

# HERNDON ARMSTRONG PROFESSIONAL CENTER

Medical/General Office Space for Lease  
Clovis, California



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Colliers  
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Fresno, CA 93711  
559 221 1271



# Highlights

- Excellent corner visibility
- Signalized intersection
- Close to Kaiser Permanente and Clovis Community Hospital
- Restaurants, banks and retail shopping services nearby
- Close to Freeway 168/Fowler and Freeway 168/Temperance interchanges

## Property Features

|   |   |
|---|---|
| Location                                  | Located at the northwest corner of Herndon and Armstrong Avenues  |
| Address                                   | 2101 - 2197 Herndon Avenue, Clovis, California  |
| Available Space                           | <a href="#">2101 Herndon Avenue</a> - Shell Condition (±2,414 SF)<br><a href="#">2187 Herndon Avenue, Suite 102</a> - ±1,484 RSF Available Late 2026<br><a href="#">2191 Herndon Avenue</a> - ±5,115 SF - Available Late 2026<br><a href="#">2197 Herndon Avenue</a> - ±5,115 SF - Available Late 2026 (Leased) |
| Lease Rate                                | Contact Broker for leasing details  |
| Lease Term & Tenant Improvement Allowance | Negotiable  |
| Signage                                   | Exterior building fascia signage available  |

## Tenant List

Quest Diagnostics  
Sierra Pacific Orthopedic  
Edward Jones & Co.  
Clovis Insurance Agency  
Patrick J. Brauner, MD  
Electric Power Systems, Inc.  
First Steps Recovery  
Ameriprise Financial  
Sante Health Systems  
Premier Valley Oral Surgery & Dental Implants

DiCiccio Freeman Orthodontics  
Benjamin Magelby, DDS  
Sharmel Kasten, D.O.  
Embrace Aesthetics  
MixMed Compounding Pharmacy  
Express Care Medical Group  
Synergy Wellness Center  
Sampson & Sampson CPA's

2101-2187

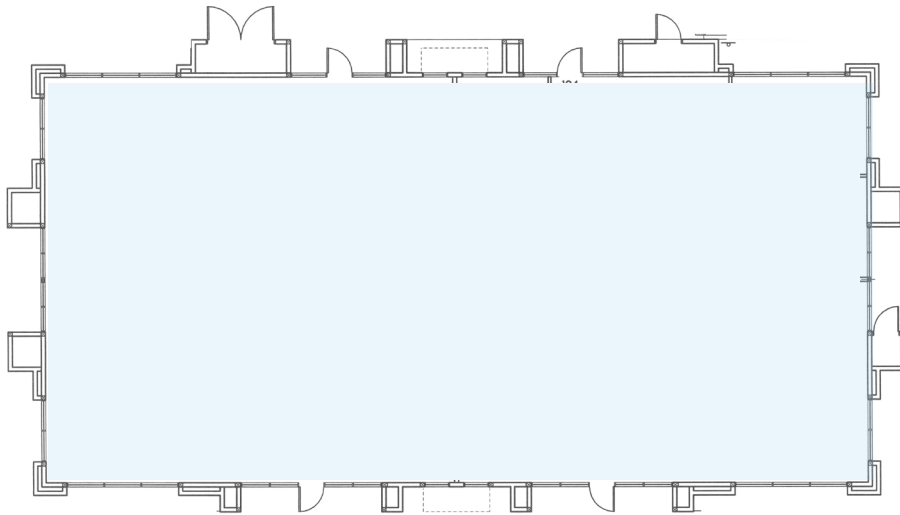
**HERNDON  
ARMSTRONG**

**PROFESSIONAL  
CENTER**

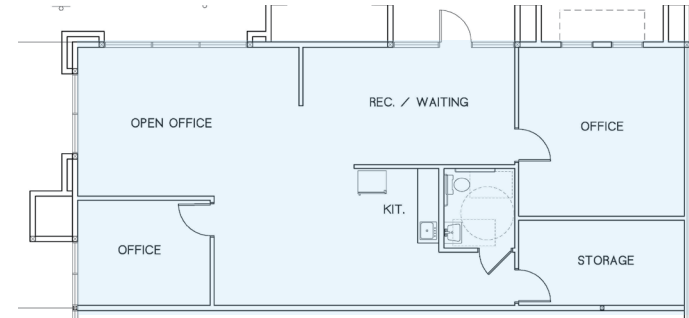
# For Lease | Floor Plans



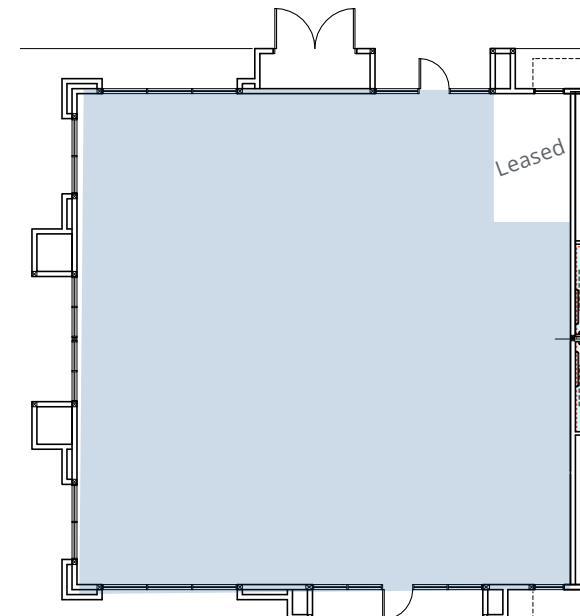
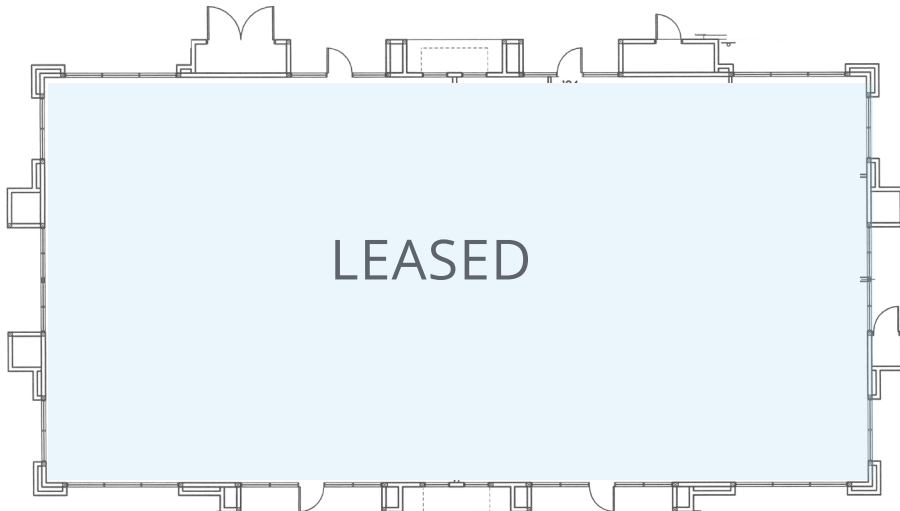
2191 Herndon | ±5,115 RSF



2187 Herndon | ±1,484 RSF



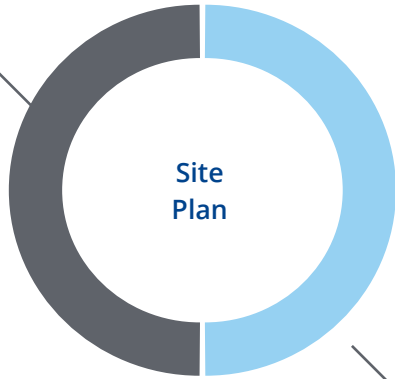
2197 Herndon | ±5,115 RSF (Leased)



2101 Herndon, Suite 101  
±2,414 RSF

Leased

100% Leased



Available for Lease

- 2101 | ±2,414 SF
- 2187 | ±1,484 SF
- 2191 | ±5,115 SF
- 2197 | ±5,115 (Leased)

# Availability



Site Plan Not Exact

## Herndon Armstrong Professional Center Site Plan

### Demographics

Within a 3 Mile Radius



Population  
92,753



Population Growth (2025)  
98,737



Avg. Household Income  
\$101,647



# Amenities

Petco  
JoAnn's Fabric  
BevMo!  
Chicaco Pizza  
Jimmy John's  
Chevron  
McDonald's  
Robertito's  
Arco  
Carl's Jr  
Denny's  
The Habit Burger

Walmart  
Jamba Juice  
Tillys  
Dick's Sporting Good  
Five Below  
Famous Footwear  
Ulta Beauty  
Kay Jewelers  
Old Navy  
Home Goods  
Kirkland's  
Mattress Firm

Bobby Salazar's  
Panda Express  
Haircuts Plus  
Walgreens  
Save Mart Grocery  
Doy Grill  
Wells Fargo Bank  
Starbucks  
Sonic Drive-In  
The UPS Store  
GB3 Sports Club

Sprouts Market  
Tuesday Morning  
Skechers  
Ross Dress for Less  
Dollar Tree  
Pokiland  
Impression Nails  
Great American Barber  
Pieology  
Burger King  
Taco Bell  
Union Bank  
Deli Delicious  
Rubio's  
AAA - Clovis Branch

Vons Grocery  
Tractor Supply Co  
4 Paws Pet Salon  
Liv's Donuts  
EECU Bank  
Dutch Bros. Coffee  
Jack in the Box  
Dickey's BBQ  
Calpac Pizza

KAISER  
PERMANENTE

CLOVIS  
COMMUNITY  
MEDICAL CENTER

Alluvial Ave

Armstrong Ave

Herndon Ave

Clovis Ave

Fowler Ave

Temperance Ave

HWY  
168

## ● Retail Centers

1. Black Horse Center
2. The Trading Post
3. Windmill Marketplace
4. Buchanan Crossroads

## ● Schools

5. Gateway High School
6. Mickey Cox Elementary
7. Century Elementary



Transit Stop Nearby



Hospital

