

AVAILABLE FOR LEASE

SWC of Shaw & Villa Avenues



****PRIME CLOVIS RETAIL LOCATION****



HIGHLIGHTS

- ◆ Over 60,000± cars per day at this signalized intersection
- ◆ Ideal location for servicing surrounding community
- ◆ Shaw Avenue provides main east-west thoroughfare access for Clovis and Fresno
- ◆ Villa Avenue is the only direct access to/from Herndon Avenue between Willow and Clovis Avenues
- ◆ Nail Salon available (Some equipment in space)

DEMOGRAPHICS

POPULATION	1-MILE	2-MILE	3-MILE
2015 Est. Population:	22,318	60,679	129,518
2020 Est. Population:	22,842	62,180	133,587

HOUSEHOLD INCOME	1-MILE	2-MILE	3-MILE
2015 Average:	\$46,284	\$54,172	\$61,324

Source: AnySite 2017

TRAFFIC COUNTS

Shaw Avenue:	75,909± ADT
Villa Avenue:	17,752± ADT
TOTAL:	93,661± ADT

Source: Google Earth Pro

(Avg. Daily Traffic totals projected for 2015 with an annual 3% multiplier)

For Additional Information Please Contact:

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240 West Shaw Avenue - Clovis, California

Newmark Grubb
Pearson Commercial

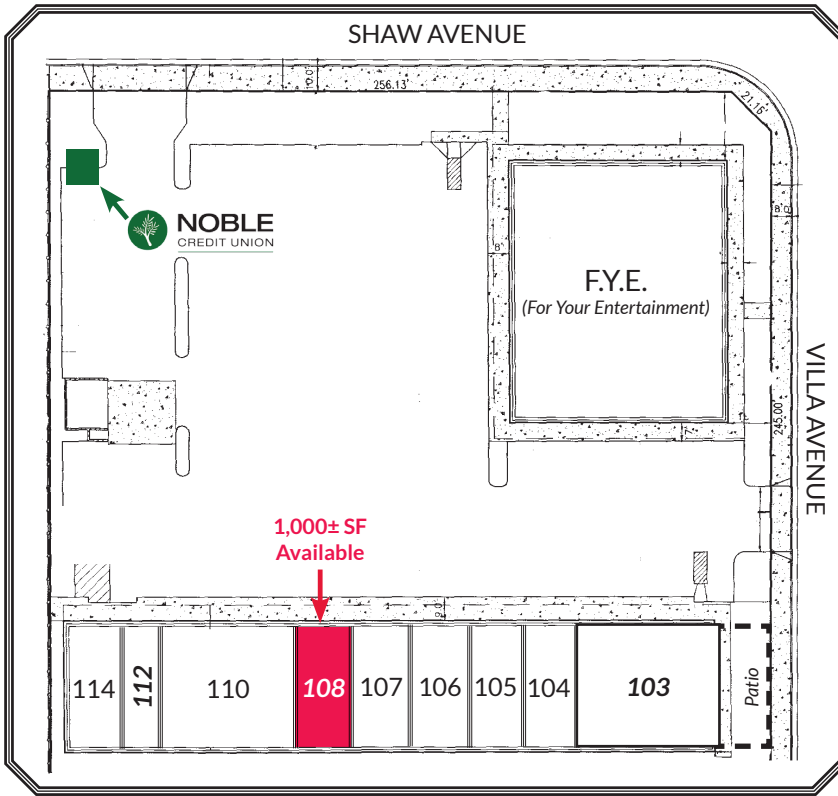
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240 West Shaw Avenue - Clovis, CA



TENANT LIST	
101 - F.Y.E. (For Your Entertainment)	8,272± SF
103 - Triangle Burger	3,000± SF
104 - Fiesta Insurance	1,000± SF
105 - Labor Max Staffing	1,000± SF
106 - Bollywood Hair Salon	1,100± SF
107 - Phat Manz Alley	1,150± SF
108 - Available - Nail Salon	1,000± SF
110 - Clovis Orthodontics	2,089± SF
112 - Games 4U	758± SF
114 - Northern Thai Massage	1,144± SF
KIOSK - Noble Credit Union	



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