

AVAILABLE FOR LEASE
NEW OWNERSHIP WITH NEW REMODEL COMING SOON

NORTHERN VILLAGE

FRESNO, CA



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Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com

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NORTHERN VILLAGE

FRESNO, CA

PROPERTY

INFORMATION

| | |
|----------------------|-----------------------------------|
| Availability: | 1,368± SF 625± SF 1,218± SF |
| Zoning: | C-2 (<i>Commercial</i>) |
| Lease Rate: | Contact Agent for Pricing |

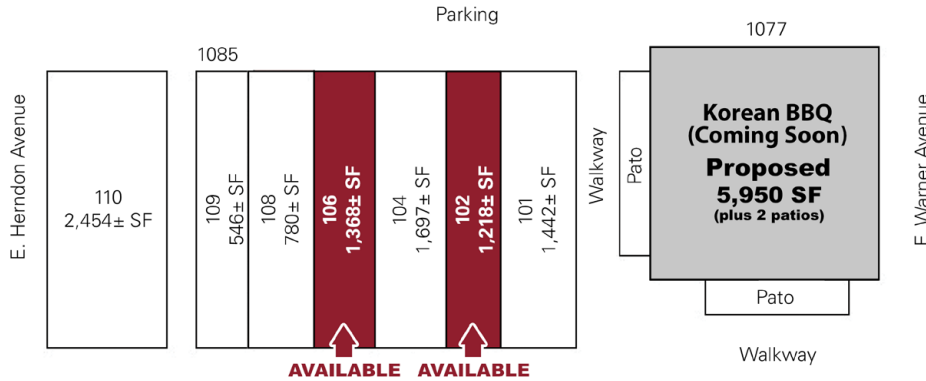
PROPERTY DESCRIPTION

Northern Village Shopping Center is situated in one of Fresno's most desirable areas for retail growth at the southeast corner of Herndon Ave. and First St. in Fresno, CA. Northern Village experiences extremely high traffic flow of 80,171± cars per day at this busy intersection. The subject property is 3/4 miles from Freeway 41 on/off-ramps, near Kaiser Permanente Medical Center, and positioned a quarter-mile from Saint Agnes Medical Center complex. There is also a robust medical specialty services community in the immediate area. This site is well-established in the area near the River Park Shopping Center along heavily traveled Herndon Avenue. The location benefits from a large daytime population of 129,278± people within two miles.

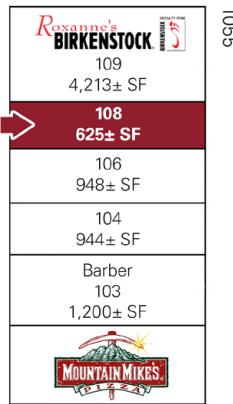
HIGHLIGHTS

- Close to River Park Shopping Center, St. Agnes and & Kaiser Medical Centers
- Daytime Population 129,278 in 3-Miles
- Traffic Counts of 80,171± cars per day
- Avg HH Income \$116,823 within 3 Miles
- Close to Freeway 41 Ramps at Herndon
- Area Surrounded by Dense Residential

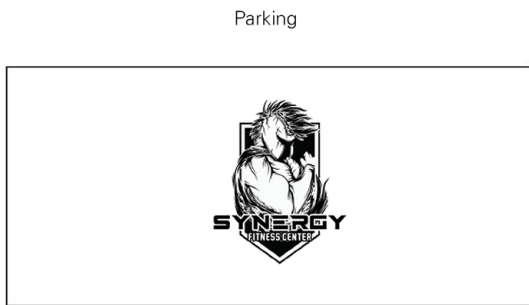




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AVAILABLE



N. First Street

BUILDING 1025

106 Phoenician Garden

109 Village Liquor

BUILDING 1055

102 Mountain Mike's Pizza

103 Barber

104 Massage

106 Dog Groomer

108 625± SF Available

109 Roxanne's Birkenstock

BUILDING 1077

Proposed Koren BBQ

BUILDING 1085

101 The Phillipine Kitchen

102 1,218± SF Available

104 HQ Dance Studio

106 1,368± SF Available

108 Perfect Threading

109 Djanie Chocolate

110 Dragon Wok

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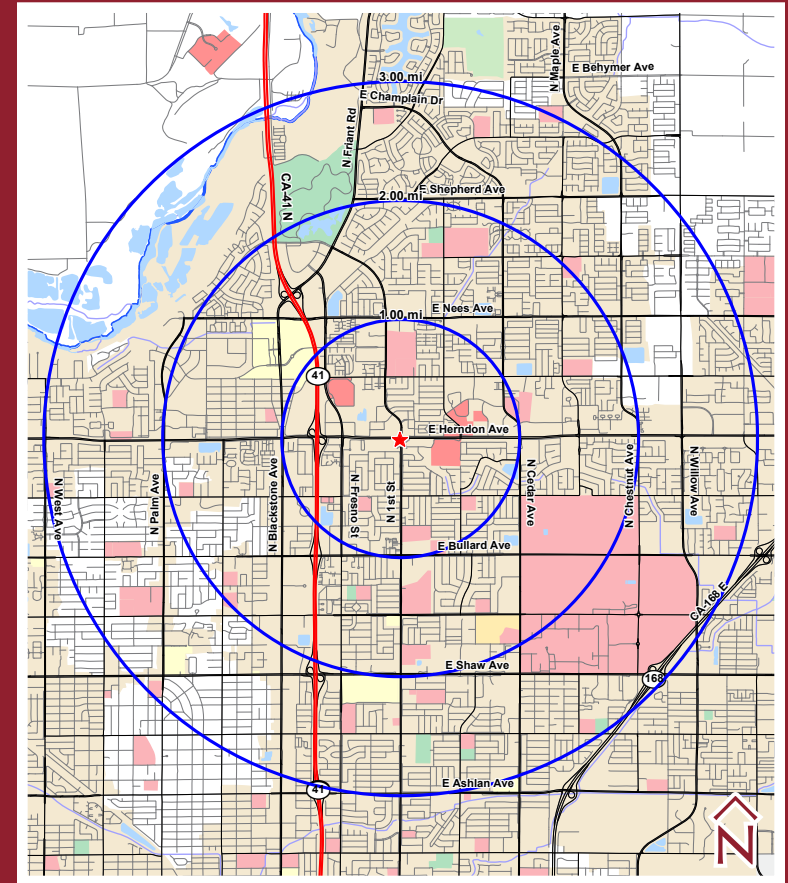
AREA DEMOGRAPHICS

POPULATION

HOUSEHOLD

| DEMOGRAPHICS | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|------------------------------------|------------------|------------------|------------------|
| 2031 Projection | 14,249 | 129,323 | 313,845 |
| 2026 Estimate | 14,372 | 129,278 | 313,556 |
| Growth 2026-2031 | -0.85% | 0.04% | 0.09% |
| Growth 2020-2026 | -4.43% | 0.42% | 1.59% |
| Growth 2010-2020 | 6.69% | 3.92% | 4.69% |
| 2031 Projection | 5,486 | 50,434 | 117,182 |
| 2026 Estimate | 5,531 | 50,221 | 116,596 |
| Growth 2026-2031 | -0.82% | 0.42% | 0.50% |
| Growth 2020-2026 | -3.87% | 1.14% | 2.48% |
| Growth 2010-2020 | 2.03% | 4.42% | 4.53% |
| 2026 Est. Average HH Income | \$113,471 | \$116,823 | \$114,959 |

Source: Claritas 2026



TRAFFIC COUNTS

(Within a One Mile Radius)

80,171± ADT

Herndon Avenue at First Street
(Intersection)

Source: Kalibrate TrafficMetrix 2026

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AERIAL

MAP



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