

428-498 WEST SHAW AVENUE, CLOVIS, CA 93612

Shaw Village



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Marcus & Millichap
OVANESS-ROSTAMIAN GROUP



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01

EXECUTIVE SUMMARY

THE OFFERING

428-498 WEST SHAW AVENUE, CLOVIS, CA 93612



OFFERING PRICE:

\$10,875,000



CURRENT & 2030 PROFORMA CAP RATES:

6.83% & 9.38%



BUILDING PRICE PER SF:

\$141



LAND PRICE PER SF:

\$33



TOTAL BUILDING SIZE:

77,299 SF



TOTAL LAND SIZE:

330,723 SF (±7.59 ACRES)



YEAR BUILT / RENOVATED:

1974 / 2012



PARCEL: 430-500-42



LAND SIZE:

302,306 SF (±6.94 ACRES)

PARCEL: 430-500-21



LAND SIZE:

28,417 SF (±0.65 ACRES)



INVESTMENT HIGHLIGHTS

- **Prime Retail Location:** Anchored by Investment-Grade Tenants Including dd's DISCOUNTS (Ross Dress for Less – NASDAQ: ROST | Moody's Rated A2), Rent-A-Center (Upbound Group, Inc. NASDAQ: UPBD | Bank of America (ATM Drive Thru) – NASDAQ: BAC | Moody's Rated Aa2 and Coming Soon Habit Burger & Grill (Yum! Brands – NASDAQ: YUM | Moody's Rated Ba3)
- **Stabilized Asset:** 98% Leased With a Strong History of Long-Term Occupancy; Offered Below Replacement Cost
- **New Ground Lease Outparcel:** Brand-New Habit Burger & Grill Drive-Thru on a 20 Year Ground Lease
- **Ideal Grocer Space:** Short Term Lease in Former Big Lots Space Allows Investors Substantial Future Upside
- **Excellent Visibility & Access:** Located at a Main Signalized Hard Corner With Multiple Ingress/Egress Points and Exceptional Street Exposure. Shaw Avenue is One of the Primary East-West Arterial Streets Serving the Fresno-Clovis Metropolitan Area
- **Strategic Proximity:** Near California State University, Fresno (24,000+ Students), State Route 168 (96,152 Vehicles Per Day), and Sierra Vista Mall (700,000 SF Retail Center)
- **High-Traffic Retail Corridor:** Strong National and Credit Tenant Synergy Within a Prominent Commercial Area
- **Robust Demographics:** Dense Trade Area With 367,633 Residents Within a 5-Mile Radius and an Average Household Income of \$100,244



INVESTMENT OVERVIEW



The Ovaness-Rostamian Group is pleased to offer Shaw Village, a stabilized neighborhood shopping center located in the high-growth city of Clovis, California, just north of Fresno. The center is anchored by dd's Discounts (Ross Dress for Less), Bank of America (ATM Drive Thru), Rent A Center and features a brand-new Habit Burger & Grill drive-thru on a 20 Year ground-leased outparcel, alongside a strong mix of daily-needs retailers.

Ideally positioned at the signalized intersection of Shaw Ave. and Peach Ave. (46,607 VPD) and just off CA State Route 168 (96,152 VPD), Shaw Avenue is one of the primary east-west arterial streets serving the Fresno-Clovis Metropolitan area. Shaw Village offers excellent visibility and access within a dominant retail corridor.

The property includes $\pm 77,299$ SF of GLA on ± 7.59 acres and is priced well below replacement cost—at \$141/SF for improvements and \$33/SF for land. Two legal parcels offer future flexibility, including the potential to sell off the outparcel to reduce investment basis. Also, the former Big Lots space has short term occupancy allowing investors to realize substantial future upside by backfilling space with national tenants such as grocery or gym uses.

Located near Sierra Vista Mall, California State University, Fresno (24,000+ students), and Fresno Yosemite International Airport, the site is surrounded by national retailers such as Walmart, Home Depot, Costco, Target, Starbucks, and Raising Cane's, generating consistent foot traffic. The trade area includes over 367,000 residents within a 5-mile radius, with average household income of \$100,244, offering a rare opportunity to acquire a high-performing center in one of Central California's most active markets.



02

PROPERTY DESCRIPTION

PROPERTY OVERVIEW



PARKING:

300 Stalls



ZONING:

C2*TWR & C2



TOTAL BUILDING SIZE:

77,299 SF



TOTAL LOT SIZE:

330,723 SF (±7.59 ACRES)



APN:

430-500-21

430-500-42



ADDRESS:

428-498 WEST SHAW AVENUE,
CLOVIS, CA 93612



Sierra Fwy.

Willow Ave.

Villa Ave.

Peach Ave.

Minnewawa Ave.

Clovis Ave.

West Shaw Ave.

VONS

Target, Burlington Tj-maxx, BEST BUY, Starbucks, Round Table Pizza, Former Boys, PETSMART, The UPS Store, DOLLAR TREE, sleep number

SPROUTS FARMERS MARKET, DOLLAR TREE, TACO BELL, ROSS, SNEAKERS

JO-ANN fabric and craft stores, DICK'S, five BELOW, the Vitamin Shoppe, PETCO, BevMo!, HomeGoods, penny's, Habit Burger Grill, McDonald's, Walmart, ULTA

23,859 CARS PER DAY

CLOVIS ELEMENTARY
Part of the Clovis Unified School District
670 Students

Clovis High School
Part of the Clovis Unified School District
2,876 Students

Clark Intermediate
Part of the Clovis Unified School District
1,462 Students

23,399 CARS PER DAY

47,227 CARS PER DAY

24,000+ Students

Walgreens, SONIC, Michaels, Burger King, BOOT BARN, Walmart

Papa Murphy's, GROCERY OUTLET, Dargan Market

LOWE'S

TOYOTA, CHEVROLET

THE HOME DEPOT

Starbucks, Dunkin' Donuts

Applebee's, Bowlero, CVS pharmacy

at home The Home & Holiday Superstore

MATTRESS FIRM, PET SUPPLIES PLUS, food maxx, OfficeMax

ANDIAMO, TEL EDON MEXICAN RESTAURANT, HOBBY LOBBY

Save Mart, TACO BELL, FASTER, SUPER CUTS, Valero, CVS pharmacy

Sierra Vista Mall (700,000 SF Retail Center)
Target, Red Robin, IHOP, Colton's, Bath & Body Works, THE CHICKEN SHACK, CHARLEY'S, FAMOUS FOOTWEAR, KOHL'S, Panera Bread

Huckleberry's, Starbucks, COSTCO WHOLESALE

VONS

WESTAMERICA BANK, Pollo Loco, Planet Fitness, BIG 5, PETSMART, Marshalls, McDonald's, O'Reilly

OVALLE MARKET, Burlington, DOLLAR TREE, ROSS, HARBOR FREIGHT

11,022 CARS PER DAY

10,244 CARS PER DAY

MIRAMONTE ELEMENTARY
Part of the Clovis Unified School District
628 Students

SUBJECT
Shaw Village
dd's DISCOUNTS, BANK OF AMERICA, Habit Burger Grill, RBC

Smart & Final, DOLLAR TREE

96,152 CARS PER DAY

FRESNO YOSEMITE International Airport
Airport Code: FAT
24,000 Students

Sierra Fwy.

168

96,152
CARS PER DAY

Walgreens
Michael's
Burger King
Walmart

SONIC
BOOT BARN

35,585
CARS PER DAY

Pepp Boys
McDonald's

West Shaw Ave.

Mimewawa Ave.

23,859
CARS PER DAY

MATTRESS FIRM
ANDIAMO
food maxx
PET SUPPLIES PLUS
TOL BROS
MEXICAN RESTAURANT

LOWE'S
at home
The Home & Holiday Superstore

Papa Murphy's
GROCERY OUTLET
Bargain Market

Carl's Jr.

Carle's

Spirit
Starbucks
Domino's

WELLS FARGO

Olive Garden

Smart & Final
DOLLAR TREE

SUBJECT
Shaw Village
dd's DISCOUNTS
Habit Burger Grill
RBC

11,022
CARS PER DAY

HARBOR FREIGHT
ROSS
DOLLAR TREE
VALLARTA SUPERMARKETS
Burlington

Village Ave.

Peach Ave.

10,244
CARS PER DAY

BMO
Applebees
Bowlers
CVS pharmacy

COSTCO WHOLESALE

WESTAMERICA BANK
Pollo Loco
planet fitness
BIG 5
PET SMART
Marshalls
McDonald's
O'Reilly

Clovie Ave.

Residence INN
HOME 2
HOMESWOOD SUITES
BY HILTON
Hampton Inn & Suites

TARPEY ELEMENTARY
Part of the Clovis Unified School District
653 Students

47,227
CARS PER DAY

Sierra Vista Mall (700,000 SF Retail Center)
Target
Red Robin
IHOP
Colton's
Bath & Body Works
The Broken Shack
CHARLEY'S
FAMOUS footwear
Kohl's
Panera

OBLIQUE AERIAL



SUBJECT

Shaw Village

dd's DISCOUNTS BANK OF AMERICA

The Habit BURGER GRILL

RAC

Sierra Fwy.

168

96,152
CARS PER DAY

TOWNEPLACE SUITES
MARRIOTT

Hilton Garden Inn

H Holiday Inn Express

35,585
CARS PER DAY

West Shaw Ave.

11,022
CARS PER DAY

Peach Ave.


24,000+ Students

THE HOME DEPOT

TOYOTA

CHEVROLET

Pep Boys

KIA

Penny's

cricket
Little Caesars

enterprise

Smart & Final
DOLLAR TREE

W Wenderschnitz

World Wide
Wheels & Tires

Me-n-Ed's
ORIGINAL California Style PIZZA



McDonald's

West Twain Ave.

AW
LONG JOHN SILVER

TACO BELL

Valero

UBREAKIFIX

OBLIQUE AERIAL

N



SUBJECT

Shaw Village

dd's DISCOUNTS

Habit BURGER GRILL

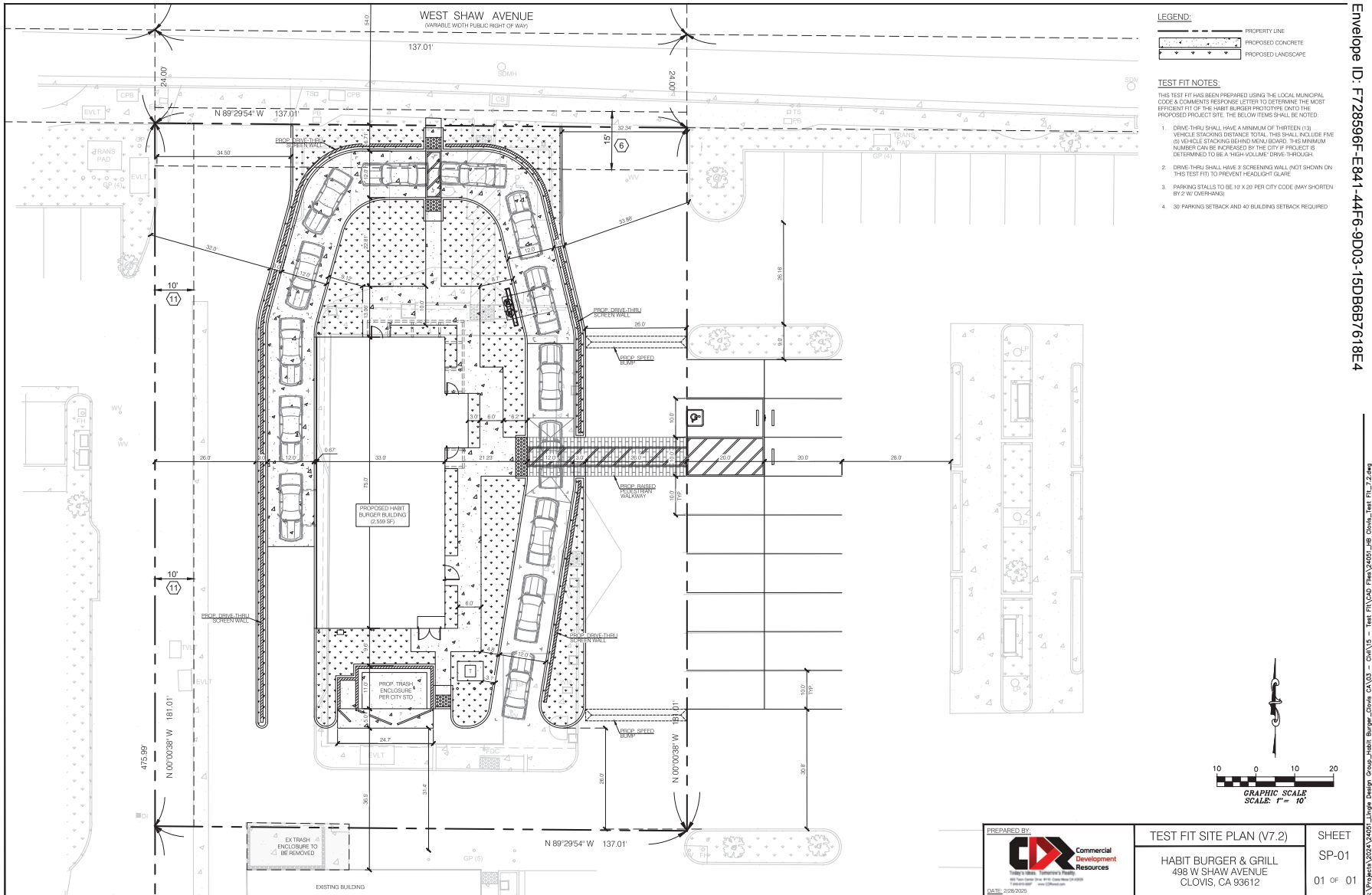
BANK OF AMERICA

SITE PLAN



HABIT BURGER & GRILL DRIVE-THRU SITE PLAN

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03

TENANT OVERVIEW

TENANT PROFILE



COMPANY OVERVIEW

Headquarters	Dublin, California
Founded	2004
Website	www.ddsdiscunts.com
Store Size Range	20,000 – 30,000 SF
Target Market	Value-focused shoppers, families, urban/suburban demographics
Number of Locations	800+ (Across the United States)

ABOUT DD’S DISCOUNTS

DD’s DISCOUNTS is a rapidly expanding off-price retailer owned by Ross Stores, Inc. Known for offering deep discounts on apparel, home décor, and everyday essentials, DD’s targets budget-conscious shoppers with brand-name and private-label merchandise at prices typically 20–70% below department and specialty store pricing.



TENANT PROFILE



COMPANY OVERVIEW

Headquarters	Plano, Texas
Founded	1986
Website	www.rentacenter.com
Parent Company	Upbound Group, Inc. (NASDAQ: UPBD)
Number of Locations	1,800 (Across the United States)

ABOUT RENT-A-CENTER (RAC)

Rent-A-Center (RAC) is a leading lease-to-own operator focused on providing affordable access to durable goods such as furniture, appliances, electronics, and computers. Known for flexible payment plans and no-credit-needed leasing, RAC serves value-driven, credit-challenged, and working-class consumers across the U.S.



TENANT PROFILE

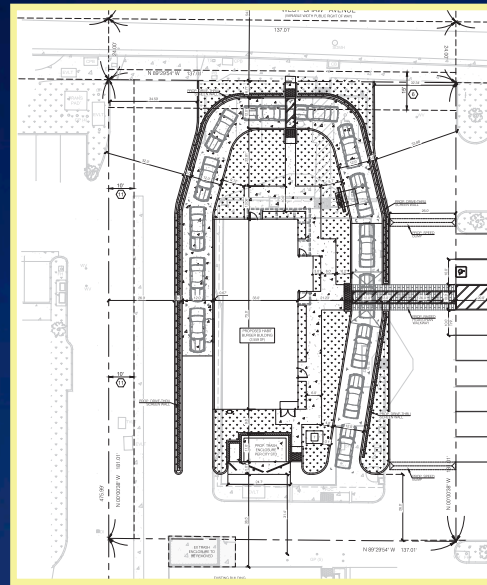


COMPANY OVERVIEW

Headquarters	Irvine, California
Founded	1969
Website	www.habitburger.com
Parent Company	Yum! Brands, Inc.
Number of Locations	377 (Across the United States)

ABOUT HABIT BURGER & GRILL

Habit Burger & Grill is a California-based fast-casual restaurant chain renowned for its flame-grilled Charburgers and diverse menu offerings. Established in 1969 in Goleta, near Santa Barbara, the chain has grown to over 370 locations across the United States and internationally, including Cambodia, China, and the United Arab Emirates.



Representative Photo

TENANT PROFILE



BANK OF AMERICA

COMPANY OVERVIEW

Headquarters	Charlotte, North Carolina
Founded	1904
Website	www.bankofamerica.com
Ownership Status	Public
Board/Symbol	NYSE/BAC
Revenue	\$102 Billion (2024)
Number of Locations	3,736

ABOUT BANK OF AMERICA

Bank of America is a leading global financial institution, serving approximately 69 million consumer and small business clients in the United States with a wide range of banking, investing, asset management, and financial services. It operates over 3,700 retail financial centers and a network of over 15,000 ATMs. Headquartered in Charlotte, North Carolina, the bank is a leader in wealth management, corporate and investment banking, and trading. It serves corporations, governments, institutions, and individuals worldwide. The company has a strong commitment to sustainability and community initiatives, including affordable housing and small business support. Bank of America is also a leader in digital banking, with millions of active mobile users benefiting from its AI-driven financial tools and seamless digital transactions.





04

FINANCIAL ANALYSIS

PRICING

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PRICING SUMMARY

Price:	\$10,875,000	
Down Payment:	\$3,806,250	<i>35% Down Payment</i>
Current Cap Rate:	6.83%	
ProForma Cap Rate:	9.38%	Cash-on-Cash: 6.05%
<u>Costs Incurred by New Owner</u>		ProForma Cash-on-Cash: 12.74%
<i>TI & Leasing Commission @ \$29 PSF</i>	\$672,800	
Year Built/Renovated:	1974/2012	
Total Building Size:	77,299	
Price Per Square Foot:	\$141	Parking: 300 Stalls
Lot Size (SF):	330,723	Land Per Sq. Ft.: \$33

NEW FINANCING

LTV:	65%
Balance:	\$7,068,750
Term:	5
Rate:	6.07%
Amortization:	30
Maturity Date:	Nov-2030
Yearly Payment:	\$512,392

FINANCIAL SUMMARY

	<u>Current</u>		<u>ProForma 2030</u>	
Total Rental Income (GLA):	\$867,360		\$1,126,905	
Expense Reimbursements:	\$238,639		\$330,235	
Total Gross Revenue:	\$1,105,999		\$1,457,140	
Vacancy Factor:	(\$33,180)	3.0%	(\$43,714)	3.0%
Operating Expenses:	(\$330,235)	38%	(\$330,235)	29%
Net Operating Income (NOI):	\$742,584	6.83%	\$1,083,191	9.38%
First Trust Deed/Mortgage:	\$512,392		\$512,392	
Pre-Tax Cash Flow:	\$230,192	6.05%	\$570,799	12.74%
Interest Payment:	\$426,716		\$421,368	
Principle Payment:	\$85,677		\$91,025	
Total Return:	\$315,869	8.30%	\$661,823	14.78%

ESTIMATED EXPENSES

Property Tax:	\$127,797
Insurance:	\$54,109
CAM:	\$31,298
Management:	\$55,300
Utilities:	\$32,636
Maintenance & Repair:	\$17,500
Reserves:	\$11,595

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OVANESS-ROSTAMIAN GROUP

Total Expenses:	\$330,235
Expenses Per Sq. Ft (GLA):	\$0.36

RENT ROLL

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RENT ROLL - CURRENT 2026

<u>Unit</u>	<u>Tenant</u>	<u>%</u>	<u>Sq. Ft.</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>	<u>Rent PSF/Mo</u>	<u>Rent PSF/Yr</u>	<u>Type</u>	<u>Start</u>	<u>End</u>	<u>Options</u>	<u>Increases</u>
424	Quick Cuts	1.59%	1,230	\$2,652	\$31,827	\$2.16	\$25.88	NNN	4/1/2003	6/30/2028		CPI or min 3%
426	Unique Optique	1.51%	1,170	\$1,968	\$23,613	\$1.68	\$20.18	NNN	11/1/1999	10/31/2027		CPI or min 3%
428	Romeo's Pizza	1.16%	900	\$1,540	\$18,477	\$1.71	\$20.53	NNN	9/1/1997	6/30/2027		CPI or min 3%
430	New Tenant	1.55%	1,200	\$2,000	\$24,000	\$1.67	\$20.00	NNN	New Lease	New Lease	-	-
432	DD's/Ross *	27.74%	21,440	\$6,172	\$74,059	\$0.29	\$3.45	GROSS	5/5/2014	1/31/2030	3 X 5-Yr.	10% Each Ext.
<i>DD's/Ross Contract Rent *</i>				<i>\$15,240</i>	<i>\$182,883</i>	<i>\$0.71</i>	<i>\$8.53</i>	<i>NNN</i>	<i>5/5/2014</i>	<i>1/31/2030</i>	<i>3 X 5-Yr.</i>	<i>10% Each Ext.</i>
456	Lucky Day	30.01%	23,200	\$14,575	\$174,894	\$0.63	\$7.54	NNN	12/1/2022	11/30/2029		3.00%
458	Sunil Kumar/Rachina Gandhi	13.71%	10,600	\$11,687	\$140,238	\$1.10	\$13.23	NNN	1/1/2023	12/31/2027	2 X 5-Yr.	CPI or min 5%
460	Sunil Kumar/Rachina Gandhi	3.10%	2,400	\$2,646	\$31,752	\$1.10	\$13.23	NNN	-	-		
472	Rent-A-Center	5.43%	4,200	\$6,031	\$72,368	\$1.44	\$17.23	NNN	10/21/1999	10/31/2027		2.00%
476	Kaying Beauty	1.94%	1,500	\$2,142	\$25,703	\$1.43	\$17.14	NNN	12/1/1996	12/31/2027		CPI or min 3%
478	Kaying Elmer	1.16%	900	\$1,326	\$15,914	\$1.47	\$17.68	NNN	2/1/2023	1/31/2028		CPI or min 3%
480	Villa Nails	1.16%	900	\$1,722	\$20,658	\$1.91	\$22.95	NNN	1/1/2016	12/31/2027		CPI or min 3%
482	Boba's	1.94%	1,500	\$2,048	\$24,570	\$1.37	\$16.38	NNN	4/1/2021	3/31/2026		CPI or min 3%
488	Clovis Fair Deal Liq.	3.10%	2,400	\$3,713	\$44,558	\$1.55	\$18.57	NNN	9/1/2007	8/31/2027	1 x 5-Yr.	CPI or min 3%
490	The Smoke Shop	1.55%	1,200	\$2,037	\$24,443	\$1.70	\$20.37	NNN	4/1/2024	3/31/2026		3.00%
434	Taco Bell CAM Only	-	ERA	-	-	-	-	NNN	3/22/1973	Permanent		Fix
ATM	BofA 2kiosk ATM	-	PKG	\$1,940	\$23,285	-	-	NNN	2/1/1999	10/31/2027	3 x 5-Yr.	Fix 2%
Outparcel	Habit (Ground Lease)	3.31%	2,559	\$8,083	\$97,000	\$3.16	\$37.91	NNN	-	20 Yr.	4 x 5-Yr.	10%
Total / Average		100%	77,299	\$72,280	\$867,360	\$1.52	\$18.27					

RENT ROLL

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RENT ROLL - PROFORMA 2030

<u>Unit</u>	<u>Tenant</u>	<u>%</u>	<u>Sq. Ft.</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>	<u>Rent PSF/Mo</u>	<u>Rent PSF/Yr</u>	<u>Type</u>	<u>Start</u>	<u>End</u>	<u>Options</u>	<u>Increases</u>
424	Quick Cuts	1.59%	1,230	\$2,985	\$35,822	\$2.43	\$29.12	NNN	4/1/2003	6/30/2028		CPI or min 3%
426	Unique Optique	1.51%	1,170	\$2,215	\$26,577	\$1.89	\$22.72	NNN	11/1/1999	10/31/2027		CPI or min 3%
428	Romeo's Pizza	1.16%	900	\$1,733	\$20,797	\$1.93	\$23.11	NNN	9/1/1997	6/30/2027		CPI or min 3%
430	New Tenant	1.55%	1,200	\$2,122	\$25,462	\$1.77	\$21.22	NNN	New Lease	New Lease	-	3.00%
432	DD's/Ross Contract Lease	27.74%	21,440	\$16,759	\$201,107	\$0.78	\$9.38	NNN	5/5/2014	1/31/2030	3 X 5-Yr.	10% Each Ext.
456	New Tenant	30.01%	23,200	\$19,720	\$236,640	\$0.85	\$10.20	NNN	New Tenant	New Tenant		-
458	Sunil Kumar/Rachina Gandhi	13.71%	10,600	\$14,205	\$170,460	\$1.34	\$16.08	NNN	1/1/2023	12/31/2027	2 X 5-Yr.	CPI or min 5%
460	Sunil Kumar/Rachina Gandhi	3.10%	2,400	\$2,816	\$33,789	\$1.17	\$14.08	NNN	-	-		
472	Rent-A-Center	5.43%	4,200	\$6,528	\$78,333	\$1.55	\$18.65	NNN	10/21/1999	10/31/2027		2.00%
476	Kaying Beauty	1.94%	1,500	\$2,411	\$28,929	\$1.61	\$19.29	NNN	12/1/1996	12/31/2027		CPI or min 3%
478	Kaying Elmer	1.16%	900	\$1,493	\$17,911	\$1.66	\$19.90	NNN	2/1/2023	1/31/2028		CPI or min 3%
480	Villa Nails	1.16%	900	\$1,938	\$23,251	\$2.15	\$25.83	NNN	1/1/2016	12/31/2027		CPI or min 3%
482	Boba's	1.94%	1,500	\$2,305	\$27,654	\$1.54	\$18.44	NNN	4/1/2021	3/31/2026		CPI or min 3%
488	Clovis Fair Deal Liq.	3.10%	2,400	\$4,179	\$50,150	\$1.74	\$20.90	NNN	9/1/2007	8/31/2027	1 x 5-Yr.	CPI or min 3%
490	The Smoke Shop	1.55%	1,200	\$2,305	\$27,654	\$1.92	\$23.05	NNN	4/1/2024	3/31/2026		3.00%
*434	Taco Bell CAM Only	-	ERA	-	-	-	-	NNN	3/22/1973	Permanent		Fix
ATM	BofA 2kiosk ATM	-	PKG	\$2,100	\$25,204	-	-	NNN	2/1/1999	10/31/2027	3 x 5-Yr.	Fix 2%
Outparcel	Habit (Ground Lease)	3.31%	2,559	\$8,097	\$97,165	\$3.16	\$37.97	NNN	-	20 Yr.	4 x 5-Yr.	10%
Total / Average		100%	77,299	\$77,150	\$1,126,905	\$1.78	\$21.37					

*Assumes rolling 3% increases or 5% annual depending on term

*Assumes New Tenant for Big Lots Space at 0.85 Cents

*Assumes DD's co-tenancy requirements are met and tenant exercises option

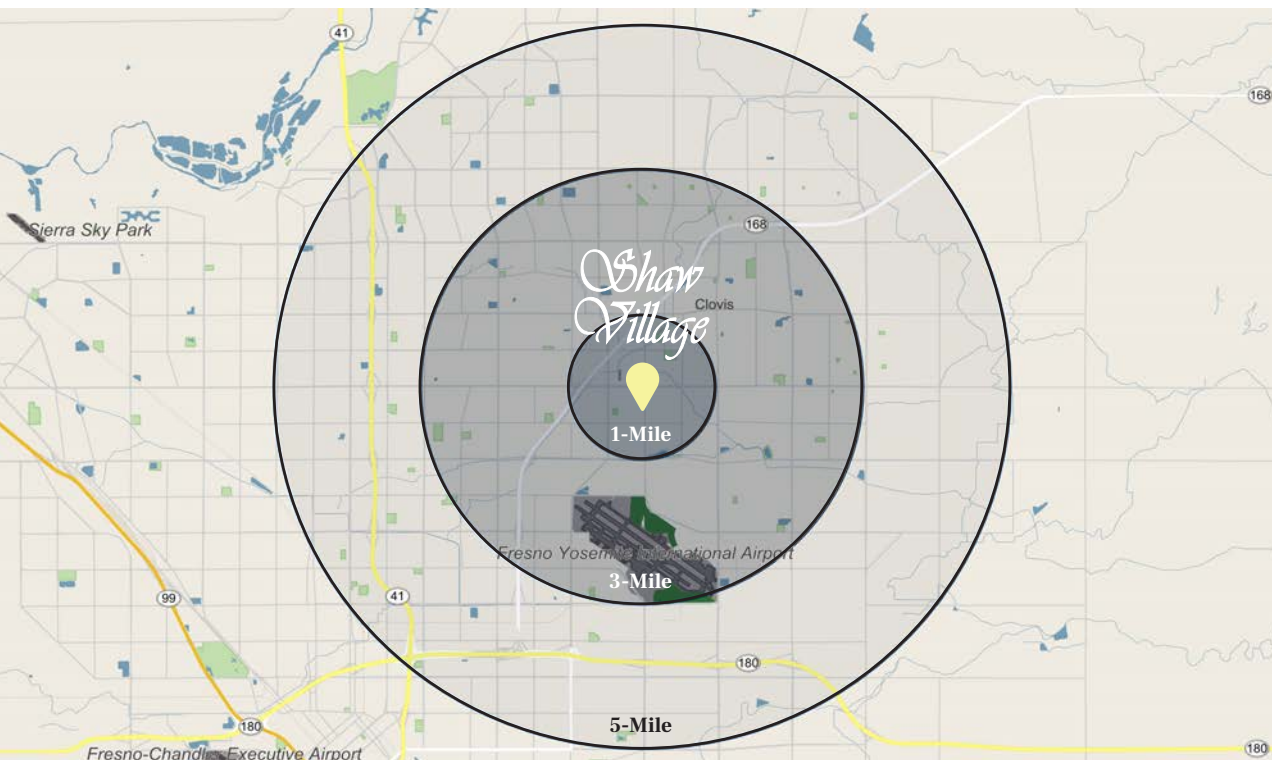


05

LOCATION & MARKET OVERVIEW

CLOVIS, CALIFORNIA OVERVIEW

Clovis, California is a dynamic and rapidly growing city located just northeast of Fresno in the heart of the Central Valley. Known for its exceptional quality of life, Clovis combines the warmth of a close-knit community with the conveniences of a modern, well-planned city. It boasts highly rated schools, clean and safe neighborhoods, and a charming historic downtown that hosts year-round community events, farmers markets, and local festivals. Residents enjoy a variety of outdoor recreational opportunities, including hiking and biking trails, expansive parks, and easy access to the nearby Sierra Nevada Mountains. The city also supports a thriving local economy with ongoing commercial and residential development, making it attractive for both families and businesses. With its strong community values, strategic location, and consistent growth, Clovis continues to be one of California's most desirable places to live and invest.



CITY HIGHLIGHTS

WITHIN A 5-MILE RADIUS



367,633
2024 POPULATION



\$100,244
AVERAGE HOUSEHOLD INCOME



126,585
TOTAL HOUSEHOLDS



± 12 Minute Drive
TO FRESNO, CA

PALM SPRINGS

327
MILES

LOS ANGELES

226
MILES

SAN DIEGO

346
MILES

FRESNO

7
MILES

SAN FRANCISCO

194
MILES

SACRAMENTO

170
MILES

DEMOGRAPHICS

Marcus & Millichap
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POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	25,285	138,991	374,897
2024 Estimate			
Total Population	25,104	137,072	367,633
2020 Census			
Total Population	24,840	135,588	361,785
2010 Census			
Total Population	23,238	127,577	326,221
Daytime Population			
2024 Estimate	24,071	151,332	362,855
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	10,085	50,751	129,408
2024 Estimate			
Total Households	9,983	49,913	126,585
Average (Mean) Household Size	2.5	2.7	2.9
2010 Census			
Total Households	9,849	48,770	122,717
2010 Census			
Total Households	9,129	45,474	109,868
Occupied Units			
2029 Projection	10,574	53,199	135,448
2024 Estimate	10,465	52,316	132,497
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$150,000 or More	7.6%	14.4%	18.5%
\$100,000-\$149,999	10.4%	17.1%	18.1%
\$75,000-\$99,999	12.0%	14.8%	13.9%
\$50,000-\$74,999	20.8%	16.5%	15.2%
\$35,000-\$49,999	14.0%	11.0%	10.2%
Under \$35,000	35.3%	26.2%	24.1%
Average Household Income	\$67,222	\$90,908	\$100,244
Median Household Income	\$53,363	\$75,215	\$82,503
Per Capita Income	\$25,947	\$32,812	\$34,556

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Consumer Expenditure Top 10 Categories			
Housing	\$25,058	\$29,745	\$31,020
Transportation	\$10,461	\$12,294	\$12,864
Food	\$9,320	\$10,745	\$11,126
Personal Insurance and Pensions	\$6,901	\$9,107	\$9,718
Entertainment	\$2,823	\$3,397	\$3,528
Cash Contributions	\$1,832	\$2,454	\$2,548
Apparel	\$1,746	\$2,168	\$2,264
Education	\$919	\$1,288	\$1,381
Personal Care Products and Services	\$846	\$928	\$946
Alcoholic Beverages	\$502	\$590	\$611
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	25,104	137,072	367,633
Under 20	27.7%	27.6%	29.4%
20 to 34 Years	28.4%	25.5%	22.9%
35 to 39 Years	6.7%	6.6%	6.9%
40 to 49 Years	10.2%	10.8%	11.7%
50 to 64 Years	13.6%	15.3%	15.6%
Age 65+	13.4%	14.2%	13.5%
Median Age	33.0	34.0	34.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	15,855	86,621	231,303
Elementary (0-8)	4.4%	5.4%	7.3%
Some High School (9-11)	7.7%	7.5%	7.7%
High School Graduate (12)	30.4%	24.4%	22.5%
Some College (13-15)	28.1%	26.1%	24.5%
Associate Degree Only	11.1%	11.2%	10.3%
Bachelor's Degree Only	13.4%	17.5%	18.3%
Graduate Degree	5.0%	7.9%	9.4%



METRO HIGHLIGHTS

AGRICULTURE BASE

Favorable growing conditions support a thriving agricultural industry centered around fruits, vegetables, nuts, dairy and meat. Companies in this sector are notable employers.

TRANSIT CONNECTORS

Fresno has access to the Bay Area and Los Angeles via Highway 99. Fresno Yosemite International Airport provides air service to local residents and tourists.

OUTDOOR-ORIENTED TOURISM

Fresno County's proximity to three national parks — Yosemite, Kings Canyon and Sequoia — supports the local tourism industry.

FRESNO COUNTY OVERVIEW

Fresno County, situated in the heart of California's Central Valley, is a major hub for agriculture, consistently ranking among the top counties in the nation for total crop production. Known for its fertile soil and favorable climate, the region produces a wide variety of fruits, nuts, and vegetables, including grapes, almonds, citrus, and tomatoes. The county is anchored by the city of Fresno and includes fast-growing communities like Clovis, offering a mix of urban convenience and suburban comfort. Fresno County is well-connected by major freeways, including State Route 99, State Route 41, State Route 180, and State Route 168, providing efficient access to Los Angeles, San Francisco, and surrounding areas. In addition to its economic importance, the county is a gateway to some of California's most iconic natural landmarks, including Yosemite, Kings Canyon, and Sequoia National Parks. With a diverse population, strong local economy, expanding development, and abundant recreational opportunities, Fresno County offers a high quality of life for residents and businesses alike.

EXCLUSIVELY LISTED BY

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