



### SIZE

95,370 square feet

### DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
18,567	80,295	169,376
<b>Households</b>		
6,291	27,432	57,698
<b>Median HH Income (\$)</b>		
85,105	86,147	77,199

### MAJOR TENANT(S)

Save Mart Supermarkets  
Fit Body Boot Camp  
Starbucks  
Little Caesars

### LEASING CONTACT

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mvisconsi@phillipsedison.com

### MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



### LOCATION

6797 Milburn Avenue | Fresno, CA 93722

### PROPERTY HIGHLIGHTS

- Anchored by Save Mart Supermarkets
- National tenants include Starbucks Coffee, Little Caesars Pizza and Fit Body Boot Camp
- Located at the intersection of North Milburn Avenue and Herndon Avenue
- Population exceeds 80,200 within a three-mile radius with an average household income over \$112,900



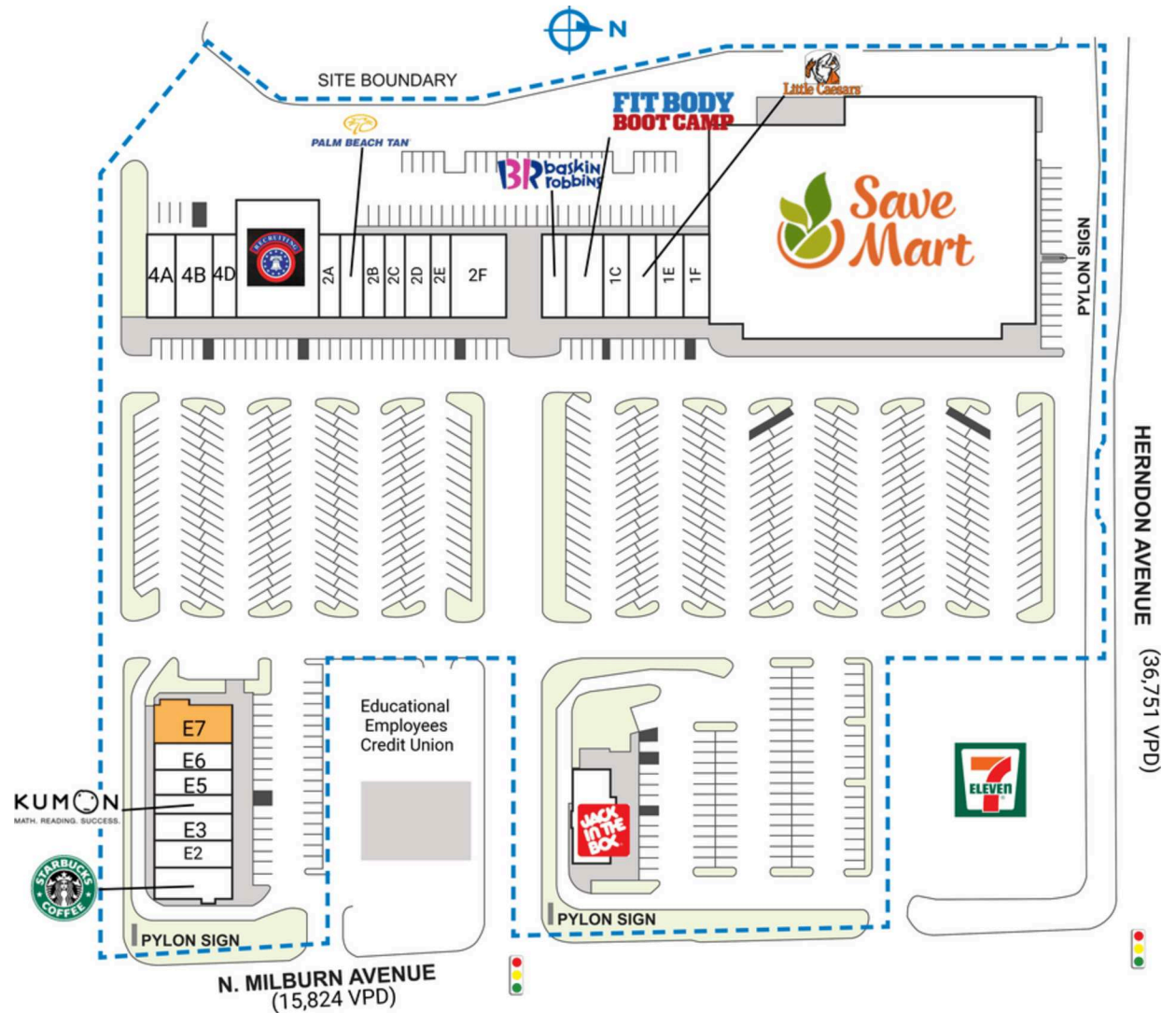
# HERNDON PLACE

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SPACE	TENANT	SQ. FT.		
E1	Starbucks	1,700 SF	1F	City Nails 1,500 SF
E2	Zaytoona	1,400 SF	2A	KidCreate Studio 1,300 SF
E3	Senor Aji	1,500 SF	2AB	Palm Beach Tan 1,700 SF
E4	Kumon Learning Center	1,040 SF	2B	Sandy's Beauty & Brows 1,265 SF
E5	Chatore	1,500 SF	2C	Havana House Smoke Shop 1,050 SF
E6	Jean Jacque Machado	1,494 SF	2D	Happy Feet Reflexology 1,400 SF
E7	AVAILABLE	2,053 SF	2E	PostalAnnex 1,050 SF
JiB	Jack in the Box	2,777 SF	2F	Toledo's Mexican Restaurant 3,430 SF
MJRA	Save Mart Supermarkets	48,316 SF	4A	Milburn Dental 1,600 SF
IA	Baskin Robbins	1,400 SF	4B	Ha Ha Sushi 2,700 SF
IB	Fit Body Boot Camp	2,345 SF	4D	Rio Acai Bowls 1,300 SF
IC	US Armed Forces Recruiting	1,400 SF	4E	US Armed Forces Recruiting 7,000 SF
ID	Little Caesars	1,540 SF		
IE	Haircuts Plus	1,610 SF		
			<b>TOTAL SQ. FT.</b>	<b>95,370</b>

## SITE LEGEND

<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="background-color: lightgray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied)	<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others
<span style="border: 2px dashed blue; display: inline-block; width: 15px; height: 10px;"></span> Site Boundary	

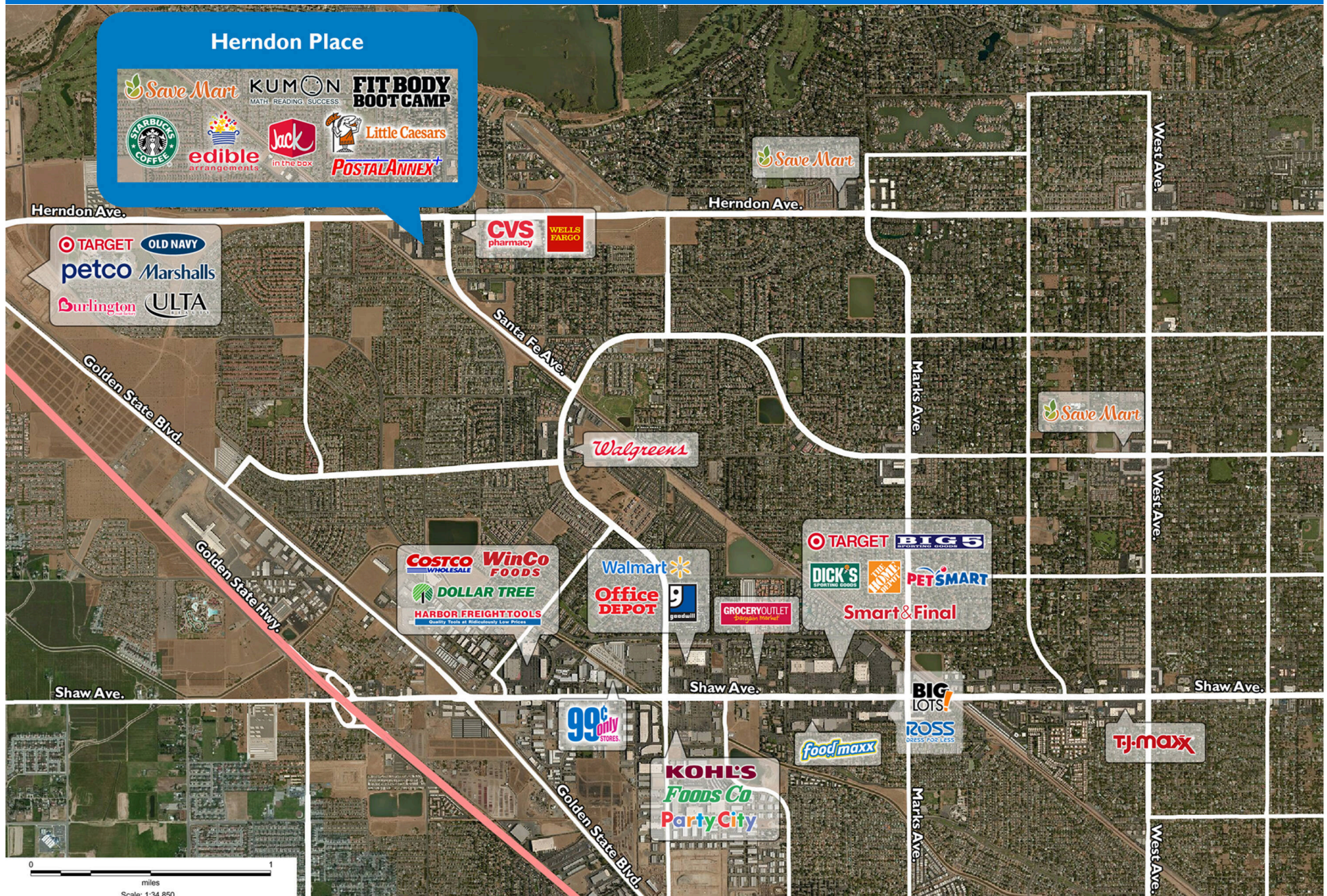


DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



# HERNDON PLACE

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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 36.836249

Longitude: -119.881214

Herndon Place Fresno, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	18,567	80,295	169,376
	2028 Projected Population	19,567	86,621	179,198
	2010 Census Population	17,319	67,841	150,381
	2000 Census Population	11,556	50,744	125,772
	1990 Census Population	2,744	29,618	92,636
	Historical Annual Growth 1990 to 2000	15.46%	5.53%	3.11%
	Historical Annual Growth 2000 to 2010	4.13%	2.95%	1.80%
	Estimated Annual Growth 2010 to 2023	0.51%	1.23%	0.87%
	Projected Annual Growth 2023 to 2028	1.06%	1.53%	1.13%
	Median Age	37.0	37.2	36.6
Households	Q4 2023 Estimated Households	6,291	27,432	57,698
	2028 Projected Households	6,625	29,355	60,715
	2010 Census Households	5,856	23,459	52,040
	2000 Census Households	4,230	18,320	45,398
	1990 Census Households	1,043	10,450	34,175
	Historical Annual Growth 1990 to 2000	15.03%	5.77%	2.88%
	Historical Annual Growth 2000 to 2010	3.31%	2.50%	1.37%
	Estimated Annual Growth 2010 to 2023	0.52%	1.14%	0.75%
	Projected Annual Growth 2023 to 2028	1.04%	1.36%	1.02%
	Population per Household	2.94	2.92	2.92
Population by Race	White	33.3%	33.0%	30.4%
	Black or African American	7.6%	7.2%	7.1%
	Asian & Pacific Islander	11.6%	14.2%	12.6%
	Other Races	5.3%	4.8%	4.9%
	Hispanic Population	42.1%	40.7%	44.9%
Income	Average Household Income	\$108,182	\$112,945	\$103,034
	Median Household Income	\$85,105	\$86,147	\$77,199
	Per Capita Income	\$36,749	\$38,707	\$35,217
Education (Age 25+)	Elementary	3.7%	4.9%	6.2%
	Some High School	4.4%	7.0%	8.9%
	High School Graduate	18.6%	19.8%	20.7%
	Some College	27.9%	24.1%	25.4%
	Associates Degree Only	10.8%	11.4%	10.2%
	Bachelors Degree Only	22.7%	21.1%	18.6%
	Graduate Degree	12.0%	11.6%	10.1%
Business	Number of Businesses	536	3,143	8,088
	Total Number of Employees	3,308	19,255	50,963
	Employees per Business	6.17	6.13	6.30
	Residential Population per Business	34.63	25.54	20.94

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.