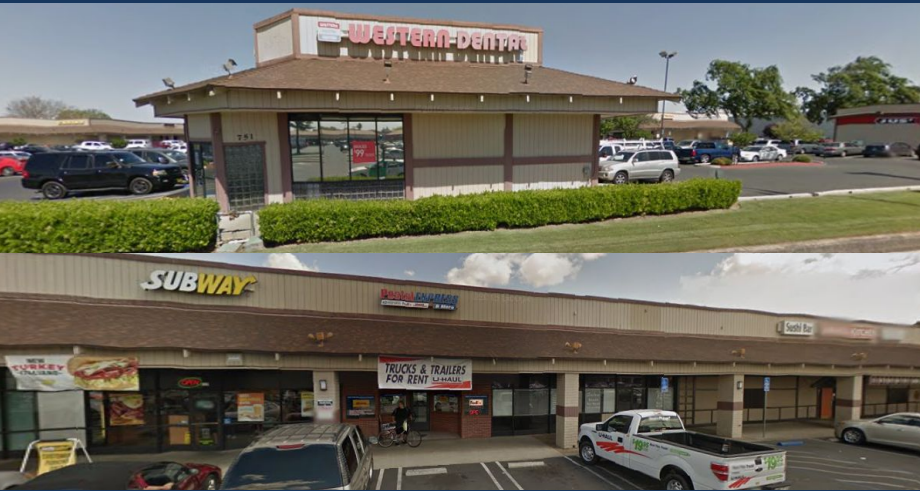


**AVAILABLE
FOR LEASE**

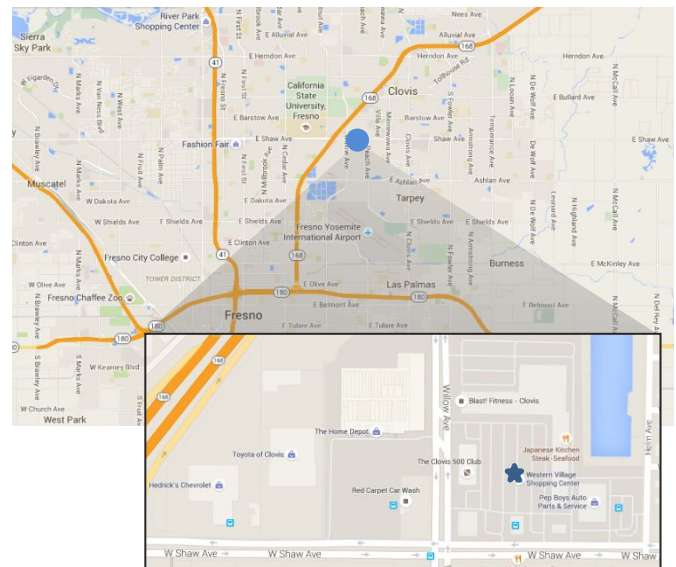
WESTERN VILLAGE

701-781 West Shaw Avenue, Clovis, CA 93612



FEATURES:

- 135,034 square foot shopping center
- Conveniently located at West Shaw Avenue and Willow Avenue
- Conveniently located minutes from Highway 168
- Easy access with 6 entrances and ample parking
- Prominent building and monument signage
- Tenants include: Subway, Postal Express, Milan, and Clovis 500 Club



**FOR MORE
INFORMATION
PLEASE
CONTACT:**

Cal-American
1109 Westwood Blvd.
Los Angeles, CA 90024
(888) 758-4838

DEMOGRAPHIC HIGHLIGHTS

2018	1 Mile	3 Miles	5 Miles
Total Population	16,345	107,3166	258,339
Average HH Income	45,094	58,275	86,639
Daytime Population	19,208	160,552	391,811

Source: Loopnet

TRAFFIC COUNTS

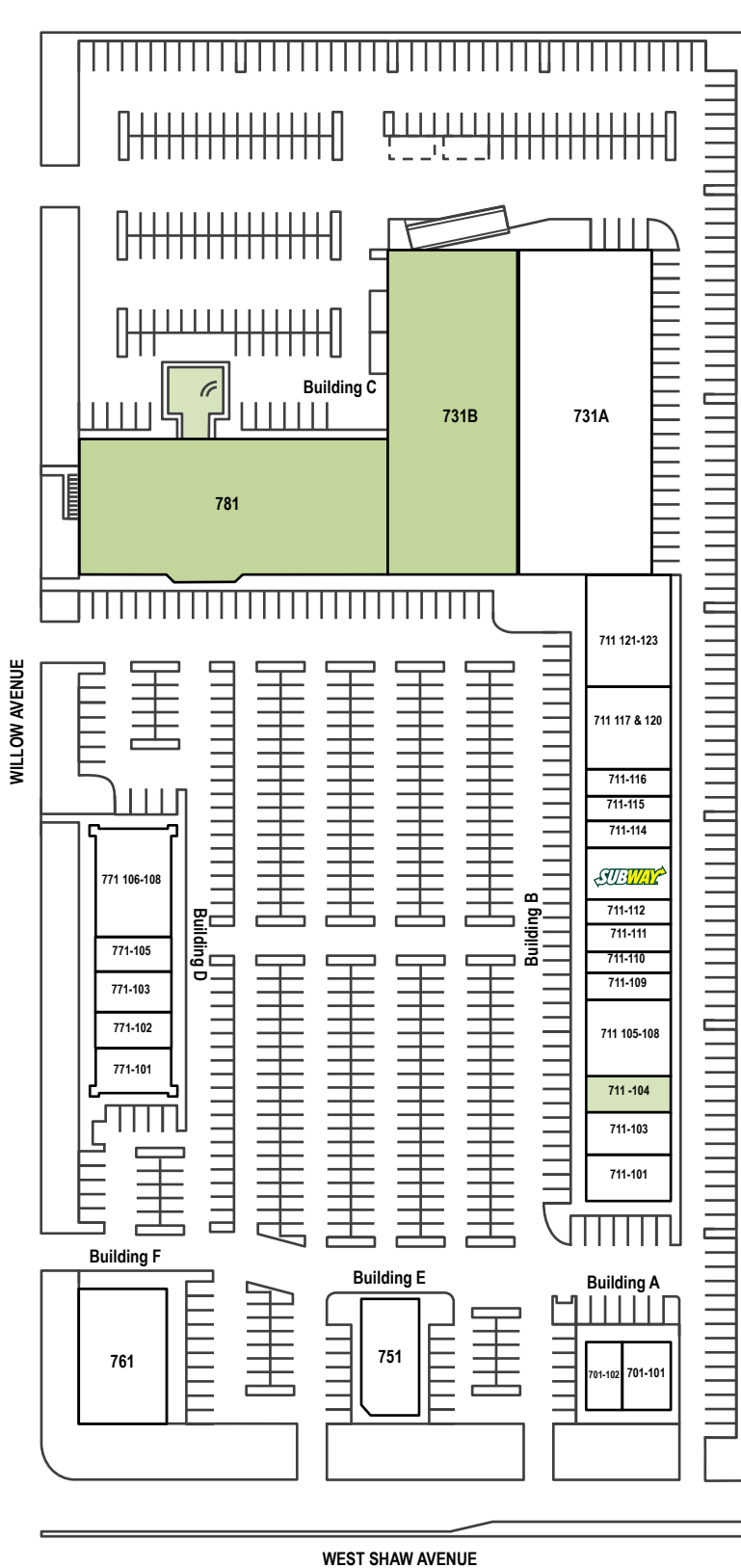
Street	Cars Per Day
West Shaw Ave.	89,163
Willow Ave.	21,361

Source: City of Clovis

Rev. 08/20/25

WESTERN VILLAGE

701-781 West Shaw Avenue, Clovis, CA 93612



Unit	Tenant	Sq. Ft.
701-101	Thai Restaurant	1,516
701-102	Cafe Restaurant	1,986
751	Dental Office	3,950
711-101	Restaurant	2,100
711-103	Bar and Lounge	1,960
711-104	Available	1,400
711 105 -109	Japanese Kitchen of Fresno	6,533
711-110	Thai Massage	1,050
711-111	Tattoo shop	1,400
711-112	Dog Grooming	1,400
711-113	Subway	2,030
711 114 -117 & 120	Pool Hall	8,220
711 121-123	Milan Institute	4,777
731A	Milan Institute	22,349
731B	Available	27,048
781	Available	25,285
771 101-105	Clovis 500 Club	13,227
761	Emergency Physicians Urgent Care	8,075