

NEC HERNDON & HELM AVENUES

CLOVIS, CALIFORNIA – DRIVE THRU PAD AVAILABLE



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Drive-Thru QSR Pad Lease & Commercial Land Sale Opportunity

NEC Herndon Avenue & Helm Avenue | Clovis, California

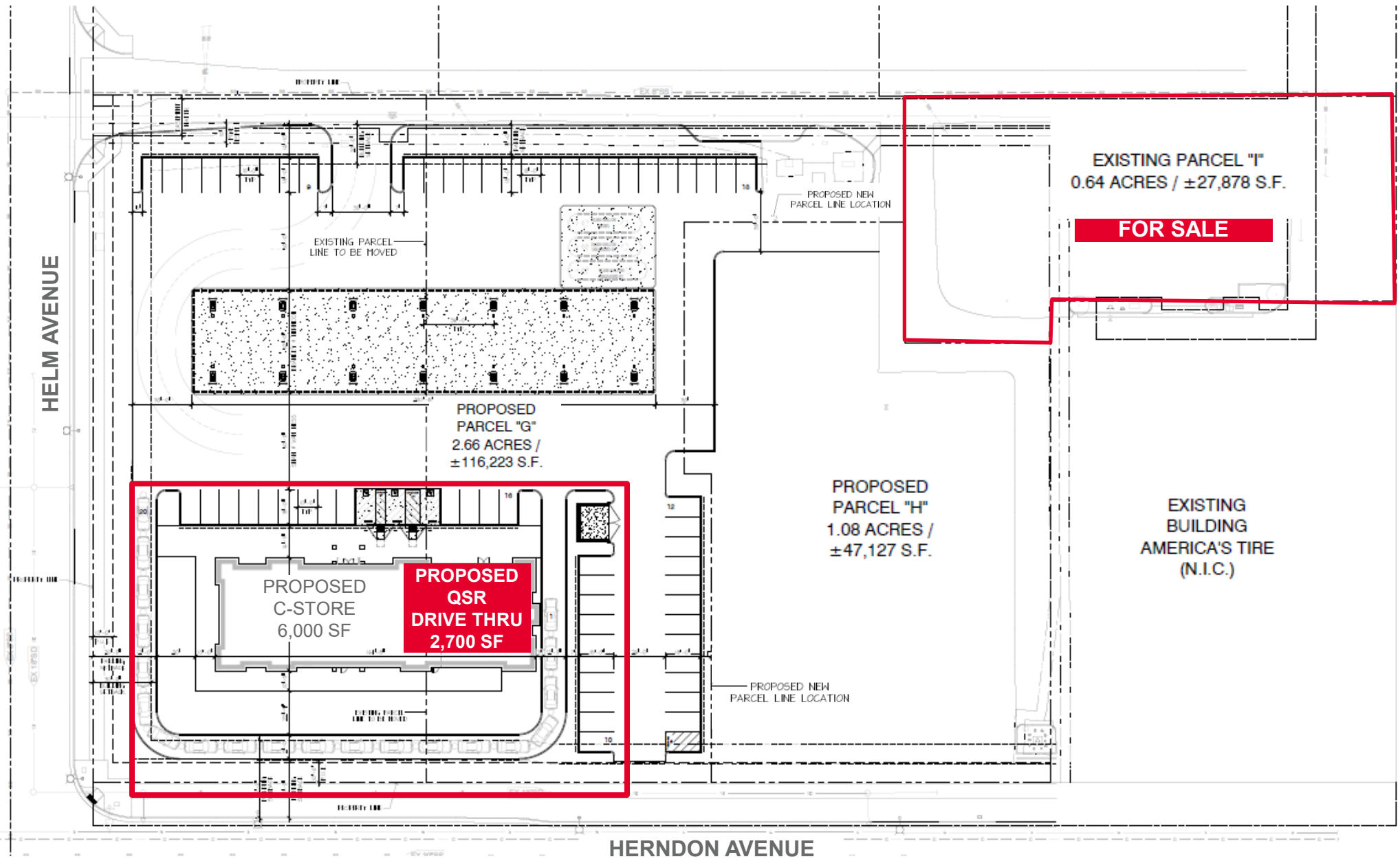
Located at the signalized northeast corner of Herndon Avenue and Helm Avenue, this premier commercial development offers a rare opportunity to lease a proposed **±2,700 SF drive-thru restaurant pad** with direct frontage along Herndon Avenue, one of Clovis' most prominent retail corridors. The highly visible corner location provides outstanding exposure, convenient access, and strong traffic counts, making it ideal for national, regional, or local restaurant operators seeking a flagship presence in the market.

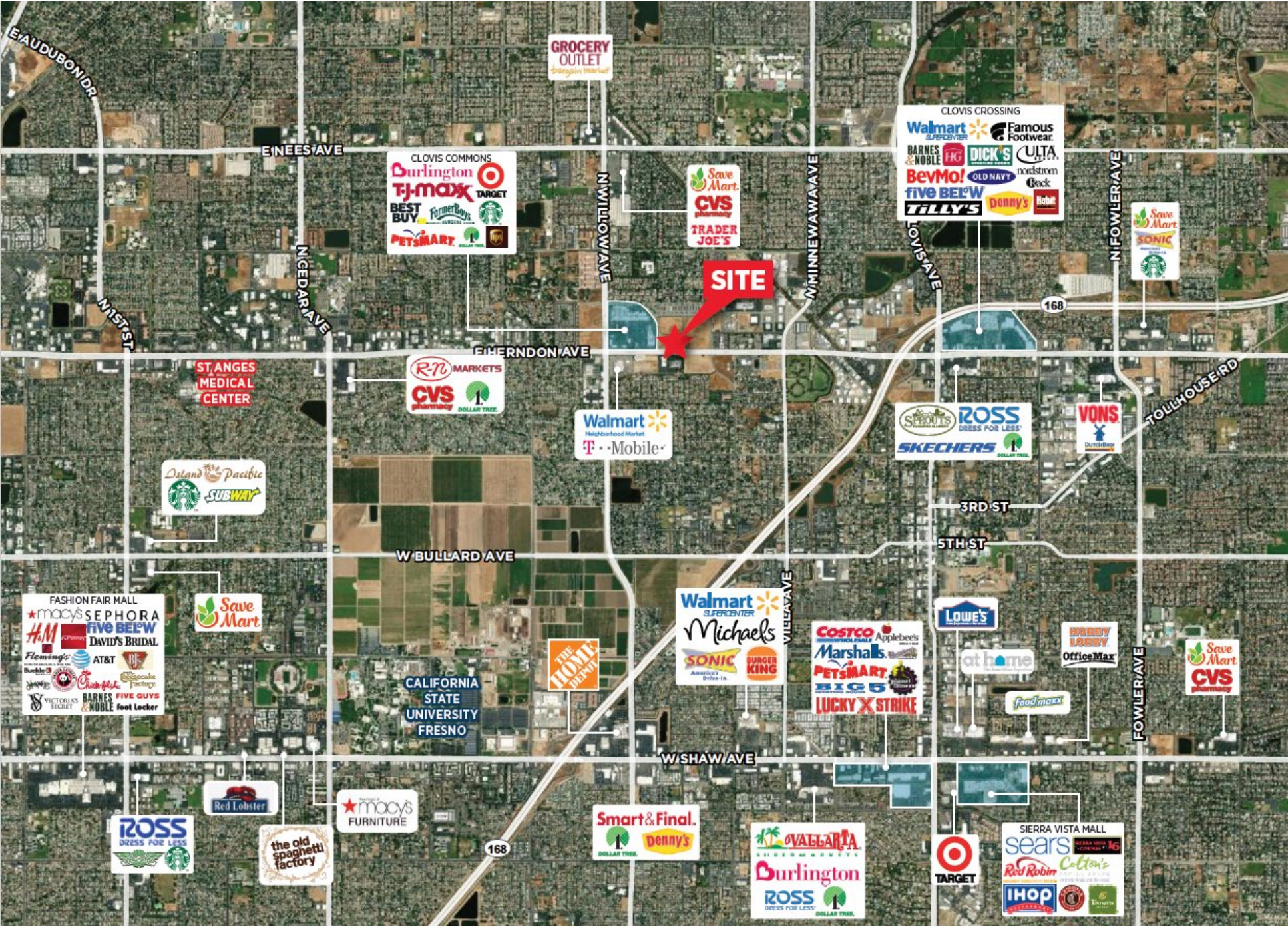
In addition, **Parcel I (±0.64 acres / ±27,878 SF)** is available for sale. Situated immediately behind the existing America's Tire, this pad-ready commercial parcel offers flexibility for a variety of retail, office, medical, or service commercial uses and presents a unique opportunity for an owner-user or investor in one of the Central Valley's strongest growth markets.

Surrounded by established retailers, dense residential neighborhoods, and continued commercial development, the property benefits from a strategic location in the heart of North Clovis, providing exceptional access to a growing and affluent customer base.

		Property Highlights
PAD LEASE RATE:	Inquire with broker	- Proposed ±2,700 SF Drive-Thru QSR Pad for Lease - Prime corner location with Herndon Avenue frontage - Signalized intersection at Herndon Avenue & Helm Avenue ±0.64 Acre Commercial Parcel For Sale - Parcel located behind existing America's Tire - Excellent visibility and accessibility - Located along one of Clovis' premier retail corridors - Surrounded by strong residential and commercial growth - Ideal for restaurant, retail, office, medical, or service commercial uses
DRIVE THRU BLDG:	+/-2,700 square feet	
PARCEL SALE PRICE:	Inquire with broker	
SALE PARCEL SIZE:	+/-27,878 square feet	
APN'S:	561-260-32 (LEASE PAD) 561-260-33 561-260-34 (FOR SALE)	
ZONING:	C-2 (COMMUNITY COMMERCIAL)	

The planned development includes a **future left-turn access from Helm Avenue onto Herndon Avenue**, providing enhanced convenience and connectivity for customers and visitors.







POPULATION



MEDIAN HH INCOME



5 YR. MEDIAN HH INCOME

1 Mile	13,378	\$110,420	\$119,274
3 Mile	133,238	\$88,447	\$538,060
5 Mile	295,484	\$92,461	\$583,375



EMPLOYEES



HOUSING UNITS



CONSUMER EXPENDITURES

1 Mile	6,336	3,855	\$386,351,863
3 Mile	70,720	41,561	\$3,406,422,648
5 Mile	154,291	86,527	\$7,615,761,489

TRAFFIC COUNTS



HERNDON & WILLOW
±59,914 VPD

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