



SWC OF SHAW & LEONARD | CLOVIS, CA

AVAILABLE FOR LEASE



LOMA VISTA
MARKETPLACE



 **PEARSON COMPANIES**



NEWMARK
PEARSON COMMERCIAL

ZEEB
PEARSON COMMERCIAL



INDEPENDENTLY OWNED AND OPERATED | Corporate License #00020875
FRESNO OFFICE: 7480 N. Palm Ave., #101, Fresno, CA 93711, t 559-432-6200
retailcalifornia.com

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.

Located 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.

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.

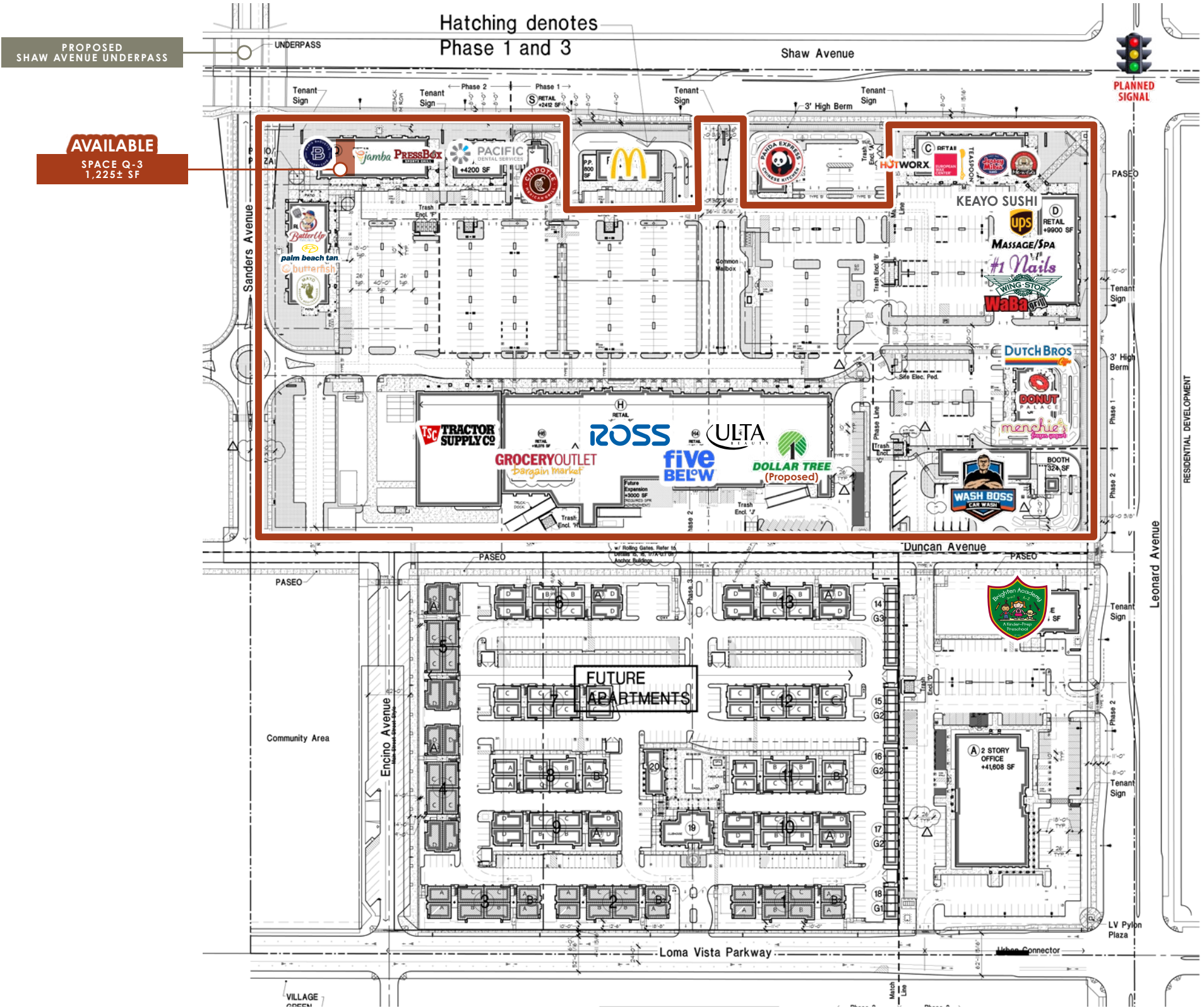


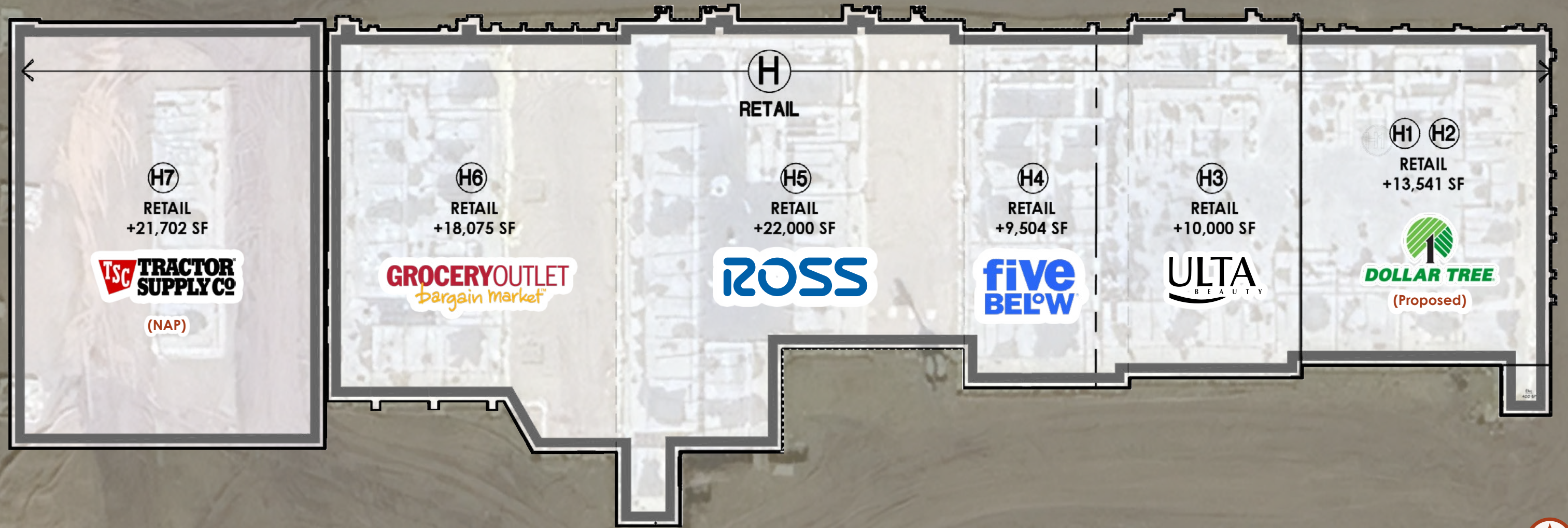
FOR INFORMATION, PLEASE CONTACT:

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AVAILABLE SPACE		SF
Space C-1	Hot Worx	2,279± SF
Space C-2	European Wax Center	1,609± SF
Space C-3	Teaspoon	1,559± SF
Space C-4	Jersey Mike's	1,291± SF
Space C-5	Me-N-Ed's Pizza	3,120± SF
Space D-1	Keayo Sushi	2,073± SF
Space D-2	UPS Store	1,456± SF
Space D-3	A Massage / Spa	1,648± SF
Space D-4	1 Nails	1,517± SF
Space D-5	WingStop	1,648± SF
Space D-6	Waba Grill	1,477± SF
Space E-1	Dutch Bros	1,869± SF
Space E-2	Donut Palace	1,332± SF
Space E-3	Menchie's	1,442± SF
Bldg A	Pacific Dental	4,200± SF
Bldg F	Wash Boss Car Wash	6,414± SF
Bldg H-1 Bldg H-2	Proposed Dollar Tree	13,541± 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)	21,702± SF
Bldg P	SEE BUILDING 'P' (PAGE 9)	8,992± SF
Bldg Q	SEE BUILDING 'Q' (PAGE 11)	9,778± SF
Bldg B	Panda Express (NAP)	2,300± SF
Bldg R	McDonald's (NAP)	4,303± SF
Bldg S	Chipotle	2,467± SF

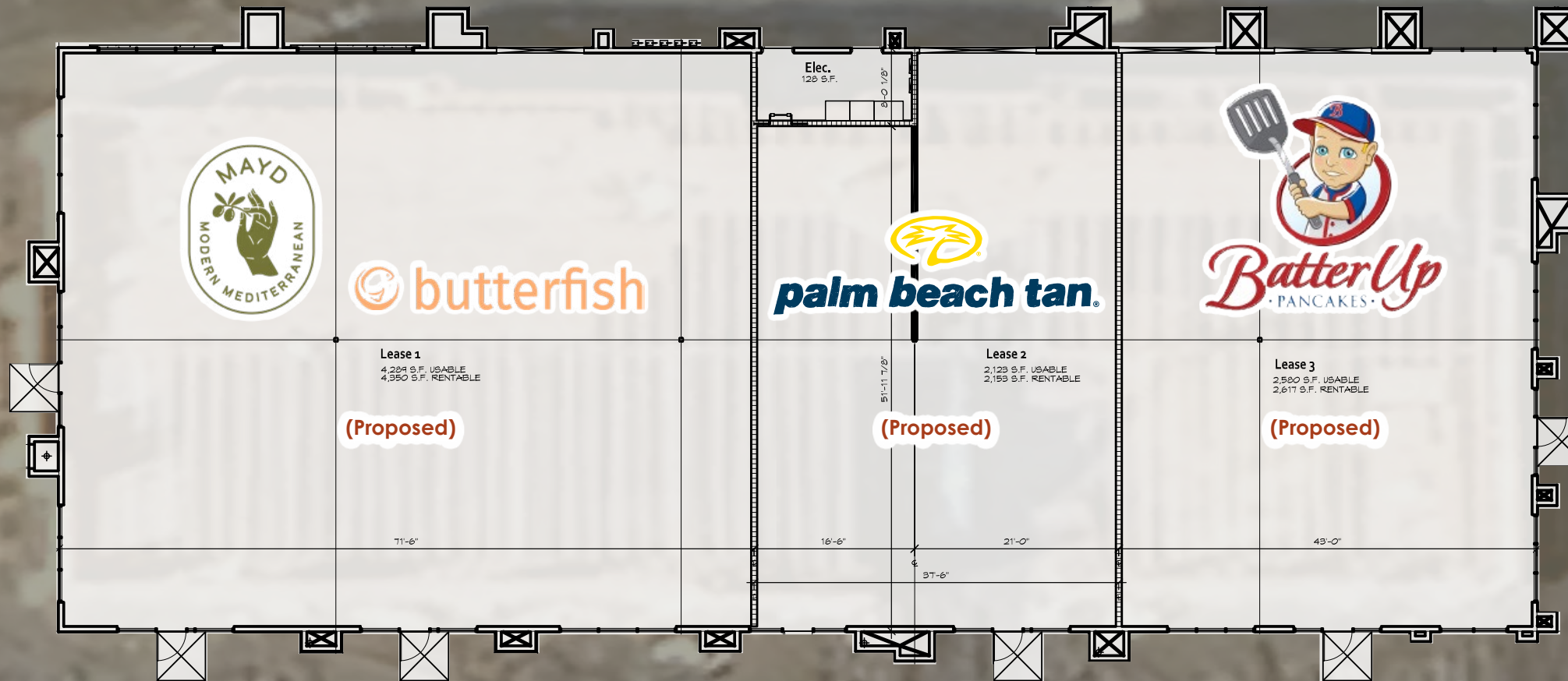




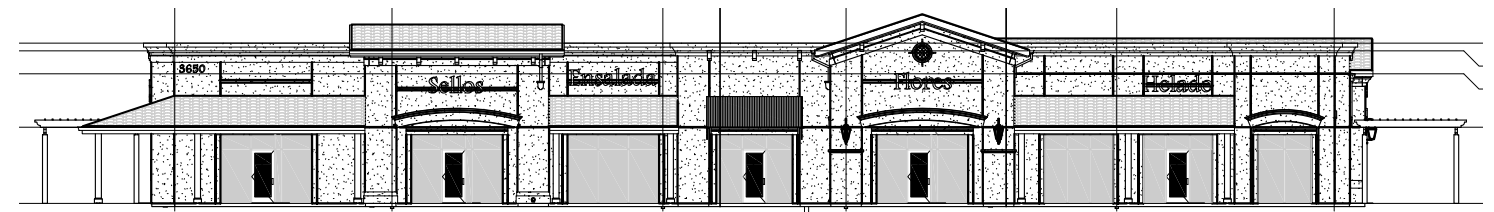
AVAILABLE SPACE		SF
Bldg H-1 Bldg H-2	Proposed Dollar Tree	13,541± SF
Bldg H-3	Ulta Beauty	10,000± SF
Bldg H-4	Five Below	9,504± SF

AVAILABLE SPACE		SF
Bldg H-5	ROSS Dress For Less	22,000± SF
Bldg H-6	Grocery Outlet	18,075± SF
Bldg H-7	Tractor Supply (NAP)	21,702± SF

BUILDING H - AVAILABILITY



AVAILABLE SPACE		SF
Space P-1	Proposed May'd Modern Mediterranean Butterfish	4,289± SF
Space P-2	Proposed Palm Beach Tan	2,123± SF
Space P-3	Proposed Batter Up Pancakes	2,580± SF



BUILDING P - AVAILABILITY



AVAILABLE SPACE		SF
Space Q-1	Paris Baguette	2,749± SF
Space Q-3	AVAILABLE	1,225± SF
Space Q-4	Jamba	1,214± SF

AVAILABLE SPACE		SF
Space Q-5	AT&T	1,500± SF
Space Q-6	Press Box Sports Grill	3,090± SF

BUILDING Q - AVAILABILITY



AREA TENANTS





TRAFFIC COUNTS

ADT

Ashlan Avenue at Leonard Avenue (Eastbound)	7,395±
Locan Avenue at Shaw Avenue (East & Westbound)	16,377 ±

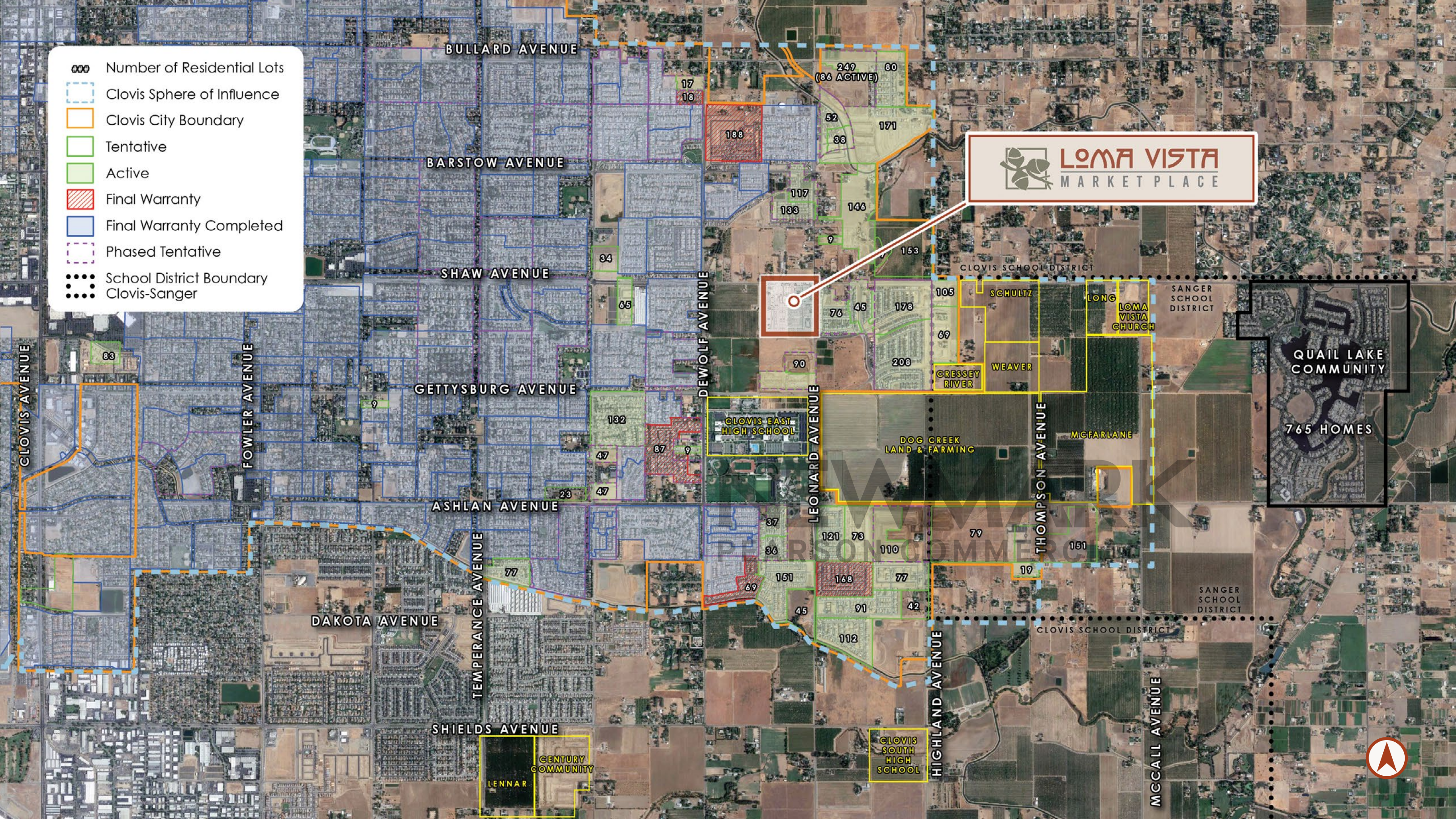
ADT

Shaw Avenue at DeWolf Avenue (West & Southbound)	9,714±
Leonard Avenue at Shaw Avenue (East & Westbound)	14,709±

Source: Kalibrate TrafficMetrix 2024



TRADE AREA



SOUTHEAST CLOVIS DEVELOPMENT

CITY OF CLOVIS ADVANTAGES

LOCATION BENEFITS

Located in the northeast quadrant of the Fresno-Clovis Metropolitan Area, Clovis is situated in the midst of the agriculturally rich San Joaquin Valley. Since its incorporation in 1912, Clovis has been the “Gateway to the Sierra.”

Dedicated to promoting planned growth while retaining its unique western atmosphere, the City’s population has more than doubled since 1985, reaching the current level of close to 114,000, and encompassing over 23 square miles in area.

GROWTH OPPORTUNITIES

The City’s economic base consists of retail sales and services and light manufacturing. Availability of housing, quality hospital care, excellent schools with modern facilities, responsive safety services, a mild climate, access to varied recreational opportunities, and strong community identity all contribute to Clovis’ reputation as a great place to live.

Clovis has maintained a small town community spirit as envisioned by its early founders, which is exemplified by such community events as the annual Rodeo Days, Big Hat Days, and Clovisfest celebration. This community pride, combined with Clovis’ unique growth opportunities, continues to attract new residents, developers, businesses, and industries to the City.



CITY OF CLOVIS STATISTICS



117,003
POPULATION



35.6
MEDIAN AGE



92%
H.S. GRAD OR HIGHER



\$75,413
MED. HH INCOME

POPULATION	1 MILE	2 MILES	3 MILES
2030 Projection	12,789	40,731	76,075
2025 Estimate	11,388	37,552	71,083
Growth 2025-2030	12.30%	8.46%	7.02%
Growth 2020-2025	43.56%	17.99%	16.10%
Growth 2010-2020	126.30%	82.64%	46.90%

Source: City of Clovis

Source: Claritas 2025



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