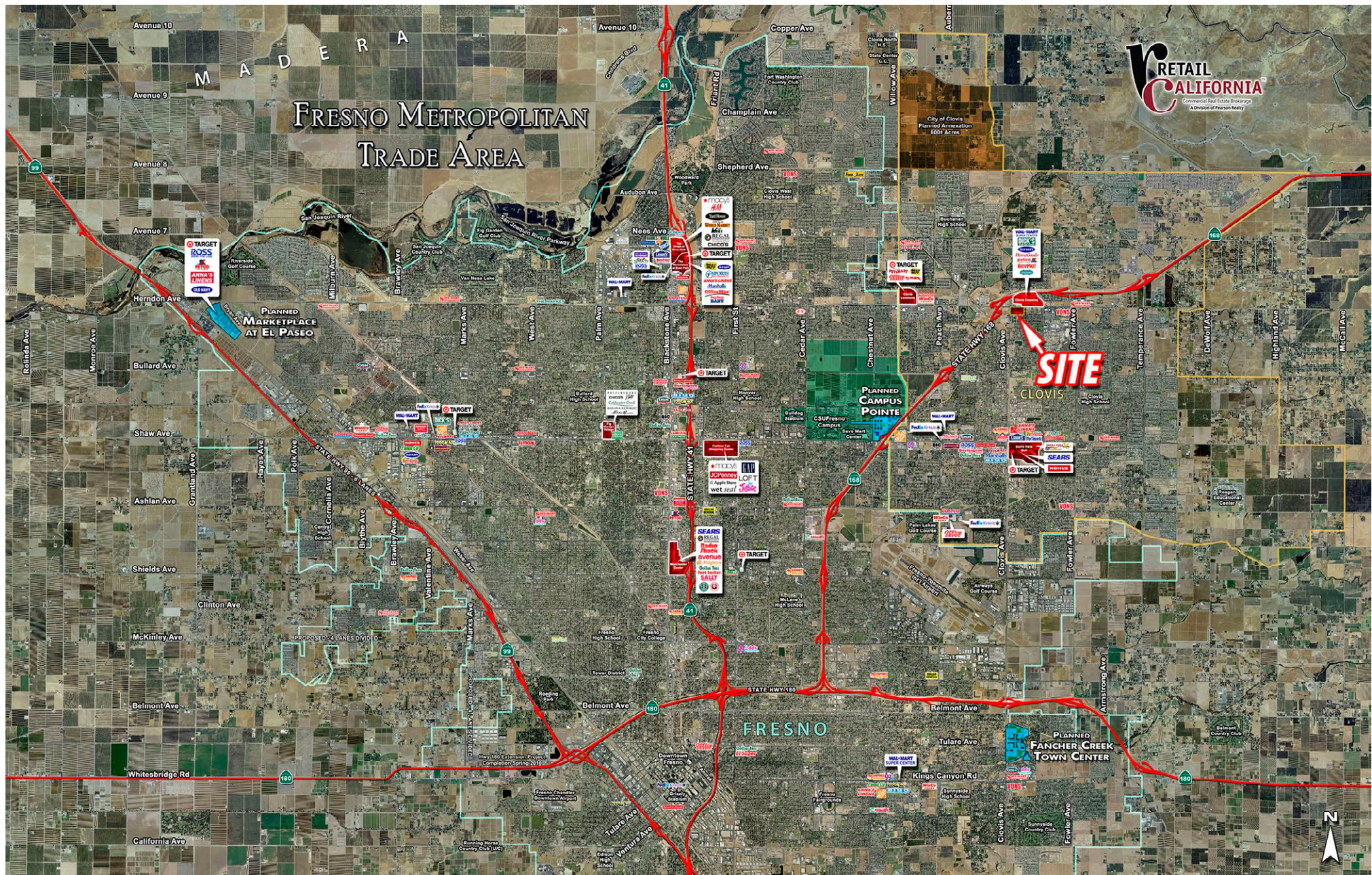
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Fresno/Clovis Metropolitan Trade Area



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