

5,034± SF · STRONG TRAFFIC & HIGH-VISIBILITY · STANTON OPTICAL BUILDING  
**RETAIL/OFFICE SPACE AVAILABLE FOR LEASE**

200 W. Shaw Ave · Clovis, CA 93612 · SWC Shaw & Villa Avenues



- Across from Walmart Supercenter
- Stanton Optical Now Open

- 96,504± Avg Daily Traffic Intersection
- Prime Retail/Office Space Available



**RETAIL CALIFORNIA CRE**  
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## Property Description:

The subject property is a 5,034± SF commercial space for lease in the Stanton Optical building at 200 W. Shaw Ave. in Clovis, CA.

## Property Highlights:

The location is directly across the street from Walmart Supercenter and adjacent to the signalized intersection of Shaw and Villa avenues with traffic counts averaging 95,500± vehicles per day. Co-tenant is Stanton Optical - now open.

**Available Space:** 5,034± SF (divisible to 1,628± SF)

**Lease Rate:** Please contact agent for more information.

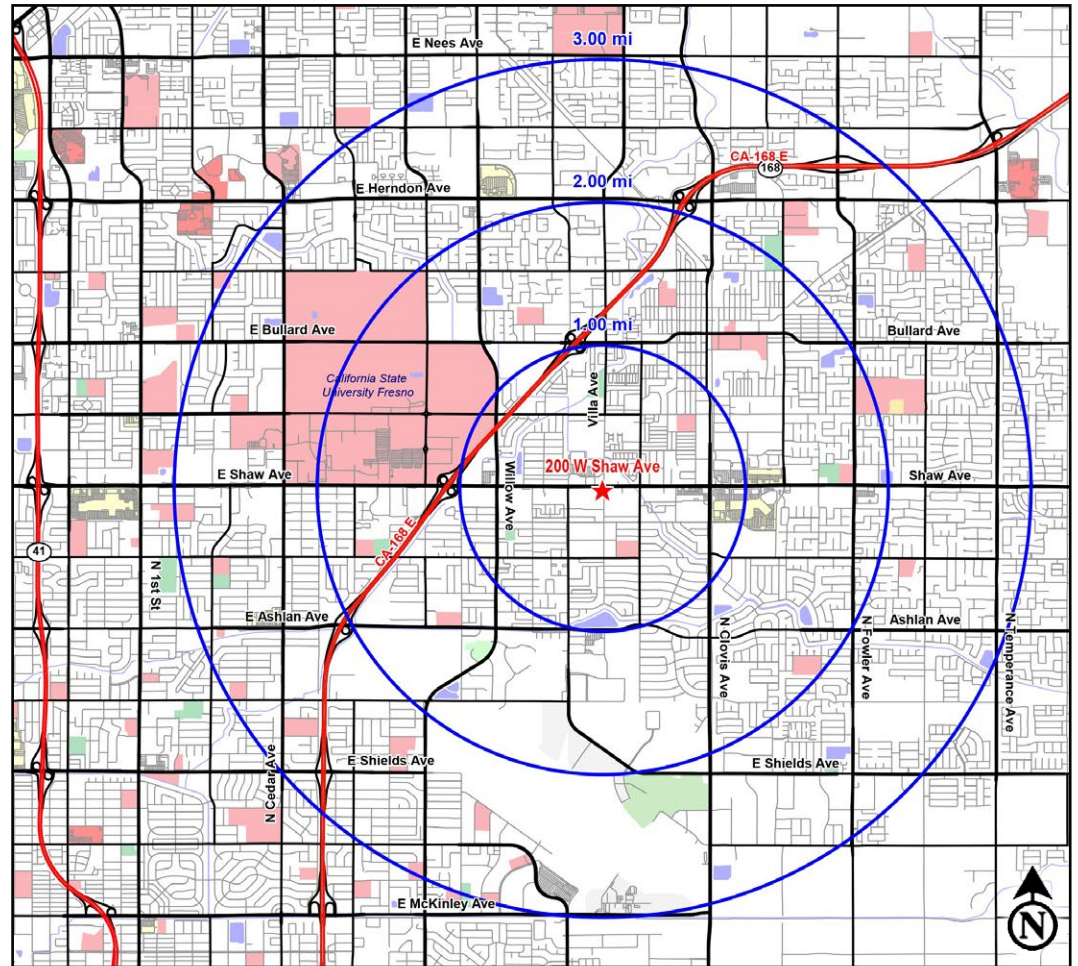
## 2020 Demographics:

	1 Mile	2 Miles	3 Miles
Total Population:	22,457	60,227	130,385
Total Households:	9,014	22,311	46,273
Avg. HH Income:	\$53,440	\$65,907	\$76,934
Total Daytime Pop:	22,118	85,322	164,723

## 2020 Traffic Counts:

Shaw Ave E/W:	79,512 ADT
Villa Ave N/S:	16,992 ADT
Surface Street Total:	96,504 Avg Daily Traffic

Sources: Claritas LLC, Kalibrate TrafficMetrix



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**Availability Floor Plan**



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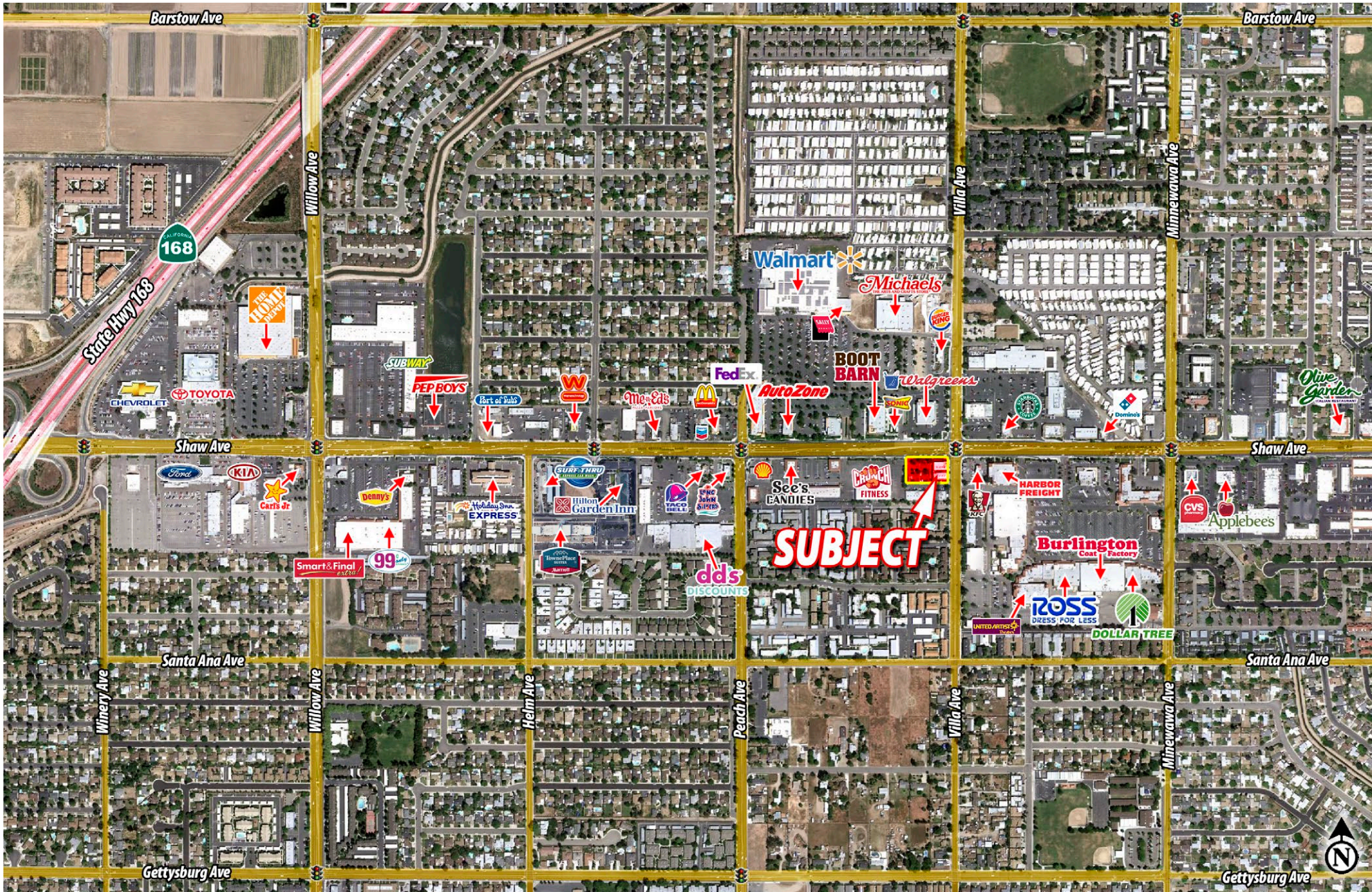
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# Clovis, CA · Shaw Avenue Retail Competition & Circulation



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.