

RETAIL FOR LEASE

SHOP SPACES AVAILABLE: RETAIL + DRIVE THRU POTENT

472-498 West Shaw Ave, Clovis, CA 93612



OFFERING SUMMARY

| | |
|-----------------------|------------------------------|
| AVAILABLE SF: | 960 - 36,200 SF |
| LEASE RATE: | \$0.90 - 1.50 SF/month (NNN) |
| LOT SIZE: | 7.59 Acres |
| BUILDING SIZE: | 85,000 SF |
| RENOVATED: | 2012 |
| ZONING: | C-2 Community Commercial |
| TRAFFIC COUNT: | 74,824 |

PROPERTY HIGHLIGHTS

- Full 5% Commission to Procuring Broker
- Prime Shaw Village Shopping Center Shop Spaces
- ±960-36,200 SF Available Surrounded with Quality Tenants
- Recently Renovated Shopping Center
- Double-Sided Pylon Signage Available
- Busiest Retail Growth Corridor w/ ±74,824 Cars Per Day
- Close Proximity to Major Traffic Generators & Fwy 168 Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- ±85,000 SF Recently Renovated Center - Ample Private Parking
- \$57,746 Avg. Household Income (3 Mile)
- Great Exposure with Shaw and Peach Ave Frontage with 7 Curb Cuts
- Highly Visible Intersection w/ Ample Parking & Easy Access
- 3-mile Daytime Population: ±172,429
- Shaw & Peach Avenues w/ On/Off-ramps via CA-168
- Densely Populated Trade Area w/ 122,272 People in 3-Miles
- 2 Pylon Signs | Shaw Ave (Anchors Only) | Peach Ave (14 Spaces)

KW COMMERCIAL
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PROPERTY OVERVIEW

The Shaw Village Retail shopping center is well-located on Clovis' busiest #1 Retail destination corridor – Shaw Avenue – Historically, serving the vast majority of Clovis and Fresno residents. There are currently 6 spaces available ranging from ± 960 - $\pm 36,200$ SF of junior anchor, end-cap and inline retail shop spaces. The shopping center has been recently remodeled with new façade treatments, new vertical architectural icons, and new landscaping. The center is in close proximity to HWY-168 and is located on a signalized hard corner off Shaw and Peach Ave, anchored by Taco Bell, A&W, Long John Silver's, Rent-A-Center and many more! Located in the shopping center is a new Bank of America ATM drive-thru that brings $\pm 3,000$ cars into the parking lot daily! Over $\pm 74,824$ cars per day when combining both directions of Shaw Ave & Peach Ave.

LOCATION OVERVIEW

Property well is located off the Southeast corner of Shaw and Peach Avenues just east of Freeways 168, 41, and 99, North of CA-180, & West of Clovis Ave. Neighboring national tenants include Walmart, Walgreens, Fed Ex, Michael's, Fitness 19, AutoZone, Boot Barn, Verizon, Mattress Land, See's Candy, Me-N-Ed's, McDonald's, Wienerschnitzel, and Burger King. The Shaw Village Shopping Center is adjacent to a newly constructed Hilton Garden Inn.



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| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | TERM |
|----------------|------------------------|-----------------|------------|--------------------|------------|
| 460 W Shaw Ave | Strip Center | \$1.35 SF/month | NNN | 2,400 SF | Negotiable |
| 456 W Shaw Ave | Retail - Anchor Space | \$0.90 SF/month | NNN | 2,400 - 36,200 SF | Negotiable |
| 482 W Shaw Ave | Strip Center | \$1.45 SF/month | NNN | 1,500 SF | Negotiable |
| 498 W Shaw | Free Standing Building | \$1.50 SF/month | NNN | 5,780 SF | Negotiable |
| 458 W Shaw | Strip Center | \$1.35 SF/month | NNN | 10,600 - 36,200 SF | Negotiable |
| 480 W Shaw | Strip Center | \$1.50 SF/month | NNN | 960 SF | Negotiable |

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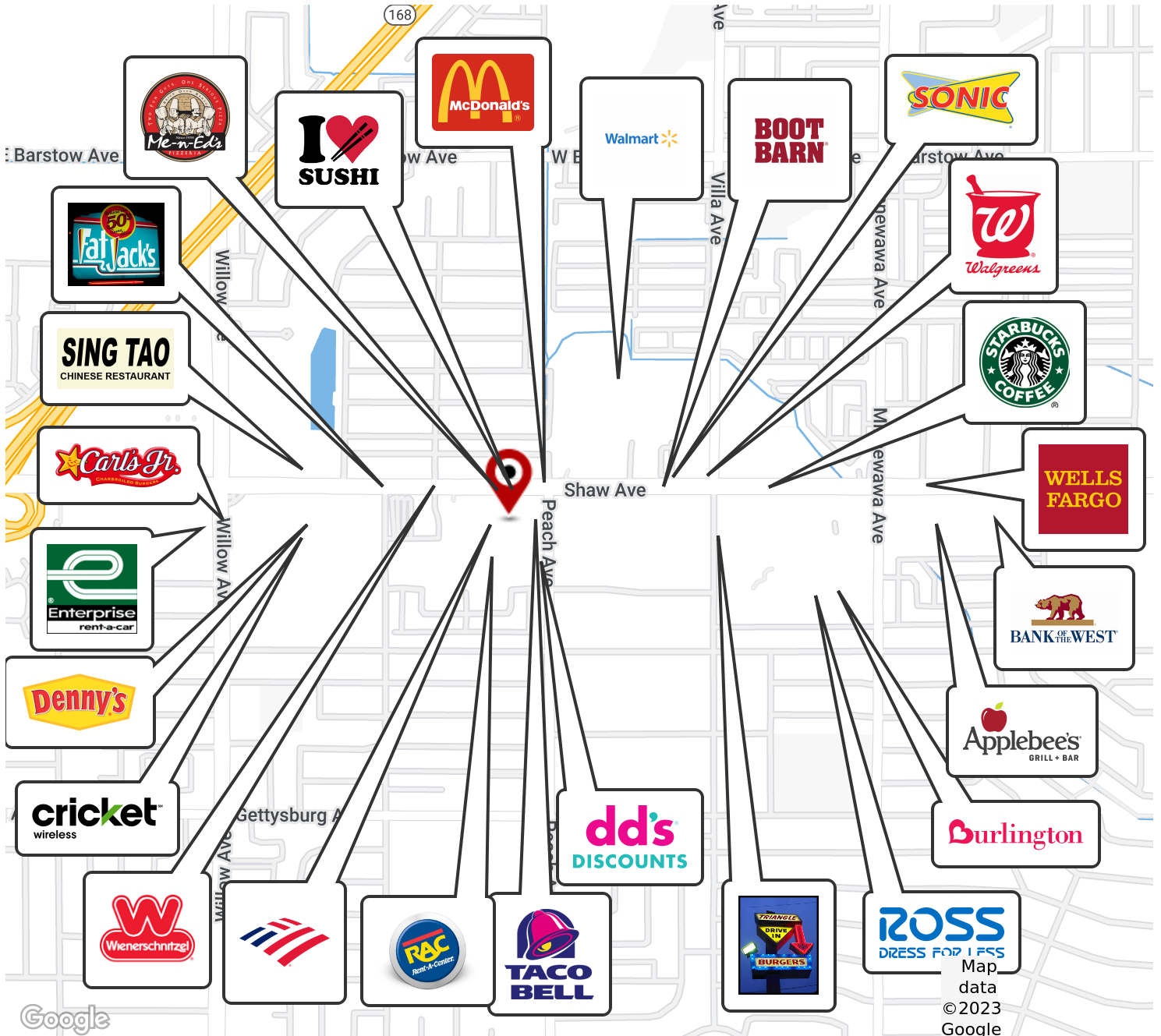
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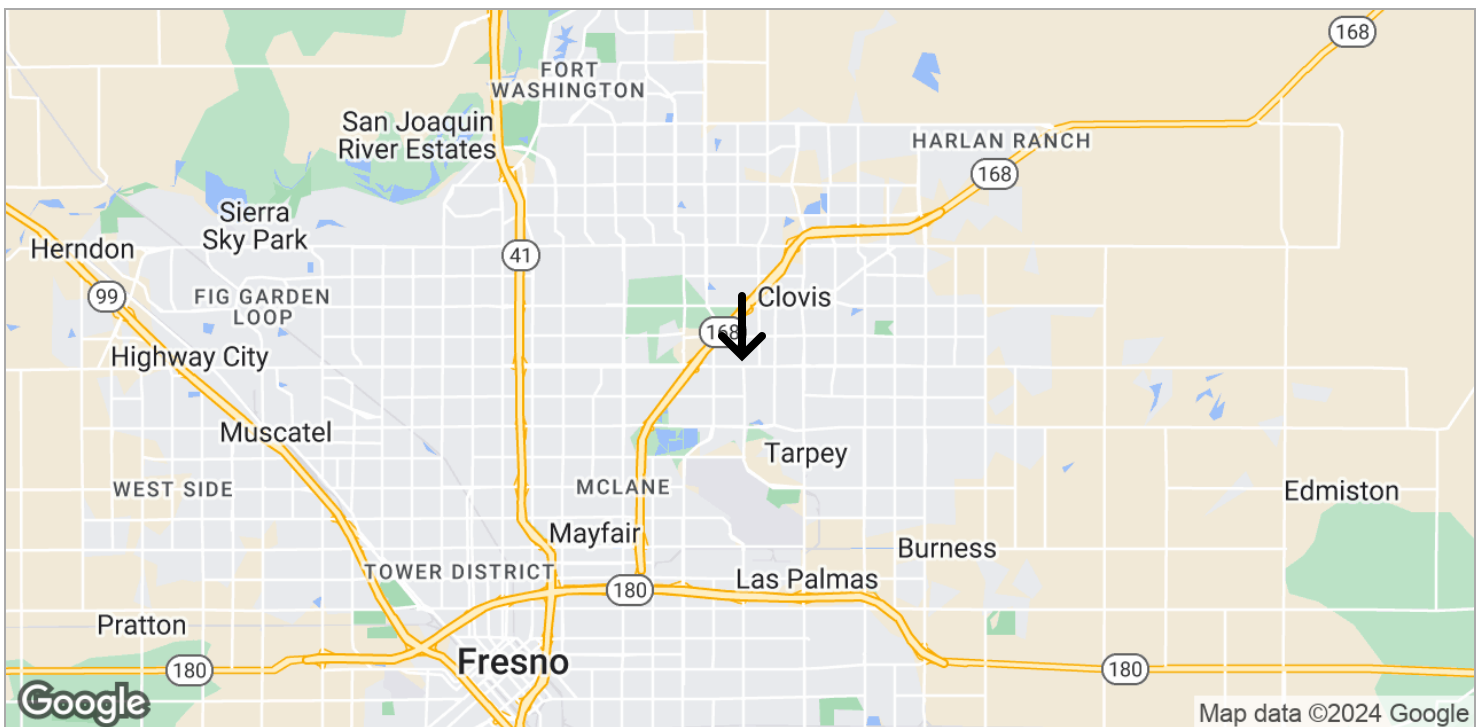
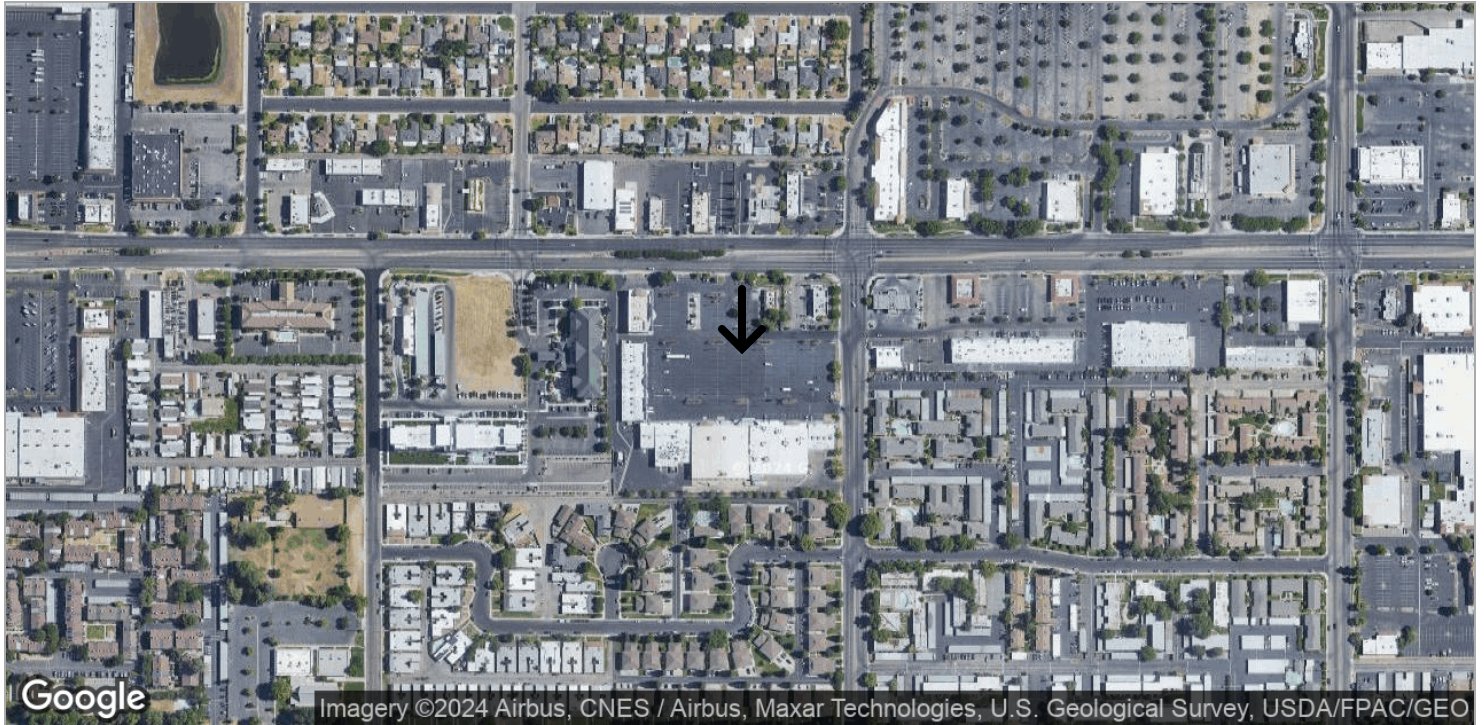
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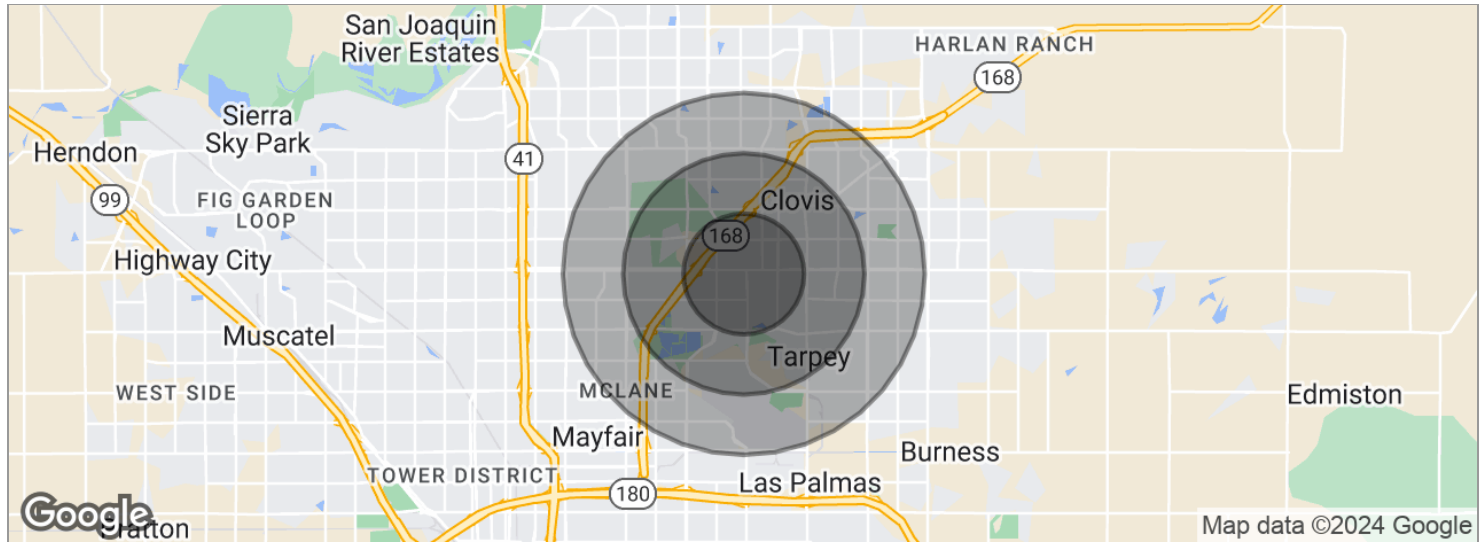
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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 21,412 | 53,411 | 122,272 |
| Median age | 31.9 | 32.1 | 31.6 |
| Median age (male) | 28.8 | 29.2 | 29.9 |
| Median age (Female) | 35.0 | 34.6 | 33.5 |
| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
| Total households | 8,703 | 20,316 | 43,382 |
| # of persons per HH | 2.5 | 2.6 | 2.8 |
| Average HH income | \$45,222 | \$52,277 | \$57,746 |
| Average house value | \$237,877 | \$276,110 | \$288,642 |
| ETHNICITY (%) | 1 MILE | 2 MILES | 3 MILES |
| Hispanic | 31.8% | 30.3% | 32.1% |
| RACE (%) | 1 MILE | 2 MILES | 3 MILES |
| White | 62.7% | 64.1% | 63.4% |
| Black | 3.9% | 4.5% | 4.5% |
| Asian | 7.4% | 9.1% | 10.3% |
| Hawaiian | 0.7% | 0.4% | 0.2% |
| American Indian | 3.8% | 2.6% | 1.7% |
| Other | 15.9% | 14.7% | 15.0% |

* Demographic data derived from 2020 ACS - US Census

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