

FOR LEASE

Shaw & Peach

Clovis, CA



PACIFIC
COMMERCIAL REALTY ADVISORS

PROPERTY FEATURES

- Anchor Tenant Position Available
- Located at a major business corridor
- Monument signs available
- 4 new hotels within walking distance
- 5/1000 Parking Ratio.
- Excellent Lease Terms
- Traffic Counts
 - Shaw Ave 34,549 VPD
 - Peach Ave 10,701 VPD

Available Space

Anchor Space	±23,200 SF
Shop Space	± 960 - ±2,400 SF
Rent	Upon Request



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Aerial

The Shaw Village Shopping Center is located at the southwest corner (a major business corridor) of Shaw and Peach Avenues in Clovis, CA. The center is occupied by national credit tenants including: DD's Discounts, Bank of America, Rent-a-Center, Taco Bell, Long John Silver's A&W, and TitleMax Inc.

Neighboring national tenants include Walmart Supercenter, Aldi, Walgreens, FedEx, Michael's, AutoZone, Boot Barn, Verizon, See's Candy, Me-N-Ed's, McDonald's, Weinerschnitzel, and Burger King. Adjacent to the center is the Hilton Garden Inn, and within walking distance there are three additional hotels.



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Site
Plan



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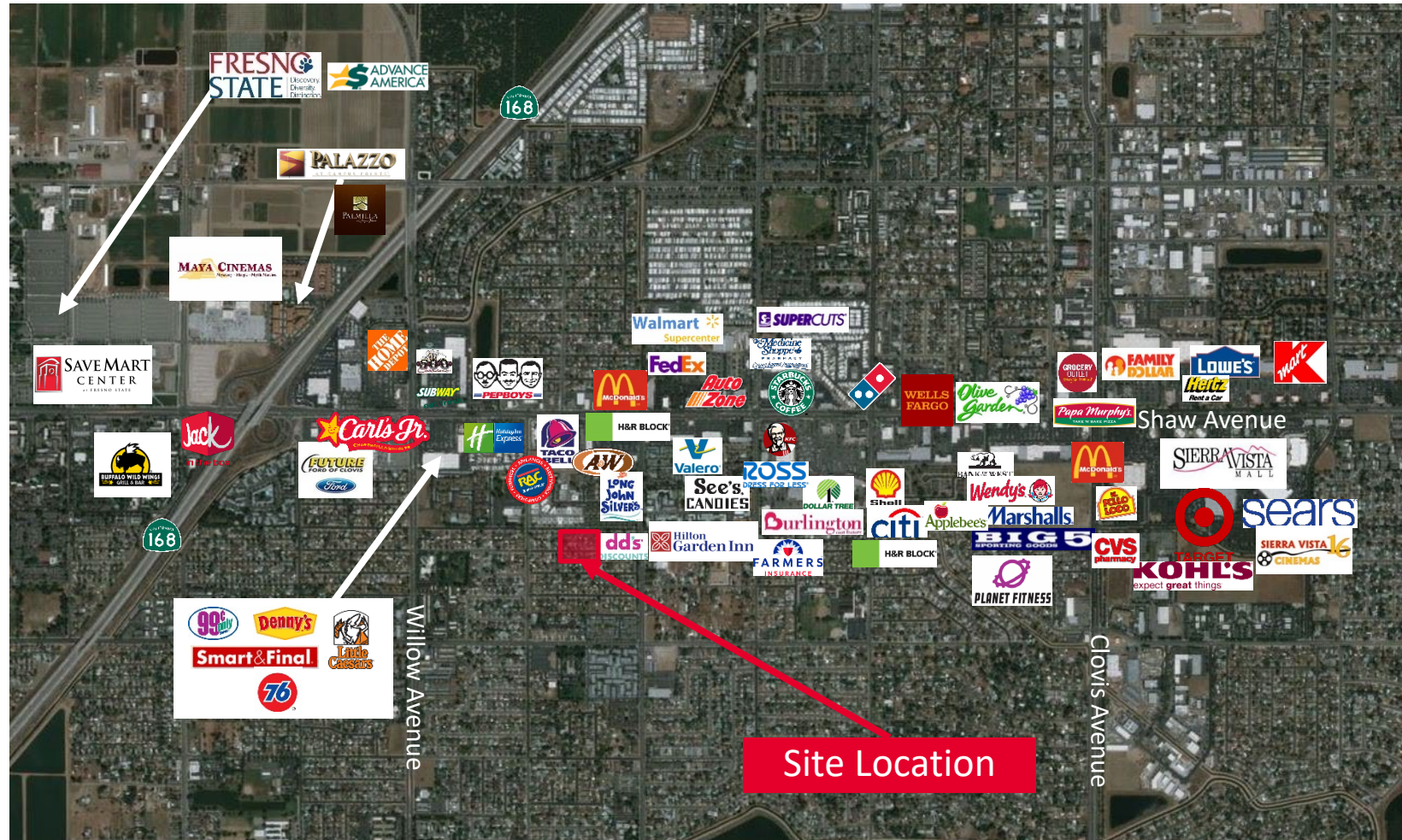
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Retail Map



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2019 Demographics**TOTAL POPULATION**

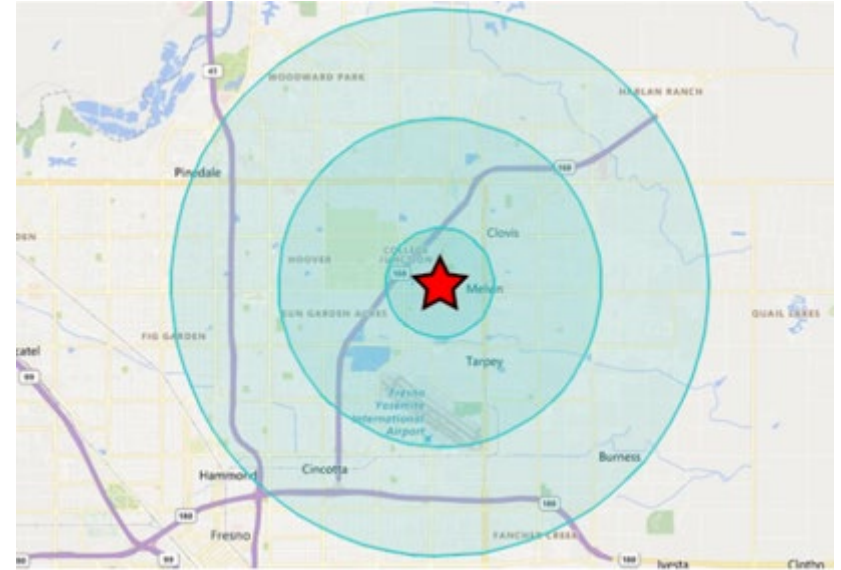
1 Mile	23,965
3 Miles	135,882
5 Miles	348,464

**AVG. HOUSEHOLD INCOME**

1 Mile	\$55,120
3 Miles	\$73,553
5 Miles	\$82,346

**GROWTH RATES FOR TOTAL POPULATION**

1 Mile	6.41%
3 Miles	6.82%
5 Miles	6.62%



INCOME	1 Mile	3 Miles	5 Miles
Average Household Income	\$55,120	\$73,553	\$66,810
Median Household Income	\$48,585	\$60,791	\$62,970
Per Capita Income	\$21,823	\$26,073	\$27,476
CONSUMER EXPENDITURES			
	\$504,529,000	\$2,858,390,000	\$7,204,809,000

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