

THE TRADING POST SHOPPING CENTER

SEC HERNDON & CLOVIS AVENUES, CLOVIS CA

- 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 - 128,474± ADT



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ShopTheTradingPost.com



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THE TRADING POST SHOPPING CENTER

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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, Climb Fitness, Blue Moon Yoga, Pieology, Eureka! Burger, Taco Bell, Burger King, Deli Delicious, Xfinity, AAA and U.S. 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, Nordstrom Rack, Ulta Beauty, Petco, Old Navy, Maurice's, Ulta, BevMo! and more.



2025 Demographics:

	1 Mile	3 Miles	5 Miles
Total Population:	8,931	112,721	271,795
Total Households:	3,325	41,253	96,361
Avg HH Income:	\$132,420	\$126,072	\$121,802
Total Daytime Pop:	17,844	125,455	318,949

Source: Claritas, LLC

2025 Traffic Counts:

Herndon @ Clovis (E/W):	62,856 ADT
Clovis @ Herndon (N/S):	25,421 ADT
State Hwy 168 @ Herndon Ave:	<u>40,179 ADT</u>
Total Traffic Exposure:	128,474 Avg Daily Traffic

Source: Kalibrate TrafficMetrix

Signage:

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



TRADING POST SITE PLAN



Scheme 15 - 010725

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PROXIMITY AERIAL - SEC HERNDON & CLOVIS AVENUES, CLOVIS, CA 93611



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FRESNO/CLOVIS METROPOLITAN TRADE AREA



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