

**AVAILABLE
FOR LEASE**

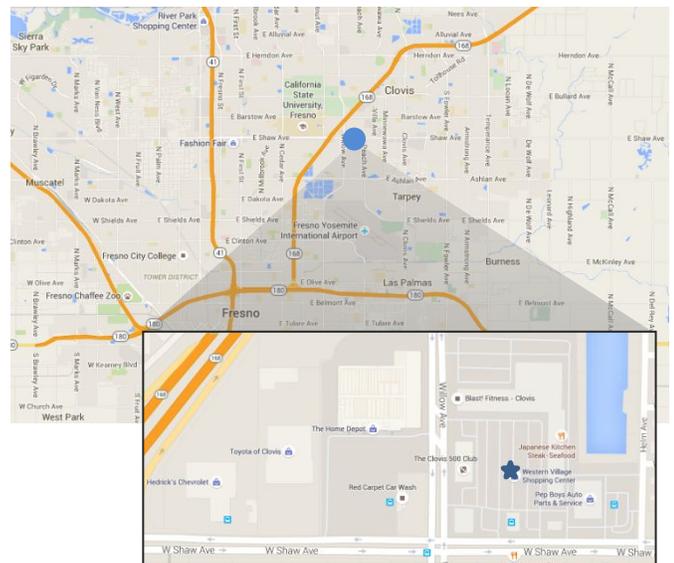
WESTERN VILLAGE

701-781 West Shaw Avenue, Clovis, CA 93612



FEATURES:

- 142,607 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, 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. 07/16/19

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Unit	Tenant	Sq. Ft.
1	Thai Restaurant	1,516
2	Restaurant	1,986
3	Dental Office	3,950
4	Restaurant	2,100
5	Available	1,960
6	Vapor Accessories	1,400
7/9	Restaurant	6,533
10	Thai Massage	1,050
11	Available	1,400
12	Postal Service	1,400
13	Subway	2,030
14/17	Pool Hall	6,137
18	Available	4,777
19A	Available	22,349
19C	Available	5,000
19B	Available	27,048
20/22	Available	25,285
23/27	Clovis 500 Club	13,227
28	Available-existing or rebuild-to-suit	8,075