



LOMA VISTA

MARKET PLACE



TEAM ORLANDO

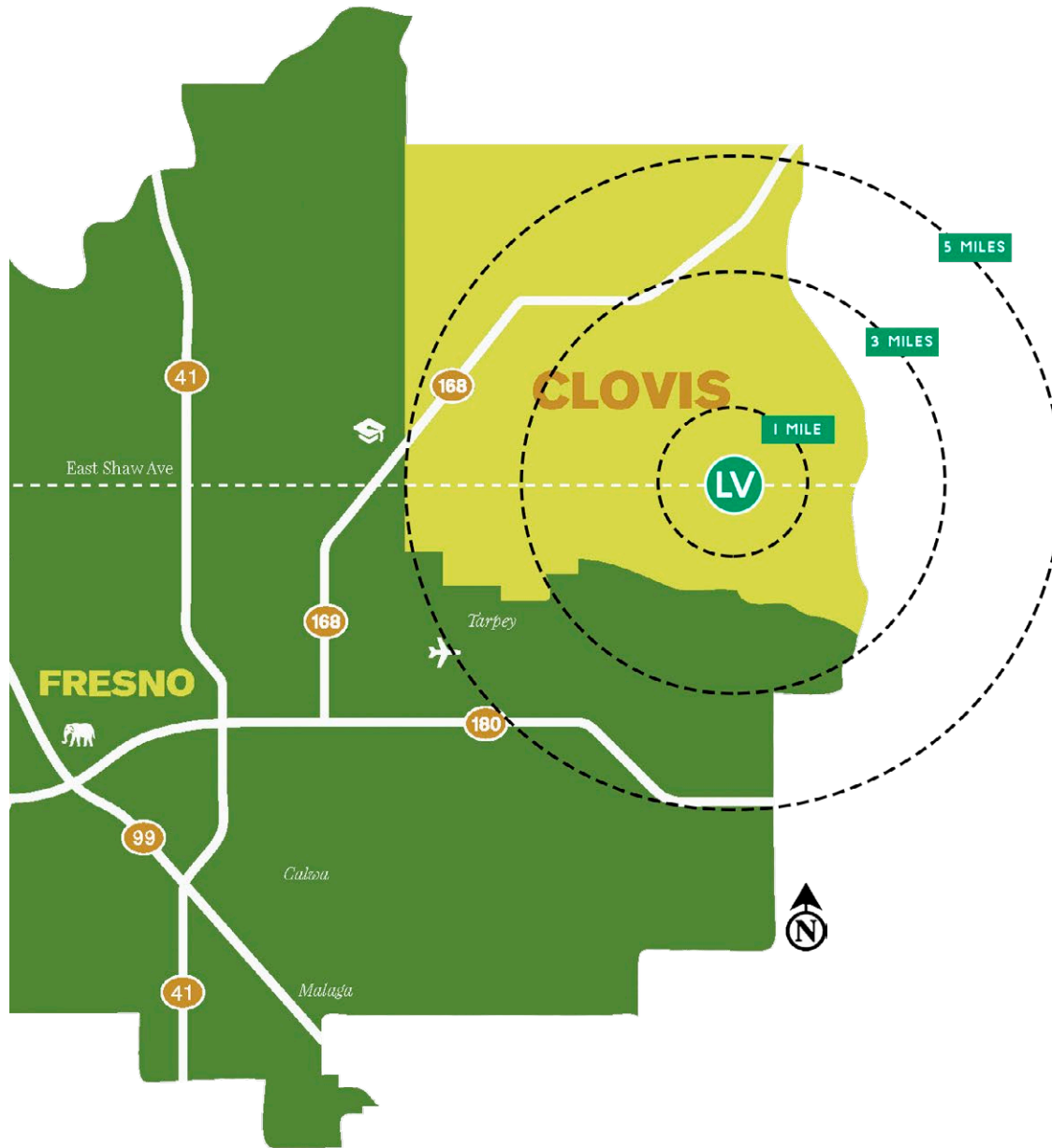
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SWC SHAW & LEONARD • CLOVIS, CA



LOMA VISTA MARKET PLACE

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LOCATION DESCRIPTION

Loma Vista Master Planned Community will be home to almost 30,000 residents over the next 20 years. The community will be an environmentally friendly neighborhood village. Recognizing the value of protecting natural resources, higher-density residential areas will be joined with bicycle and walking paths and shared open spaces, all linked to vibrant, activity-filled urban streetscape areas. Central, block-long pedestrian ways will feature mixed-use development serving retail, office and residential needs. Reducing our dependence on the automobile, the urban center will signal a commitment to a future that continues to value a high quality of life.

PROPERTY DESCRIPTION

Loma Vista Marketplace's location at the southwest corner of Shaw and Leonard in Clovis will provide 181,000± square feet of dining, shopping, and daily needs for the rapidly expanding residential population in the area.

ZONING

Retail

2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	10,439	70,166	146,934
Total Households	3,262	22,563	49,930
Median Household Income	\$120,945	\$108,410	\$88,649
Average Household Income	\$141,283	\$135,242	\$120,042
Median Age	39.23	37.53	36.22

2024 TRAFFIC COUNTS

Shaw Avenue:	17,024 ADT
Leonard Avenue:	<u>6,561</u> ADT
Total:	23,585 Avg Daily Traffic

Sources: Claritas LLC, AlphaMap, KalibrateTrafficMetrix

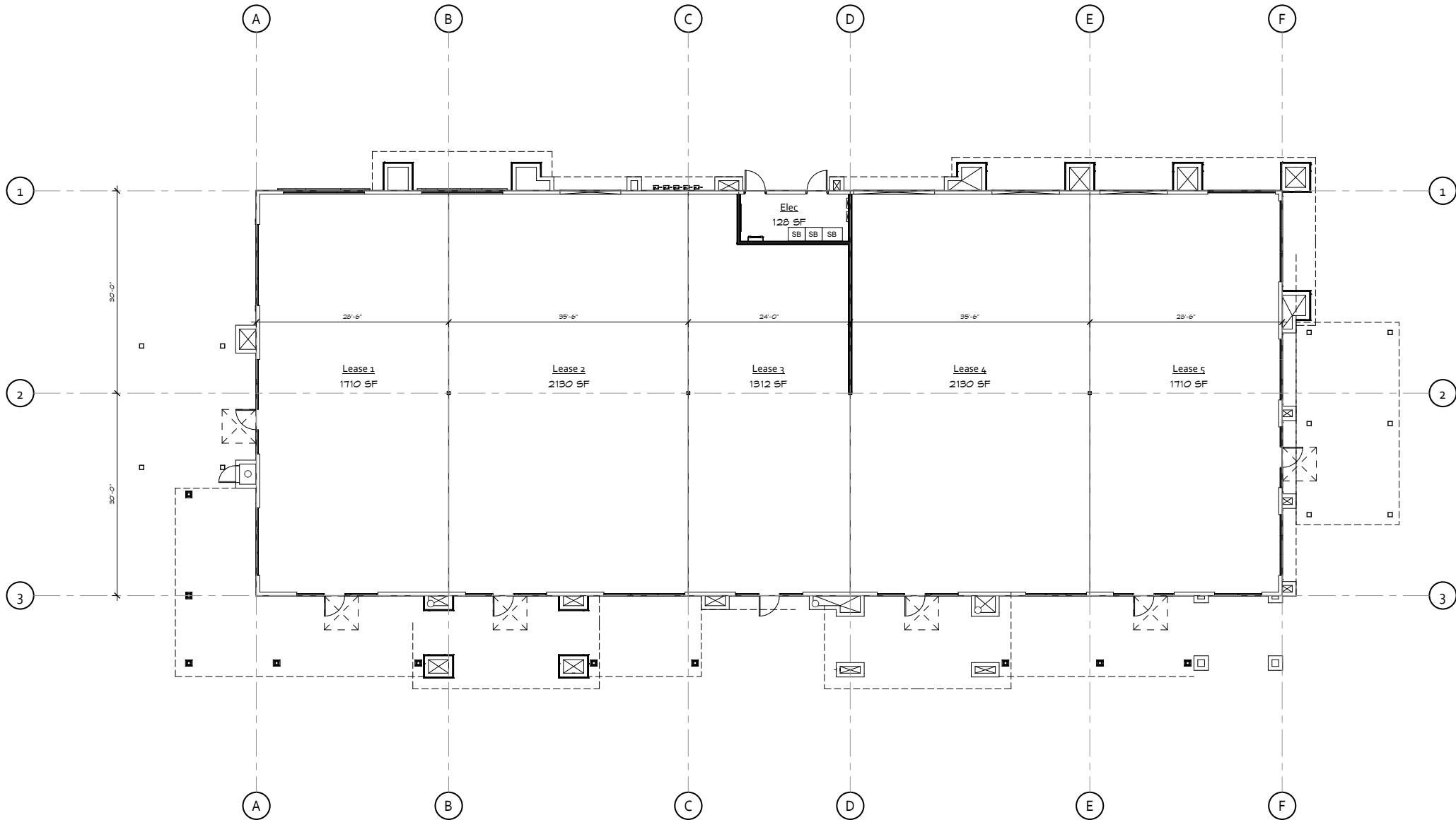
LOMA VISTA MARKETPLACE·MERCHANDISING SITE PLAN



C-1	Hot Worx	2,250± SF
C-2	European Wax Center	1,590± SF
C-3	Teaspoon	1,541± SF
C-4	Jersey Mikes	1,276± SF
C-5	Me-N-Ed's Pizza	3,129± SF
D-1	AVAILABLE	2,073± SF
D-2	UPS Store	1,456± SF
D-3	A Massage / Spa	1,714± SF
D-4	1 Nails	1,517± SF
D-5	WingStop	1,648± SF
D-6	Waba Grill	1,477± SF
E-1	Dutch Bros	1,869± SF
E-2	Donut Palace	1,332± SF
E-3	Menchies	1,441± SF

Bldg A	Proposed Pacific Dental	4,200± SF
Bldg F	Wash Boss Car Wash	6,414± SF
Bldg H-1/H2	AVAILABLE	10,005± SF
Bldg H-3	Ulta Beauty	10,000± SF
Bldg H-4	Five Below	9,504± SF
Bldg H-5	ROSS Dress For Less	22,000± SF
Bldg H-6	Grocery Outlet	18,075± SF
Bldg H-7	Proposed Tractor Supply - NAP	TBD± SF
Bldg P	SEE BUILDING 'P' (PAGE 4)	8,992± SF
Bldg Q	SEE BUILDING 'Q' (PAGE 5)	9,784± SF

BUILDING P



BUILDING P	AVAILABLE	8,992± SF
Space P-1	AVAILABLE	1,710± SF
Space P-2	AVAILABLE	2,130± SF
Space P-3	AVAILABLE	1,312± SF
Space P-4	AVAILABLE	2,130± SF
Space P-5	AVAILABLE	1,710± SF

BUILDING Q



BUILDING Q	AVAILABLE	9,784± SF
Space Q-1	AVAILABLE	2,040± SF
Space Q-2	AVAILABLE	1,440± SF
Space Q-3	Jamba	1,714± SF
Space Q-4	Proposed AT&T	1,500± SF
Space Q-5	The Press Box	1,630± SF
Space Q-6	The Press Box	1,460± SF



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TEMPERANCE AVE

14,998 ADT

LOGAN AVE

DE WOLF AVE

2,365 ADT

2,476 ADT

PLANNED
LOMA VISTA
COMMUNITY CENTER

SHAW AVE

REAGAN
EDUCATIONAL
CENTER

GETTYSBURG AVE

220 HIGH DENSITY
DETACHED HOMES,
302 APARTMENTS
UNDER CONSTRUCTION

PLANNED
RESIDENTIAL

17,665 ADT



LEONARD AVE

2,045 ADT

PLANNED
SIGNAL

PLANNED HIGH DENSITY
SINGLE FAMILY HOMES
(GRANVILLE DEVELOPER)

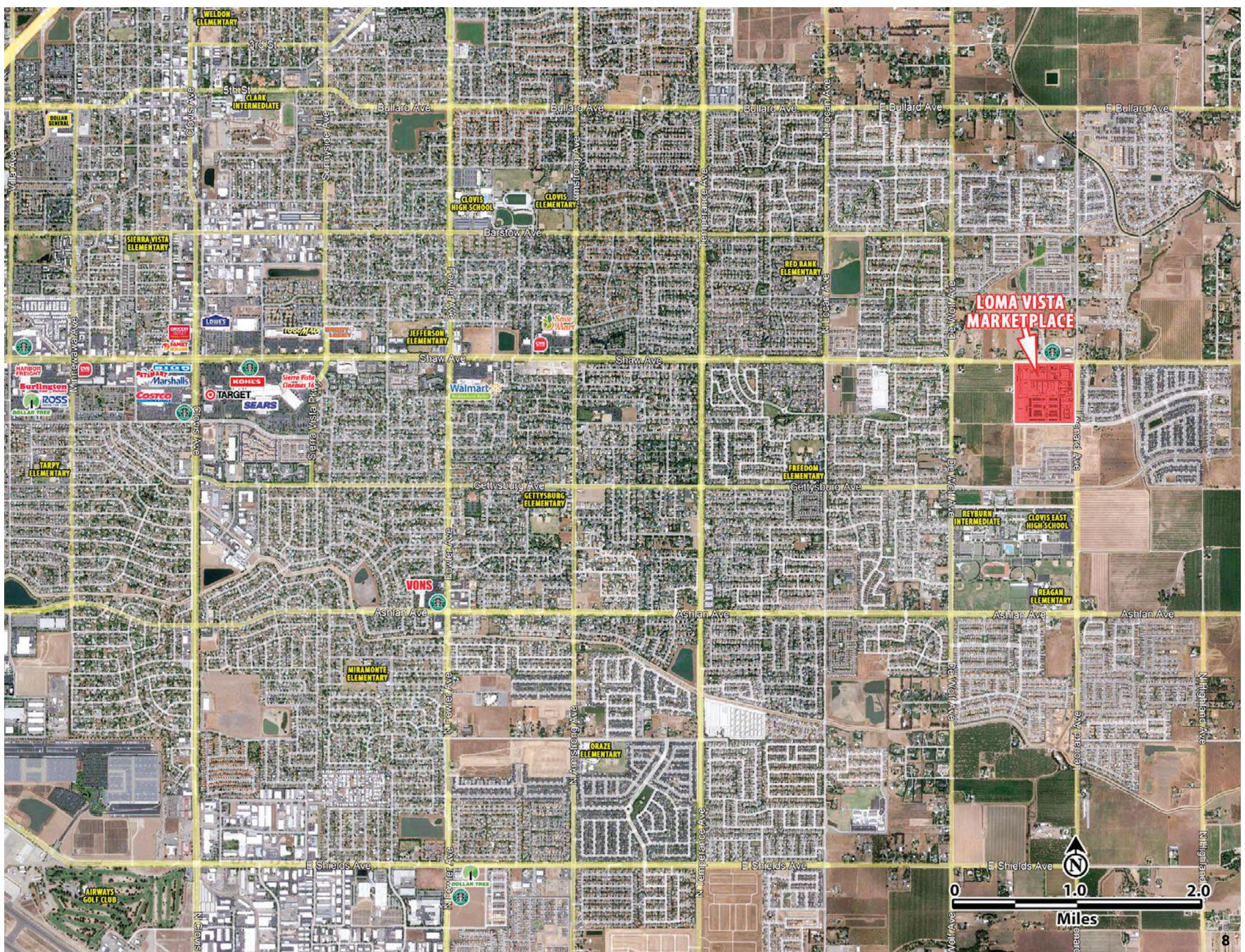
LOMA VISTA
HOUSING
DEVELOPMENT
UNDER CONSTRUCTION

7,395 ADT

ASHLAN AVE

7,457 ADT





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