

THE DEPOT SHOPPING CENTER



Retail Shop Space Available
SEC Willow & Nees
Clovis, CA 93611

For Additional Information Please contact:

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BRE # 01181635

THE DEPOT SHOPPING CENTER

PROPERTY FACT SHEET

Area Highlights:

Within two miles of the site is an existing 5,500 student school complex (Buchanan Complex), a 3,000 student high school (Clovis West), a new Clovis North campus (grades 7-12) and a second Community College facility, both now open, located just north of Shepherd and Willow Avenues. Cal State University Fresno (25,000 students) and a new 16,000 square foot multipurpose on-campus arena are located approximately three (3) miles south of the subject site.

The Depot offers strong site identity, great traffic volumes and an enormous upside with the population growth taking place. The balance of this marketing brochure details the important aspects of The Depot.

Location:

The Depot Shopping Center is situated on the southeast corner of Willow and Nees in Clovis, California. Ideally placed between Woodpark and Clovis.

Anchor:

Trader Joe's

Neighboring Tenants:

Save Mart, CVS and McDonalds

Space Available:

2,040 ± SF

2016 Demographics:

	1 Mile	1.5 Mile	2 Mile	2.5 Mile	3 Mile
Total Population:	15,908	36,312	56,110	78,860	111,505
Total Households:	4,739	10,599	17,578	26,674	38,692
Avg HH Income:	\$93,402	\$89,466	\$87,442	\$84,752	\$82,164
Daytime Population:	4,836	10,095	17,811	30,398	45,496

Source: The Nielsen Company; AnySite

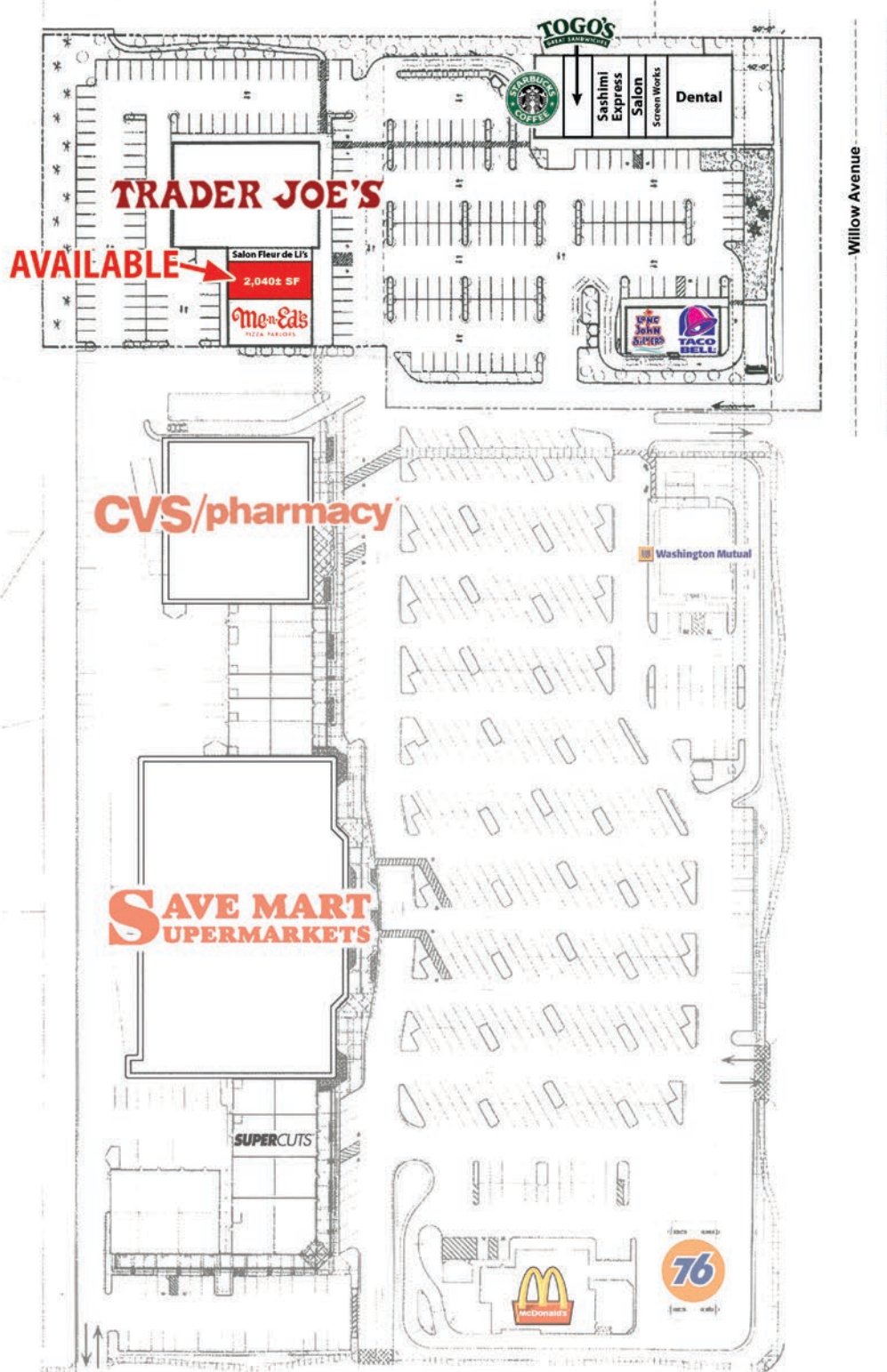
2016 Traffic Counts:

Willow Ave. at Nees Ave:	21,677 ADT
Nees Ave. at Willow Ave.:	13,398 ADT
Total:	33,905 Avg Daily Traffic

Source: Kalibrate Technologies



Site Plan



Demographic Study Updated Summary Report



N Willow Ave At E Nees Ave
N Willow Ave At E Nees Ave Clovis, CA 93611

15 December 2016

Coordinates Longitude: -119.729745
Latitude: 36.852085

	1 MILE RING 3.14 SQ/MI	1.5 MILE RING 7.07 SQ/MI	2 MILE RING 12.56 SQ/MI	2.5 MILE RING 19.63 SQ/MI	3 MILE RING 28.27 SQ/MI
Population Trend					
2000 Total Population	8,077	21,927	36,851	56,254	84,327
2010 Total Population	14,959	34,379	53,058	74,318	105,019
2016 Total Population	15,908	36,312	56,110	78,860	111,505
2021 Total Population	17,556	39,183	60,020	83,852	117,799
Households Trend					
2000 Total Households	2,608	7,581	13,108	20,721	31,441
2010 Total Households	5,046	11,989	19,065	27,454	39,084
2016 Total Households	5,162	12,172	19,373	28,020	39,883
2021 Total Households	5,725	13,174	20,789	29,886	42,244
Population Change Trend					
2000 to 2010 Population Change	85.2%	56.8%	44.0%	32.1%	24.5%
2000 to 2016 Population Change	97.0%	65.6%	52.3%	40.2%	32.2%
2010 to 2021 Population Change	17.4%	14.0%	13.1%	12.8%	12.2%
2016 to 2021 Population Change	10.4%	7.9%	7.0%	6.3%	5.6%
Household Change Trend					
2000 to 2010 Household Change	93.5%	58.1%	45.4%	32.5%	24.3%
2000 to 2016 Household Change	97.9%	60.6%	47.8%	35.2%	26.9%
2010 to 2021 Household Change	13.5%	9.9%	9.0%	8.9%	8.1%
2016 to 2021 Household Change	10.9%	8.2%	7.3%	6.7%	5.9%
2016 Race					
White alone	69.0%	70.0%	70.7%	71.6%	71.1%
Black or African American alone	3.0%	3.2%	3.0%	2.9%	3.3%
American Indian and Alaska Native alone	0.7%	0.8%	0.9%	0.9%	1.0%
Asian alone	16.5%	15.0%	14.0%	12.6%	11.7%
Native Hawaiian and OPI alone	0.1%	0.2%	0.2%	0.2%	0.2%
Some Other Race alone	5.6%	5.8%	6.0%	6.6%	7.5%
Two or More Races	5.1%	5.1%	5.2%	5.1%	5.3%
2016 Income					
Per Capita Income	\$37,647	\$35,982	\$35,214	\$34,217	\$32,488
Household Income: Median	\$93,962	\$86,226	\$82,301	\$76,396	\$68,494
Household Income: Average	\$114,036	\$105,346	\$101,162	\$95,833	\$89,557
Less than \$10,000	3.3%	4.1%	4.1%	4.4%	5.1%
\$10,000 to \$14,999	2.2%	2.9%	3.0%	3.3%	4.0%
\$15,000 to \$19,999	2.8%	2.7%	3.0%	3.9%	4.7%
\$20,000 to \$24,999	2.8%	3.4%	3.7%	4.1%	4.5%
\$25,000 to \$29,999	3.0%	4.2%	4.0%	4.2%	4.4%
\$30,000 to \$34,999	2.8%	2.4%	2.9%	3.9%	4.7%
\$35,000 to \$39,999	1.1%	1.9%	2.2%	2.6%	3.2%
\$40,000 to \$44,999	2.9%	2.6%	2.7%	3.0%	3.6%
\$45,000 to \$49,999	2.4%	3.4%	4.2%	3.9%	3.8%
\$50,000 to \$59,999	7.8%	7.5%	7.3%	6.8%	6.9%
\$60,000 to \$74,999	7.7%	8.3%	8.8%	9.0%	8.9%
\$75,000 to \$99,999	14.8%	14.7%	14.6%	14.3%	13.2%
\$100,000 to \$124,999	12.9%	12.2%	11.8%	10.9%	9.9%
\$125,000 to \$149,999	12.6%	11.2%	10.2%	9.4%	8.3%

Data Source: Pitney Bowes Software, Inc
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\$150,000 to \$199,999	11.2%	10.6%	10.6%	9.8%	8.9%
\$200,000 or more	9.7%	8.0%	7.1%	6.4%	5.7%
Average household size	3.0	2.9	2.9	2.8	2.8
Total Daytime Population	13,089	29,645	49,275	77,733	121,051
Total Employee Population	3,946	8,821	17,296	32,802	57,093
Total Daytime at Home Population	9,143	20,824	31,979	44,931	63,958
Total Employee Population (% of Daytime Population)	30.1%	29.8%	35.1%	42.2%	47.2%
Total Daytime at Home Population (% of Daytime Population)	69.9%	70.2%	64.9%	57.8%	52.8%