

RECENTLY RENOVATED · HIGH TRAFFIC & VISIBILITY

SHAW AVE. MULTI-TENANT RETAIL BUILDING FOR LEASE

493 W. SHAW AVE · CLOVIS, CA 93612



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RETAIL CALIFORNIA CRE

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7480 North Palm Avenue, Suite 101

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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or Financial Advisor make an independent projection. ©2021 Retail California. All rights reserved.

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Property Description:

This recently renovated multi-tenant retail building is located along Shaw Avenue which is Clovis' primary retail corridor. With monument signage available on Shaw Avenue, your business will have phenomenal exposure to daily traffic counts of over 72,500 cars per day.

Property Highlights:

The property is surrounded by many national tenants including Walmart Supercenter, Walgreens, Fed Ex, Verizon, See's Candy, McDonald's, Burger King, Taco Bell, Weinerschnitzel, and many others. The property is also within walking distance to three hotels.

Available Space:

1,400± SF Endcap; 1,400± SF; and 1,000± SF

Lease Rate: Please contact agent for more information.

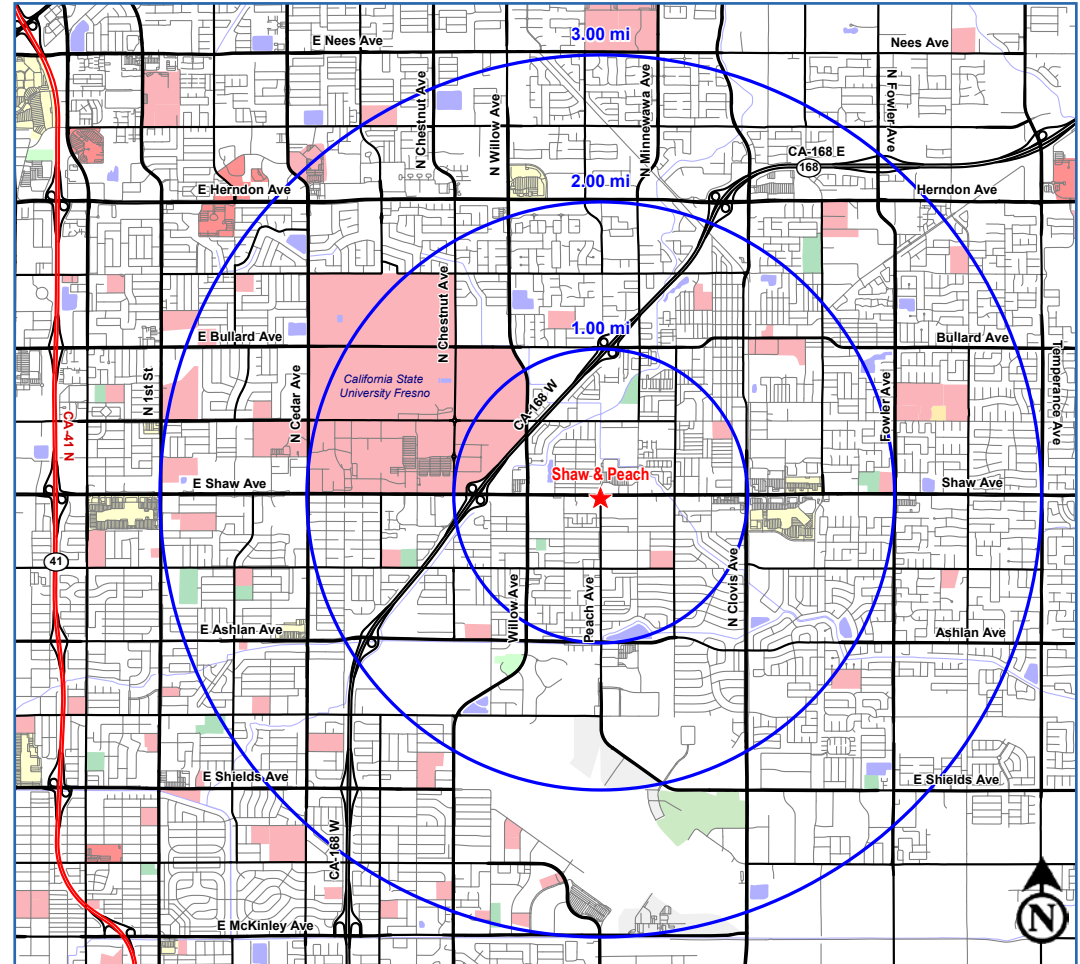
2020 Demographics:

| | 1 Mile | 2 Miles | 3 Miles |
|--------------------|----------|----------|----------|
| Total Population: | 23,772 | 59,043 | 135,762 |
| Total Households: | 9,433 | 21,592 | 47,432 |
| Avg. HH Income: | \$53,373 | \$63,586 | \$75,399 |
| Total Daytime Pop: | 23,118 | 85,026 | 172,429 |

2020 Traffic Counts:

| | |
|----------------|--------------------------|
| Shaw Ave: | 60,398 ADT |
| Peach Ave: | 12,181 ADT |
| Total Traffic: | 72,579 Avg Daily Traffic |

Sources: Claritas LLC, Kalibrate



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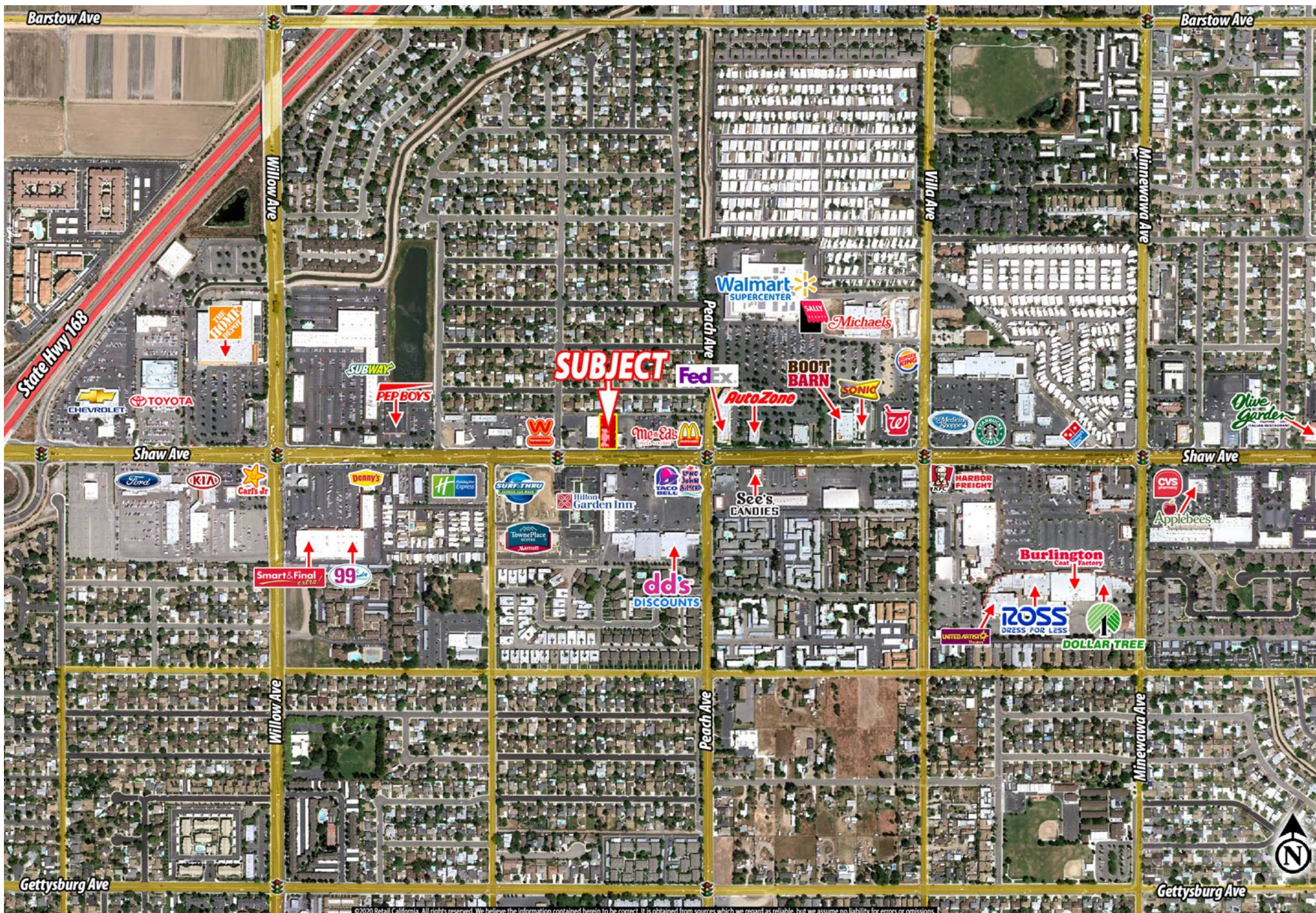


MULTI-TENANT RETAIL SPACE AVAILABILITY



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RETAIL PROXIMITY · 493 W. SHAW · CLOVIS, CA



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HOTELS WITHIN WALKING DISTANCE · CLOVIS, CA



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