

SWQ SHAW & FOWLER AVENUES CLOVIS, CA



PACIFIC
COMMERCIAL REALTY ADVISORS
INDEPENDENTLY OWNED AND OPERATED

FOR SALE OR LEASE

±0.81 Acres (Maximum Buildable Space ±5,620 SF)

COMMERCIAL LAND

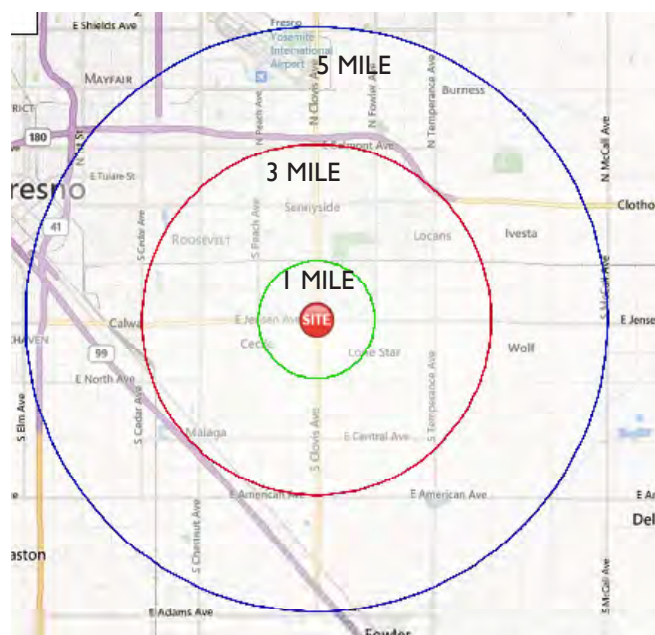


PROPERTY HIGHLIGHTS

- Seller is flexible and motivated
- Highly visible
- Ready for immediate development
- Fully improved site
- Reciprocal access

PROPERTY FEATURES

APN	499-031-58
TOTAL PROPERTY	±0.81 acres
MAX BUILDABLE	±5,620 SF
PROPERTY TYPE	Commercial Land
ZONING	Retail
TRAFFIC COUNTS	±45,000 ADT
PRICE	Please Contact Brokers Listed Below



For more information, please contact:

RICK AMERINE
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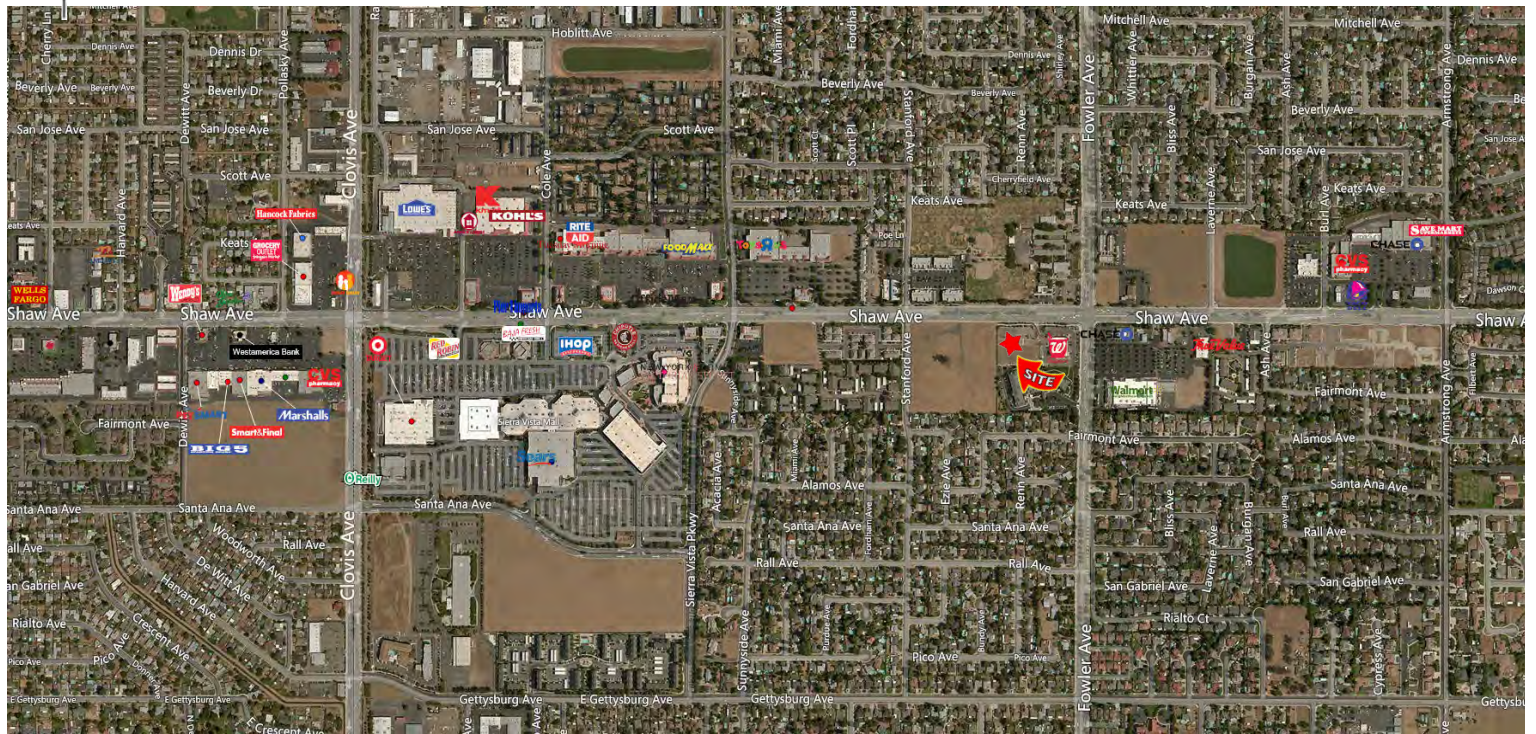
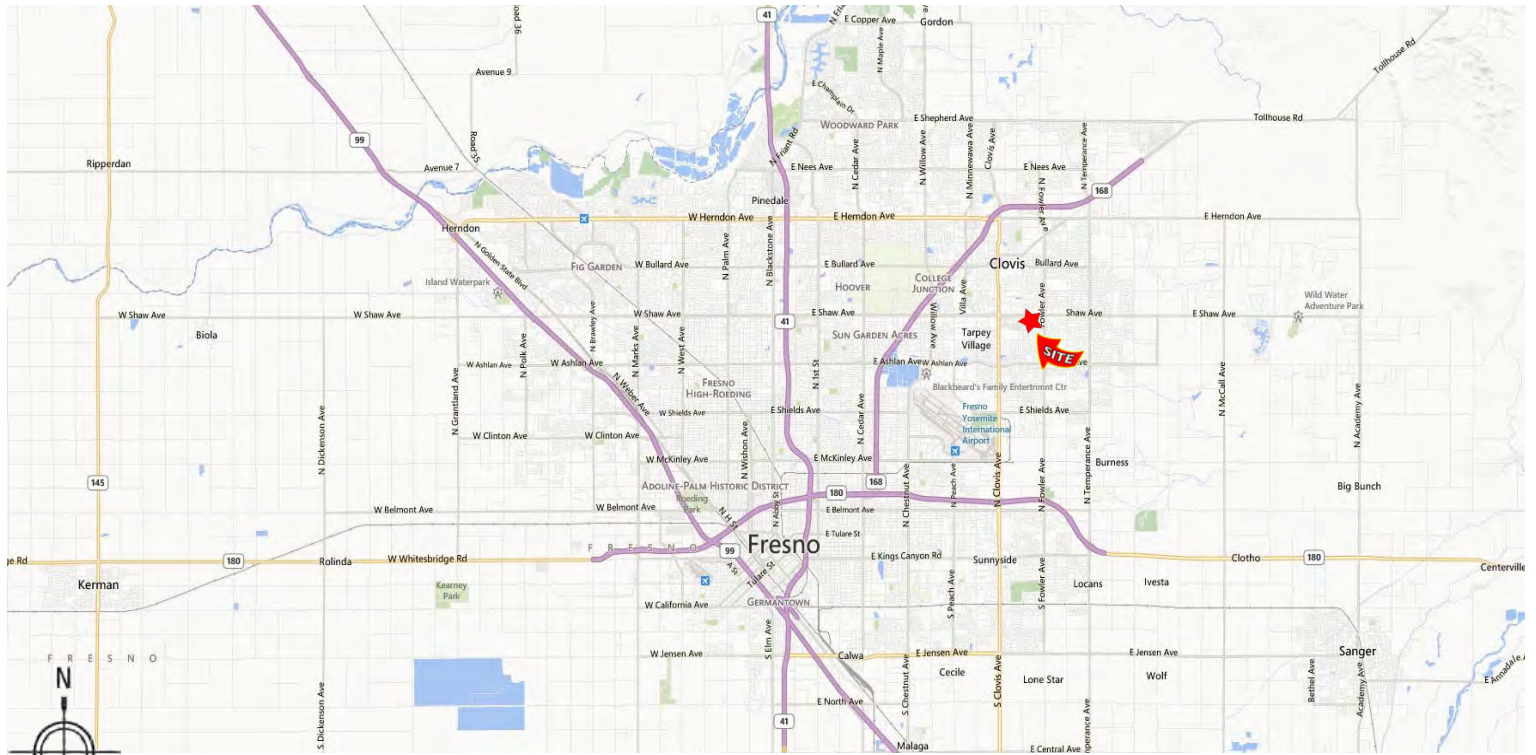
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FRESNO COUNTY LOCATION MAP



1 MILE AERIAL MAP

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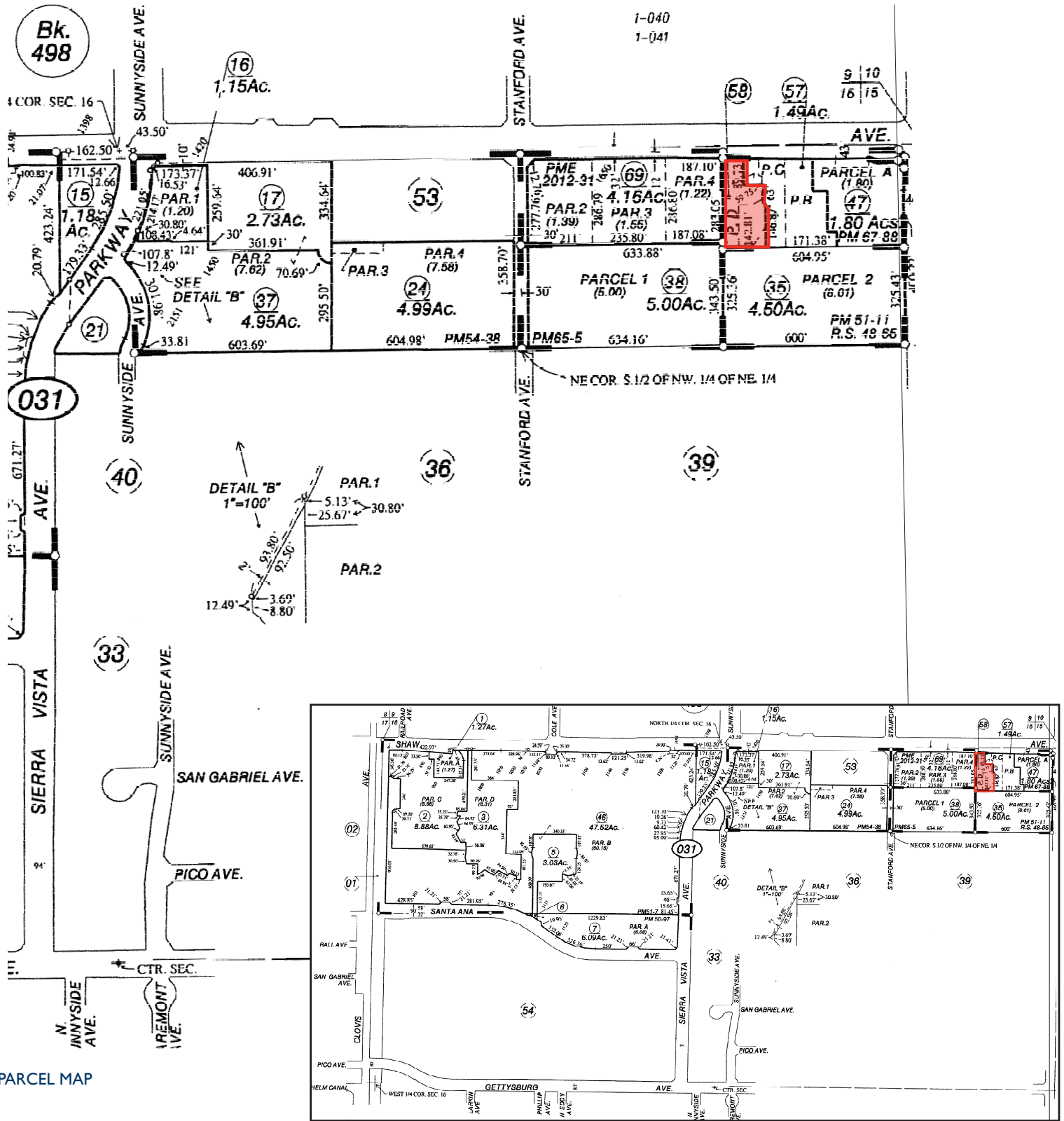
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PARCEL MAP

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DEMOGRAPHICS

Shaw Ave & Fowler Ave Clovis, CA 93611		1 mi radius	3 mi radius	5 mi radius
POPULATION	2013 Estimated Population	15,442	95,440	225,625
	2018 Projected Population	16,141	99,730	235,711
	2010 Census Population	14,603	90,257	213,445
	2000 Census Population	14,240	76,450	174,386
	Projected Annual Growth 2013 to 2018	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2013	0.6%	1.9%	2.3%
	2013 Median Age	38.3	34.1	32.4
HOUSEHOLDS	2013 Estimated Households	5,235	32,602	74,539
	2018 Projected Households	5,504	34,272	78,351
	2010 Census Households	5,069	31,566	72,164
	2000 Census Households	4,677	27,160	60,419
	Projected Annual Growth 2013 to 2018	1.0%	1.0%	1.0%
	Historical Annual Growth 2000 to 2013	0.9%	1.5%	1.8%
RACE AND ETHNICITY	2013 Estimated White	74.5%	68.8%	61.6%
	2013 Estimated Black or African American	2.1%	2.9%	4.7%
	2013 Estimated Asian or Pacific Islander	8.6%	10.9%	13.5%
	2013 Estimated American Indian or Native Alaskan	1.4%	1.6%	1.5%
	2013 Estimated Other Races	13.4%	15.8%	18.7%
	2013 Estimated Hispanic	25.9%	29.2%	33.2%
INCOME	2013 Estimated Average Household Income	\$79,855	\$70,069	\$69,924
	2013 Estimated Median Household Income	\$69,662	\$63,407	\$61,114
	2013 Estimated Per Capita Income	\$27,100	\$23,978	\$23,172
EDUCATION (AGE 25+)	2013 Estimated Elementary (Grade Level 0 to 8)	4.0%	5.8%	7.4%
	2013 Estimated Some High School (Grade Level 9 to 11)	6.6%	7.3%	8.1%
	2013 Estimated High School Graduate	20.7%	23.1%	22.8%
	2013 Estimated Some College	29.9%	28.7%	26.9%
	2013 Estimated Associates Degree Only	10.4%	10.0%	9.3%
	2013 Estimated Bachelors Degree Only	18.8%	17.2%	17.2%
	2013 Estimated Graduate Degree	9.6%	7.8%	8.3%
BUSINESS	2013 Estimated Total Businesses	548	3,720	7,785
	2013 Estimated Total Employees	4,615	33,985	73,551
	2013 Estimated Employee Population per Business	8.4	9.1	9.4
	2013 Estimated Residential Population per Business	28.2	25.7	29.0

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

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