

SIERRA VISTA MALL

SHOP SPACE AVAILABLE NOW!

FORMER SEARS
AVAILABLE
116,642± SF



FOR LEASING INFO CONTACT: LEWIS S. SMITH, SR. V.P. · (559)447-6235 · LSMITH@RETAILCALIFORNIA.COM · CA RE LIC.#01214178

Location, demographics and site plan information is supplied by sources believed to be reliable, however, we can not guarantee its accuracy and make no warranty or representation as to its veracity. It is presented here with the possibility of errors, omissions, change of price, or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and these may not represent current or future performance of the property. ©2024 by Retail California. All rights reserved.

Lifestyle Retail & Restaurant Space For Lease

SEC Shaw & Clovis Avenues - Clovis, CA

Property Description:

Sierra Vista Mall is a regional lifestyle center anchored by Target, Kohl's, and Sierra Vista Cinemas 16, offering over 85 retail and restaurant spaces. Located at the southeast corner of Shaw & Clovis avenues, Sierra Vista's great selection of retailers, casual dining, and entertainment draws customers from Clovis, Fresno, and surrounding communities including Sanger, Reedley, Tollhouse, Prather and Auberry.

Property Highlights:

Lifestyle amenities include a the state-of-art stadium seating movie theater, retail and restaurant buildings, a community park/concert area, and aesthetic architecture and landscaping. Sierra Vista Mall has convenient access from Highways 168 and 41. The center is located three miles from Fresno Yosemite International airport. Clovis and Fresno Unified's Center for Advanced Research and Technology is just across the street with 1,200 enrolled high school students.

Jr. Anchor Space: 22,750± SF (former movie theater)

Former Sears Space: 116,642± SF

Available Space For Lease: See Leasing plans on pages 3, 4 & 5.

2030 Demographics:

	1 Mile	3 Miles	5 Miles
Total Population:	16,896	127,200	322,290
Total Households:	6,503	44,305	108,506
Avg HH Income:	\$84,723	\$115,010	\$108,292
Total Daytime Pop:	21,618	155,345	338,338

Source: Claritas, LLC

2026 Traffic Volume:

Shaw Ave:	68,357 ADT
Clovis Ave:	48,518 ADT
Traffic Total:	109,524 Avg Daily Traffic

Source: Kalibrate TrafficMetrix



Sierra Vista Mall Pad Space Opportunities



Retail California Commercial Real Estate · 7480 North Palm Avenue, Suite 101 · Fresno, CA 93711 · P 559 256-1700 · F 559 432-2938 · www.retailcalifornia.com

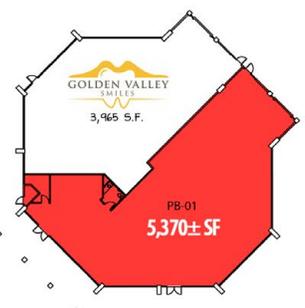
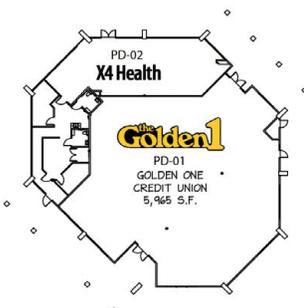
Location, demographics and site plan information is supplied by sources believed to be reliable, however, we can not guarantee its accuracy and make no warranty or representation as to its veracity. It is presented here with the possibility of errors, omissions, change of price, or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and these may not represent current or future performance of the property. ©2024 by Retail California. All rights reserved.

Sierra Vista Mall Leasing Plan

AVAILABLE
116,642± SF
1140 Shaw Ave, Clovis, CA 93612



KOHL'S
KOHL'S 1 LEVEL
75,000 S.F.



Leased Available

Sierra Vista Mall Jr. Anchor Space Opportunity & Future Pads



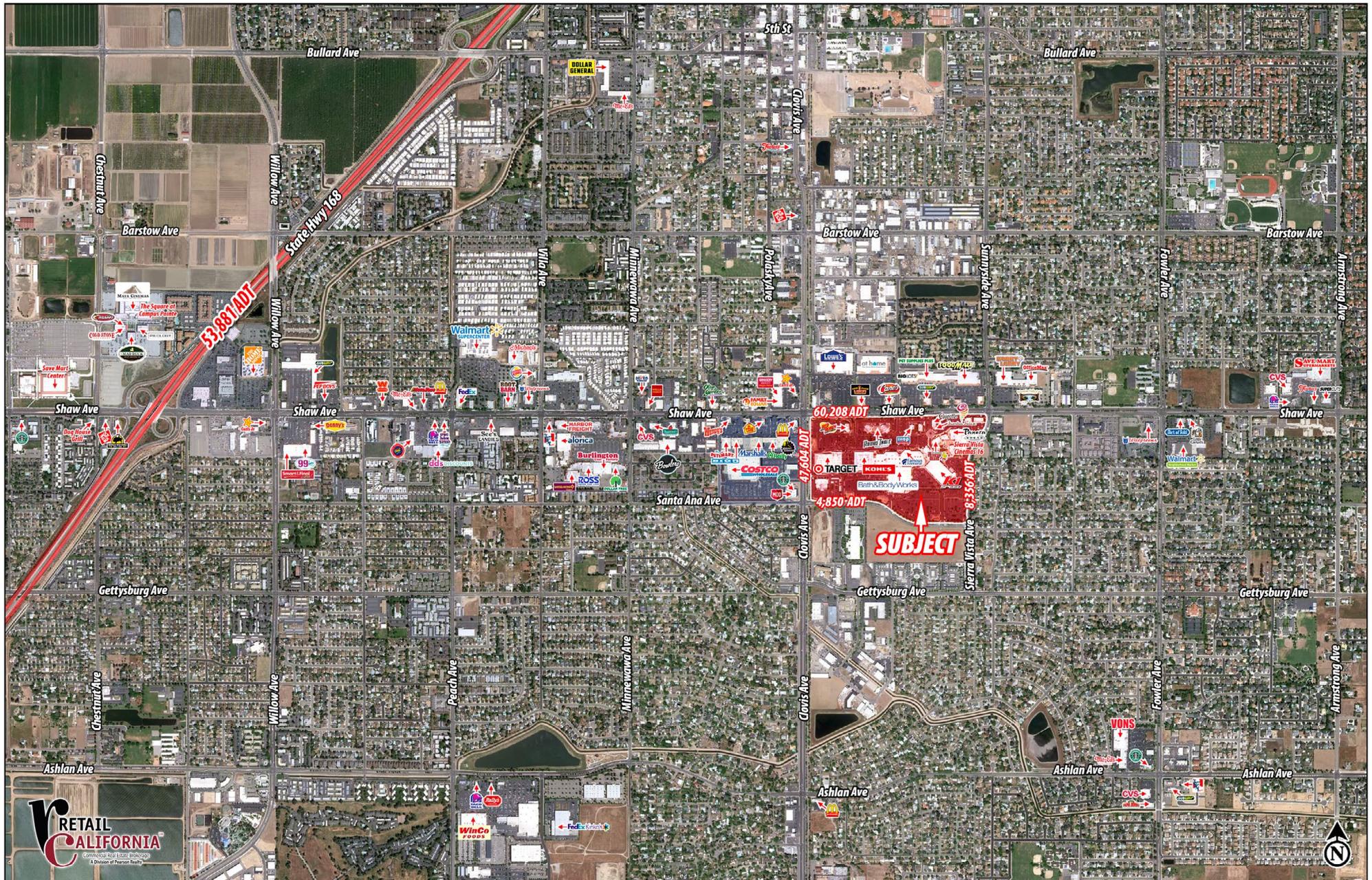
Retail California Commercial Real Estate · 7480 North Palm Avenue, Suite 101 · Fresno, CA 93711 · P 559 256-1700 · F 559 432-2938 · www.retailcalifornia.com

Location, demographics and site plan information is supplied by sources believed to be reliable, however, we can not guarantee its accuracy and make no warranty or representation as to its veracity. It is presented here with the possibility of errors, omissions, change of price, or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and these may not represent current or future performance of the property. ©2024 by Retail California. All rights reserved.

Sierra Vista Mall Major Tenants



Shaw Avenue Retail Competition & Sierra Vista Mall - Clovis, CA



Retail California Commercial Real Estate · 7480 North Palm Avenue, Suite 101 · Fresno, CA 93711 · P 559 256-1700 · F 559 432-2938 · www.retailcalifornia.com

Location, demographics and site plan information is supplied by sources believed to be reliable, however, we can not guarantee its accuracy and make no warranty or representation as to its veracity. It is presented here with the possibility of errors, omissions, change of price, or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and these may not represent current or future performance of the property. ©2024 by Retail California. All rights reserved.

SIERRA VISTA

CLOVIS, CALIFORNIA MALL



FOR LEASING INFO CONTACT: LEWIS S. SMITH, SR. V.P. · (559)447-6235 · LSMITH@RETAILCALIFORNIA.COM · CA RE LIC.#01214178