

SIERRA VISTA MALL

1050 Shaw Ave. Clovis, CA 93612

PROPERTY

Demographics	1 mile	3 miles	5 miles
Population	18,162	119,440	290,556
Avg. HH Income	\$78,145	\$111,398	\$106,984
Total Households	6,404	42,257	99,429

NOTES

- GLA: 688,725 SF
- Availabilities: In-line, Outparcel
- Traffic Count: Sierra Freeway 59,000 VPD
Shaw Ave. 32,146 ADT
Clovis Ave. 17,013 ADT

HIGHLIGHTS

- Sierra Vista Mall is ideally located at the intersection of Shaw and Clovis Avenues, approximately two miles from State Route 168
- In close proximity to the Mall are both Fresno State University (enrollment north of 24K students) and Fresno Yosemite International Airport.
- 260 unit multi-family development site

ANCHORS

- Kohl's, Target, Sierra Vista Cinema, No Surrender Laser Tag & K1 Speed



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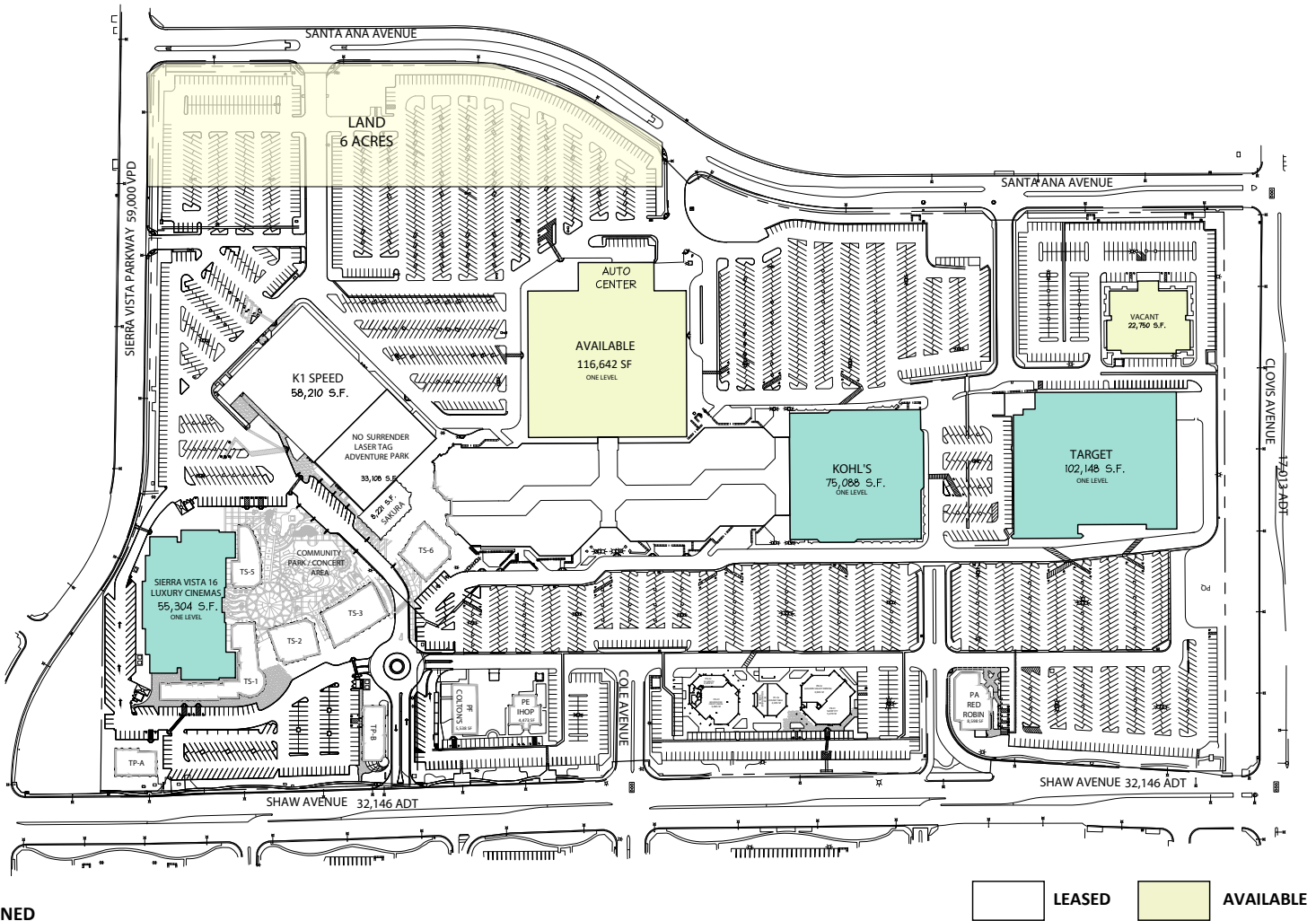
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SITE PLAN

THE EMERSON MULTI-FAMILY DEVELOPMENT SITE
83 SINGLE FAMILY UNITS & 216 MULTI-FAMILY UNITS



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The site plan illustrates the layout of the 16th Street Transit Center and its immediate surroundings. Key features include:

- Central Building:** A large teal-colored building labeled "SIERRA VISTA 16 LUXURY CINEMA" with a total area of 55,034 S.F. on one level.
- Surrounding Buildings:** Numerous smaller buildings are labeled with names and areas, such as "TAN DECK" (1,600 S.F.), "CHOCOLATE HIRSH" (1,400 S.F.), "ABIGAIL'S CANDY SHOP" (1,425 S.F.), "PARRERA BREAD" (4,470 S.F.), "CHICKEN SHACK" (2,700 S.F.), and "JANBA JUICE" (1,200 S.F.).
- Parking Lots:** Several parking areas are shown, including a large lot to the left of the central building and smaller lots to the right and bottom.
- Transit Platforms:** Two platforms are labeled "TP-A" and "TP-B", located near the bottom of the plan.
- Streets and Infrastructure:** The plan shows "16TH STREET" running horizontally across the middle and "SANTA MONICA AVENUE" running vertically on the right. A "COMMUNITY PARK / CONCERT AREA" is located to the right of the central building.
- Other Labels:** Various other labels include "TS-1" through "TS-11", "TP-A", "TP-B", "TPA 101", "TPA 103", "TPB 101", "TPB 102", "TPB 103", "TPB 105", "TPB 106", "TPB 107", "TPB 108", "TPB 109", "TPB 110", "TPB 111", "TPB 112", "TPB 113", "TPB 114", "TPB 115", "TPB 116", "TPB 117", "TPB 118", "TPB 119", "TPB 120", "TPB 121", "TPB 122", "TPB 123", "TPB 124", "TPB 125", "TPB 126", "TPB 127", "TPB 128", "TPB 129", "TPB 130", "TPB 131", "TPB 132", "TPB 133", "TPB 134", "TPB 135", "TPB 136", "TPB 137", "TPB 138", "TPB 139", "TPB 140", "TPB 141", "TPB 142", "TPB 143", "TPB 144", "TPB 145", "TPB 146", "TPB 147", "TPB 148", "TPB 149", "TPB 150", "TPB 151", "TPB 152", "TPB 153", "TPB 154", "TPB 155", "TPB 156", "TPB 157", "TPB 158", "TPB 159", "TPB 160", "TPB 161", "TPB 162", "TPB 163", "TPB 164", "TPB 165", "TPB 166", "TPB 167", "TPB 168", "TPB 169", "TPB 170", "TPB 171", "TPB 172", "TPB 173", "TPB 174", "TPB 175", "TPB 176", "TPB 177", "TPB 178", "TPB 179", "TPB 180", "TPB 181", "TPB 182", 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RETAILER MAP



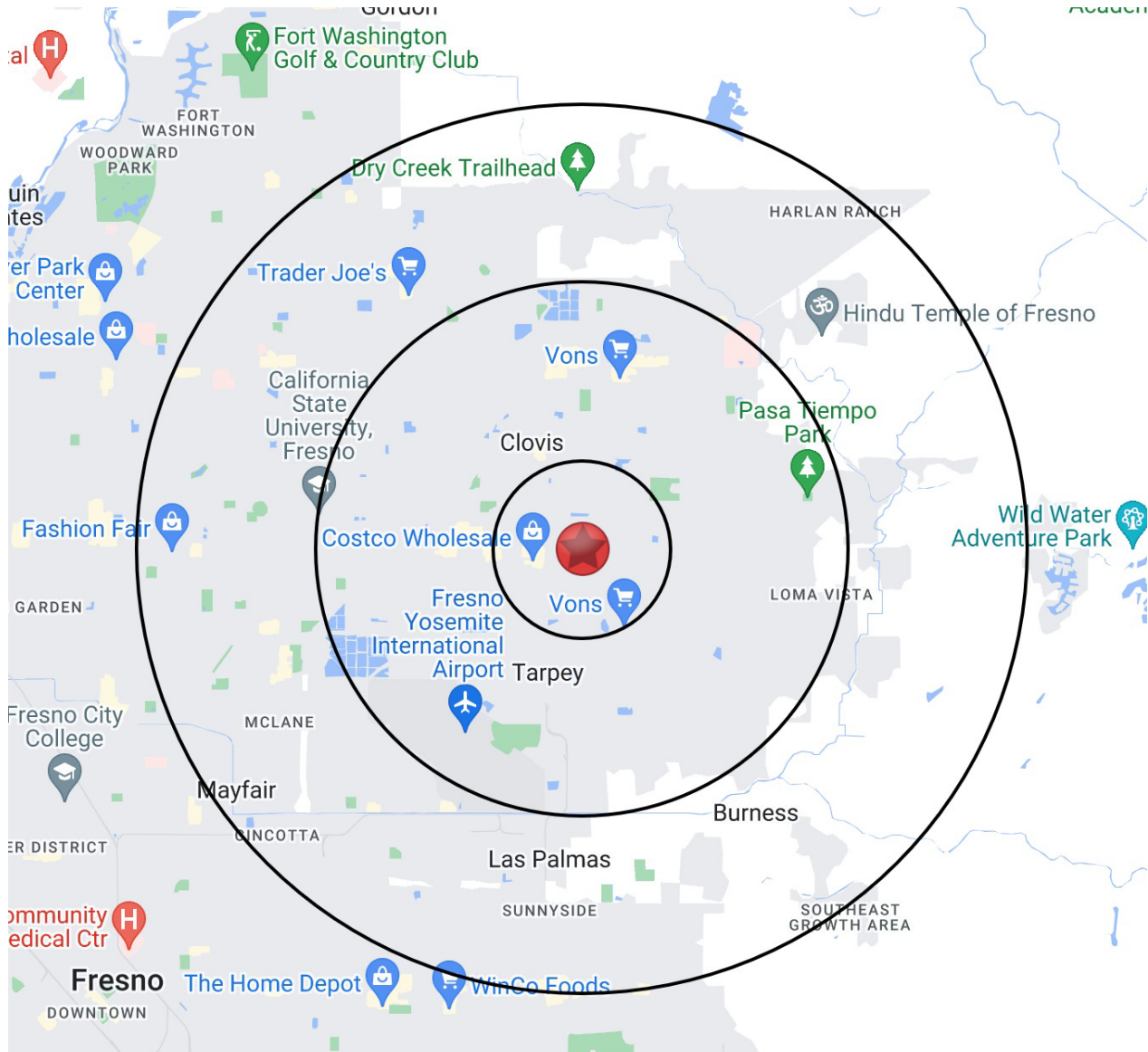
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RADIUS MAP



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